

**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**

Aladino Maduro LLC
1128 Main Street
Suite 200
Cincinnati, OH 45202

Project# PR-2025-020154
Application#
MINOR_PLT-2025-00062 MINOR
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lots 1 – 8 & 25, BLOCK G, ATLANTIC PACIFIC
ADDITION, zoned R-ML, located at 701 2ND
ST SW containing approximately 0.6428
acre(s). (K-14)**

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 Lots 1 through 8 and Lot 25, Block G, Atlantic Pacific Addition, into a single lot. The resulting parcel will be designated as Lot 25-A and will contain 0.6542 acres. The subject property is located in Block G of the Atlantic 7 Pacific Addition Subdivision at 701 2nd Street SW.
2. The subject property is located within the Southeast Heights Neighborhood Association, Major Transit corridor, and the Main Street Corridor areas.
3. The subject property is zoned R-ML (Residential – Multi-Family Low Density Zone District), and is located within 1,320 feet (1/4 mile) of the Premium Transit area.

4. 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.
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 Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
7. All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor, are provided on the Preliminary Plat.
8. 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 DFT staff is conditioned as follows:

Planning

- a. Project and Application numbers must be added to the Plat.
- b. AGIS approved DXF file and proof of approval must be provided prior to final sign off.
- c. The date of the DHO approval shall be recorded on the Final Plat.

Transportation

- d. Provide a justification letter for landscape buffers and alley width.

Water Authority Conditions

- e. Add the following note to the plat cover sheet: “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

Official Notice of Decision

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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.

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. \(Dec 22, 2025 21:16:07 MST\)](#)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

Tierra West, LLC., 5571 Midway Park Place NE, Albuquerque, NM 87109







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Final Audit Report

2025-12-23

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