

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

Nicholas Blincoe  
Gallo Partners, LLC  
4010 Carlisle Blvd. NE, Suite B  
Albuquerque, NM 87107

**Project# PR-2020-004098**  
**Application#**  
**MAJOR\_PLT-2025-00006 PRELIMINARY/FINAL**  
**PLAT**  
**VAC-2025-00024 VACATION OF PUBLIC**  
**EASEMENT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract A1, BRIDGEPOINT zoned PD,**  
located on **BRIDGE BLVD SW between**  
**BRIDGE BOULEVARD and 86TH STREET**  
containing approximately **4.54 acre(s). (K-09,**  
**L-09)**

On June 11<sup>th</sup>, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with conditions of approval, based on the following Findings:

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### **MAJOR\_PLT-2025-00006 PRELIMINARY PLAT**

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1. This is a request for a preliminary plat review for a Major Sub-division to subdivide the existing parcels into 38 new residential lots. The subject property is located at the intersection of 86th St SW and Bridge Blvd SW. This is also including a review for the vacation of a 35' x 1' portion of a P.U.E along the Western Edge of the property.
2. The subject property is currently under an EPC Final Sign off review for the 38 Lot Subdivision. The EPC had conditions related to the need for an approval of a Major Subdivision which in turn also required a Vacation of Easement approval tied to the subdivision. A final sign off of the Site Plan EPC for PR-2020-004098/SI-2024-01284 has been submitted and must be approved/ signed off by DFT staff. Per Condition #3 of the Site Plan EPC -this will need to be completed by October 17th, 2025.

3. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major 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. The application meets these criteria once all conditions of approval are met (identified below).
4. The plat shows ownership of the land as being owned by Landmark Lmted. The applicant has stated that the parcel is owned by Gallo Partners and the exchange of ownership happened following the submittal of the plat.
5. Per Table 6-1-1 of the IDO, public notice and pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.
6. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
7. An Infrastructure List (IL) was approved with this request. A recorded Infrastructure Improvements Agreement (IIA) based on a revised IL per the conditions of approval of this request must be submitted with the Final Plat submittal prior to its placement on a future DHO agenda.

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## **CONDITIONS**

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The Preliminary Plat was approved with the following conditions:

### Planning

- a. The application number must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Plat.

### Transportation

- c. Add curb and gutter along Bridge to the infrastructure list.

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## **VAC-2025-00024 VACATION OF PUBLIC EASEMENT**

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1. This is a request to vacate a 35-foot x 1-foot portion of a public water easement that will overlap the new right-of-way.

### **6-6(M)(3) Review and Decision Criteria**

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

**6-6(M)(3)(a)** The public welfare does not require that the easement, private way, or public right-of-way be retained.

***The public welfare does not require that the easements be retained. The removal of the easements will not interfere with infrastructure placement.***

**6-6(M)(3)(b)** There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

***The proposed development would be a net benefit to the public welfare as the Site Plan EPC approval is contingent upon approval of the sub-division. If approved this would provide a much-needed residential development to the area.***

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **June 27<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).

Sincerely,

*Robert L. Lucero*

[Robert L. Lucero \(Jun 17, 2025 21:04 MDT\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/jb/jr

Renee Regal, 9384 Valley View Drive NW, Albuquerque, NM 87174







# PR-2020-004098 June 11th, 2025 Notice of Decision - DHO

Final Audit Report

2025-06-18

Created:	2025-06-17
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## "PR-2020-004098 June 11th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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