

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
December 17, 2025

Stephanie Shumsky
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Project# PR-2022-007322
Application#
MINOR_PLT-2025-00031 MINOR
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tracts 1B1, CHANSLORS SUBD zoned
MX-H, located at **12201 CENTRAL AVE NE,**
& 119 BURMA DR NE between **JUAN TABO**
AVE & BURMA DR NE containing
approximately **1.1576** acre(s). **(L-22)**

On December 17, 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 Lot 1-B-1, a portion of Lot 15, and Lot 16 of the Gallagher Addition into a single lot, Lot 1-B-1-A, Chanslor's Replat of Gallagher Addition, at 1.1576-acres in size. The subject property is located at 12201 Central Avenue NE.
2. The subject property is currently zoned as M-XH (Mixed-Use – High Intensity Zone District), is located within the East Gateway small area, and is located within the Major Transit corridor area.
3. 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.

4. 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.
5. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
6. All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor, are provided on the Preliminary Plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. An Infrastructure List (IL) is required with this request per Transportation comments.

CONDITIONS

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

Planning

- a. Application numbers must be added to the Plat and to the IL.
- b. The date of the DHO approval shall be recorded on the Plat.

Transportation

- c. An IL to include sidewalk widening and extension as listed in comments must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 5, 2026**. 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. \(Dec 22, 2025 21:14:34 MST\)](#)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr







PR-2022-007322_December_17_2025_Notice_of_Decision_DHO

Final Audit Report

2025-12-23

Created:	2025-12-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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