

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

Adam Geltmore  
PO BOX 7459  
Albuquerque, NM 87123

**Project# PR-2024-010803**  
**Application#**  
**MAJOR\_PLT-2025-00010 PRELIMINARY PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract A, SKYLINE HEIGHTS zoned NR-LM, located at 301 EUBANK BLVD between BELL AVE SE, ACOMA RD SE containing approximately 1.5806 acre(s). (L-20)**

On August 27, 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 subdivide Tract A, Block 37 of the Skyline Heights subdivision into two separate tracts: Tract A-1 at 0.8616-acres in size, and Tract A-2 at 0.6879-acres in size. Due to the necessary inclusion of major public infrastructure featured on the Infrastructure List included with this request, this request required a Subdivision of Land – Major per 6-6(K)(1)(a) of the IDO.
2. A Sketch Plat (PA-2025-00123) was reviewed on May 14, 2025.
3. The subject property is currently zoned as **NR-LM** (Non-Residential – Light Manufacturing District), and is surrounded by NR-LM and MX-H zoning. The subject property is not located within any city center, is not located within any noted transit areas, and is located within an Area of Consistency. Future development must be consistent with the IDO and the DPM requirements.
4. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat 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.

5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat.
7. Proof of outreach to Kirtland Air Force Base (KAFB) must be provided prior to distribution of the Final Plat for signatures as the development is within the KAFB military influence area.

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## CONDITIONS

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The Preliminary Plat was approved with the following conditions:

### Planning

- a. Per 6-6(K)(2)(k), The date of the DHO approval shall be noted on the Final Plat.
- b. The Project and Application numbers must be added to the final plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 15<sup>TH</sup>, 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).

Official Notice of Decision

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Sincerely,

*Brennon Williams*

[Brennon Williams \(Sep 3, 2025 15:29:42 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb

Tierra West, Sergio Lozoya, 5571 Midway Park PL NE, Albuquerque, NM 87109


# PR-2024-010803 August 27, 2025 Notice of Decision - DHO


Final Audit Report


2025-09-03


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