

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

John Bulten
123 Vermont St. NE
Albuquerque, NM 87108

Project# PR-2025-011188
Application#
MINOR_PLT-2025-00040 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 22, 23-26/VL-74-13, 27, LA
MESA SUBDIVISION** zoned **R-T**, located at
**161 CHAMA STREET NE at SOUTHEAST
INTERSECTION OF DOMINGO ROAD NE
with ALCAZAR STREET NE** containing
approximately **0.6195** acre(s). **(K-19)**

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 consolidate four lots (Lots 23,24,25, and 26, Block 2 of the La Mesa Subdivision) into one lot (Lot 23-A Block 2 at 0.9195-acres in size) located at 161 Chama St NE.
2. The subject property is zoned R-T (Residential Townhouse Zone District, is abutting R-T zoning, and is adjacent to both R-T and R-ML zoning. The subject property is located within MT-Major Transit, in an Area of Change, and within a ¼ mile of a Main Street Corridor & a Premium Transit Station. Future development must be consistent with the IDO and the DPM requirements.
3. 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.

4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 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.
6. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat.

CONDITIONS

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

Planning

- a. Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- b. Per 6-6(K)(2)(k), 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. After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Staff.
- e. Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 15TH, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th 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.

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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,

Brennon Williams

[Brennon Williams \(Sep 3, 2025 15:31:20 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb

CIS – Cartesian Surveys Inc., Ryan J. Mulhall, P.O. Box 44414, Rio Rancho, NM 87174







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Final Audit Report

2025-09-03

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