

**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**

Frank & Sophia Martinez  
Hubert Frank Martinez & Yolanda Torsden  
1104 9th St SW  
Albuquerque, NM 87102

**Project# PR-2024-010135**  
**Application#**  
**MINOR\_PLT-2025-00003 PRELIMINARY/FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Lot/Tract 4, 5, APODACA ADDN** zoned **R-1A**,  
located at **1104 9TH ST SW** between **PACIFIC**  
**AVENUE SW** and **CROMWELL AVENUE SW**  
containing approximately **0.163** acre(s).  
**(K-13)**

On February 26, 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 4 and 5, Block 2 of the Apodace Addition into one new lot (Lot 4-A, Block 2 at 0.1630-acres in size). The applicant is requesting a Preliminary/Final Plat to eliminate that interior lot line.
2. The subject property is zoned R-1A. 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. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
6. 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 with a digital copy of the recorded plat.
7. The lot is in an area of consistency, however contextual lot size would not apply. The lot has existing residential development and the replat will eliminate an existing nonconformity.

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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 application number must be added to the Plat.
- b. The AGIS office must approve the DXF file and proof of approval must be provided.
- c. The date of the DHO approval must 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 **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.

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).

Official Notice of Decision

Project # PR-2024-010135 Application# MINOR\_PLT-2025-00003

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Sincerely,

*Brennon Williams*

[Brennon Williams \(Mar 5, 2025 16:11 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Wilson & Company/Pat Jaramillo, 4401 Masthead St NE, Suite 150, Albuquerque, NM 87109







# PR-2024-010135 February 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-03-05

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