

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

City of Albuquerque  
1 Civic Plaza NW  
Albuquerque, NM, 87102

**Project# PR-2019-003030**  
**Application#**  
**MINOR\_PLT-2025-00033** PRELIMINARY/FINAL  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**SOUTHERNLY PORTION OF CORONADO  
PARK, FRANCISCAN ADDN** zoned **NR-PO-A**,  
located at **301 McKnight NW between 3rd  
ST and 4th ST NW** containing approximately  
**4.4163** acre(s). **(H-14)**

On July 16, 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 dedicate right-of way to the City of Albuquerque along 3rd Street between Tracts A and B, and to formalize the vacation of the sixteen foot (16') wide alleyway to the West of Tract 'A' that was approved by the City Council on December 16, 2024 per EC-24-267.
2. The subject property is zoned NR-PO-A. Future development must be consistent with IDO and DPM requirements.
3. A Sketch Plat for this request was reviewed by the Development Facilitated Team (DFT) on October 23, 2024.
4. The subject property is in the process of a Site Plan-EPC Final Sign Off (PR-2024-010349) and was last reviewed by DFT on August 7, 2024. The Site Plan features the creation of a new fire station to serve the area around 2<sup>nd</sup> and 4<sup>th</sup> street as well as to act as a training facility for firefighters.

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 these criteria.
6. All signatures from the surveyor, property owner(s), 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 is included with this request.

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## **CONDITIONS**

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

### **Transportation**

- a. Add sidewalks along McKnight, the other side of 3rd, 2nd and future multi-use trail along Indian School/Frontage Road to the Infrastructure List as a future phase.

### **Planning**

- b. The application number and date of DHO approval will need to be added to the Final Plat.
- c. An Infrastructure List is included with this request; the project and application numbers must be added to the Infrastructure List, and the Infrastructure List must be signed by DFT staff and the City Engineer.
- d. The AGIS office must approve the DXF file and proof of approval must be provided. The DXF file package must be submitted to AGIS at:  
[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)

### **Water Authority**

- e. Add the following note to the Final Plat: “ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to

provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.”

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **AUGUST 1, 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).

Sincerely,

*Robert L. Lucero, Jr.*

[Robert L. Lucero, Jr. \(Jul 24, 2025 17:35:37 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jb

JAG Planning and Zoning, P.O. Box 7857, Albuquerque, NM 87194







# PR-2019-003030 July 16, 2025 Notice of Decision - DHO

Final Audit Report

2025-07-24

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