

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Sanprevest LLC, Robert Toledo  
9201 San Mateo Blvd. NE  
Albuquerque, NM 87113-2227

**Project# PR-2020-003259**  
**Application#**  
**MINOR\_PLT-2025-00001 PRELIMINARY/FINAL**  
**PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**TIERRA WEST, LLC** agent for **DONNA SANDOVAL** requests the aforementioned action(s) for all or a portion of: **1A1A, HONEYWELL SITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE** containing approximately 59.696 acre(s). (**B-17, C-17**)

On February 26th, 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 for Minor Subdivision of property legally described as TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL, located at 9201 San Mateo Blvd. The land will be divided into two new tracts: Tract 1-A-1-A-1 (eastern) and Tract 1-A-1-A-2 (western). The total size of the property is 59.70 acres in size.
2. The subject property is zoned NR-LM (Non-Residential – Light Manufacturing Zone District). Future development must be consistent with the underlying zone district.
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 these criteria.

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)(l), 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. Per Subdivision of Land – Minor - 6-6(K)(2)(k) the date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
7. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat; AMAFCA's signature must be obtained prior to the final sign-off of the Plat (see condition 'c' below).
8. Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

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## CONDITIONS

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

- a. The Project and application numbers must be added to the Plat and infrastructure list (IL).
- b. The infrastructure list (IL), and/or IAA-infrastructure improvements agreement with financial guarantee will be required.
- c. A signature from AMAFCA is required to be included on the plat prior to final sign off of the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 14<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.

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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,

*Brennon Williams*

Brennon Williams (Mar 5, 2025 16:10 MST)

Brennon Williams

Development Hearing Officer

BW/mi/jr

Tierra West LLC, Donna Sandoval, 5571 Parkway Place NE, Albuquerque, NM 87109







# PR-2020-003259 February 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-03-05

Created:	2025-03-05
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## "PR-2020-003259 February 26th, 2025 Notice of Decision - DHO" History

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