

**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

Diana Sandoval
1337 Gerald Ave. SE
Albuquerque, NM 87106

Project# PR-2024-011198
Application#
MINOR_PLT-2025-00002 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 5, 6, Block 2, APODACA--
GREGORIO & RAFAEL ADDN zoned R-1A,**
located at **1509 JESUS STREET SE BETWEEN
TRUMBULL AVE SE and DAN AVE SE**
containing approximately **0.1373** acre(s).
(L-14)

On February 12, 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 5 and 6, Block 2 of Gregorio & Rafael Apodaca Addition into one new lot (Lot 5-A, Block 2 at 0.1329-acres in size), and dedicate 189 square feet of right-of-way to the City of Albuquerque along Jesus St. SE.
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 a digital copy of the recorded plat.
7. A DHO Determination for the existing 16-foot-wide alleyway along the western boundary of the subject property to remain as-is was approved with this request.

CONDITIONS

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 3RD, 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.

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-2024-011198 Application# MINOR_PLT-2025-00002

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Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Feb 18, 2025 20:41 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jr

CSI – Cartesian Surveys, Inc, / Ryan J. Mulhall, P.O. Box 70004, Rio Rancho, NM 87174







PR-2024-011198_February_12_2025_Notice_of _Decision_DHO

Final Audit Report

2025-02-19

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