

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTICE OF DECISION

Shiloh Missionary Baptist Church  
608 Avenida Cesar Chavez  
Albuquerque, NM 87102

**Project# PR-2024-010456**  
**Application#**  
**MINOR\_PLT-2025-00037** PRELIMINARY / FINAL  
PLAT

**LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 10, 11,  
& 12, BLOCK 36, EASTERN  
ADDITION** zoned **MX-L**, located at  
**1414 – 1424 EDITH AVE SE**  
**between TRUMBULL SE AND**  
**AVENIDA CESAR CHAVEZ**  
containing approximately **0.4891**  
acre(s). **(L-14)**

On August 13, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to consolidate Lots 10, 11 & 12, Block 36 of the Eastern Addition Subdivision into Lot 12-A at 0.4890 acres in size.
2. The subject property is zoned MX-L (Mixed-Use – Low Intensity Zone District), and it not located within any Character Protection Overlay zone districts. Future development must be consistent with the IDO and the DPM requirements.

3. The subject property is located within 1,320 feet (1/4 mile) of the Main Street Corridor area and within the boundaries of the Major Transit Corridor area. Additionally, the property is located within the boundaries of the South Broadway Neighborhood Association and is located within the Area of Consistency.
4. A Sketch Plat (PA-2025-00167) was reviewed on June 18, 2025.
5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criterion.
6. Signatures from utility companies, AMAFCA, the City Surveyor, Surveyor, and property owner have been obtained on the Plat.
7. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within three months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
8. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
9. A Determination was approved with this request, allowing the existing 16-foot alleyway east of the property to remain as-is.

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## CONDITIONS

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Final sign-off of the Plat by DFT staff is conditioned as follows:

ABCWUA (Water Authority)

- a. Proper removal of unused meter boxes is required.

Planning

- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The Project and Application numbers must be added to the Plat.
- d. A note of the Determination from the DHO must be added to the Plat.

- e. Provide proof that the withdrawal of all the listed addresses on these lots has been carried out.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 29, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

*Robert L. Lucero, Jr.*

Robert L. Lucero, Jr. (Aug 20, 2025 21:17:37 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

JAG Planning and Zoning / Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194







# PR-2024-010456 August 13, 2025 Notice of Decision - DHO

Final Audit Report

2025-08-21

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