

**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

John Sedberry
Aim Management Corporation
9751 Carmel Ave NE
Albuquerque, NM 87122-3011

Project# PR-2024-009947
Application#
MAJOR_PLT-2025-00007 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 2B, AMERICAN SQUARE zoned
MX-M located at 3535 MENAUL BLVD
BETWEEN CARLISLE and MENAUL
containing approximately 9.8252 acre(s).
(H-16)**

On June 25th, 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 subdivide two existing lots (Lots 2-A and 2-B, American Square) into seven lots. The subject property is located at 3535 Menaul Blvd.
2. A Major Amendment to the existing site plan for the subject property was approved by the Environmental Planning Commission (EPC) on March 21st, 2024 per PR-2024-009947, SI-2024-009947, which removed the subject property from the existing controlling site plan.
3. Signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat as required.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. 6-6(L)(3)(a) A Preliminary Plat 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 this criterion.
6. 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.
7. Per Table 6-1-1 of the IDO, a pre-application meeting took place with City staff as a Sketch Plat on December 11th, 2024.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Water Authority

- a. Revise the public water and public sanitary sewer easement(s) to clearly delineate dimensions between the corridor for the public water and public sanitary sewer lines and the specific easements for the meters and/or fire hydrants.
- b. On the Infrastructure List, a note must be added to state the infrastructure location is within the new easement being granted with the proposed plat.

Planning

- c. Date of DHO approval must be added to the Plat.
- d. Project and application numbers must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **July 14th, 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 the deadline for filing the appeal.

Official Notice of Decision

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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 a 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 permits 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,

Brennon Williams

[Brennon Williams \(Jun 30, 2025 16:51 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb

Kelly Klein, 7500 Jefferson St NE, Albuquerque, NM 87109


PR-2024-009947 June 25th, 2025 Notice of Decision - DHO


Final Audit Report


2025-06-30


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