

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

Roland Gonzalez  
335 Woodward Road SE  
Albuquerque, NM 87102

**Project# PR-2022-006627**  
**Application#**  
**MAJOR\_PLT-2025-00005 PRELIMINARY PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**Lots/Tracts 18-20, zoned NR-LM located at**  
**355 WOODWARD ROAD SE between**  
**DESCANSO ROAD SE AND WOODWARD**  
**ROAD SE containing approximately 15.421**  
**acre(s). (M-14)**

On June 11, 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 a Preliminary Plat to divide a 15.42-acre property into four different lots (Lots 1 – 4 of the Mario's Catering subdivision), each approximately 4 acres in size. The subject property is located at 355 Woodward Rd SE.
2. The subject property was reviewed for a Sketch Plat by the Development Facilitation Team (DFT) on April 3rd, 2024 per PR-2022-006627, PS-2024-00060.
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. This request complies with these criteria.

4. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
5. All signatures from the surveyor, property owner(s), the City Surveyor, are provided on the Preliminary Plat.
6. The Applicant team submitted the AGIS DXF file and proof of approval was provided in their packet.
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 (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. Determination must be added as a note to the plat with date of approval by the DHO.
- b. Project and Application numbers must be added to the Plat and infrastructure list (IL).
- c. The date of the DHO approval shall be recorded on the Final Plat.

### Water Authority

- d. Please include an appropriate easement from Descanso Road SE along the boundaries between proposed lot 1 and lot 2 as noted in the Availability Statement.
- e. Include the following note on the cover sheet of the proposed plat:  
ABCWUA Public Water & Sanitary Sewer Easements (ABCWUA)

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 **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 \(Jun 17, 2025 21:05 MDT\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/mi/jr

Community Design Solutions, LLC., John Stapleton, 9384 Valley View Dr NW Suite 100, Albuquerque, NM 87114







# PR-2022-006627 June 11th, 2025 Notice of Decision - DHO

Final Audit Report

2025-06-18

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