

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

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Project# PR-2024-010705
Application#
MINOR_PLT-2025-00029 MINOR
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **W. PORTION OF TRACT 1-10 & 27-34 AND THE SOUTHERN 50-FEET FOR LOTS 35 & 36, BLOCK 6, EAST CENTRAL BUSINESS ADDITION** zoned **MX-H**, located at **11701 CENTRAL AVE. NE** between **SHIRLEY STRET NE AND JUAN TABO BLVD NE** containing approximately **3.2092** acre(s). **(L-21)**

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 consolidate Lots 1-10, 37-34 and southern portion of lots 35 & 36, Block 6, of the East Central Business Addition Subdivision to become Tract "C" at approximately 3.2090 acres size.
2. A Sketch Plat for this request was reviewed by the Development Facilitated Team (DFT) on October 23, 2024. Subsequently, on October 30, 2024, a Notice of Decision was issued approving the Site Plan for a Fire Station at 11701 Central Avenue NE under application #PR-2024-010705/SI-2024-01481.

3. The subject property is not located within the boundaries of any overlay zone or major centers, but it is located within Central Avenue Major Transit corridor and the East Gateway Community Plan Area.
4. 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 this criterion.
5. Signatures from utility companies, AMAFCA, the City Surveyor, Surveyor, and property owner have been obtained on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. 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.
8. A Determination was approved with this request to allow the landscape buffer to remain at its current width.

CONDITIONS

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

Water Authority

- a. Add the following note to the proposed Plat: “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

Planning

- b. Application number must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the original drawing of the Plat.
- d. The AGIS office must approve the DXF file and proof of approval must be provided.

- e. A note must be added to the Plat indicating the approval of the determination by the DHO.

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 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,

Brennon Williams

[Brennon Williams \(Jul 1, 2025 12:44 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

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


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Final Audit Report


2025-07-01


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