

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

Ellen Babcock
922 Arno St. SE
Albuquerque, NM 87102

Project# PR-2025-020033
Application#
MINOR_PLT-2025-00036 PRELIMINARY/ FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT 12, BLOCK 10, EASTERN ADDITION
zoned **R-1A** located at **922 ARNO ST SE at the**
NORTHEAST CORNER OF ARNO ST AND
CROMWELL AVE SE containing
approximately **0.1638** acre(s). (**K-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 subdivide existing Lot 12 into two lots (Lot 12-A at 0.1044 acres in size and Lot 12-B at 0.0593 acres in size) in the Eastern Addition located at/or near 922 Arno St. SE.
2. The subject property is zoned R-1A. Future development must be consistent with IDO and DPM requirements.
3. A Sketch Plat was reviewed by DFT staff on March 19, 2025 for the subject property under PR-2025-020033/PS-2025-00047.
4. The subject property is located within an Area of Consistency and not within any noted Overlay Zones.

5. The property went through a ZHE approval for 4 separate variances and were approved for all 4 on July 2, 2025 under VA-2025-00029, 30,31,and 32. All 4 variances are reflected in the plat.
6. 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 these criteria.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. 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.
9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

CONDITIONS

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

Planning

- A. The application number must be added to the Plat.
- B. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- C. The date of the DHO approval shall be recorded on the Plat.

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 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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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 21:19:12 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

Cartesian Surveys Inc. PO.Box 44414, Rio Rancho, NM 87174







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Final Audit Report

2025-08-21

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