

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

Zia Trust, Inc.
Attn: Rick Mooday
(James Ghelfi)
P.O. Box 30928
Albuquerque, NM 87190

Project# PR-2025-020023
Application#
MINOR_PLT-2025-00027 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 23, 21, 24, 22, ATLANTIC & PACIFIC ADDN zoned **R-ML**, located at **718 3RD ST SW between HAZELDINE AVE and STOVER AVE SW** containing approximately **0.1157 acre(s). (K-14)**

On June 11th, 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 portions of four lots (the existing Southerly 52 feet of the Northerly 92 feet of Lots 21 thru 24, Block G of the Atlantic and Pacific Addition) to create one new lot (Lot 21-A, Block G, Atlantic and Pacific at 0.1157-acres in size).
2. The subject property is zoned R-ML (Residential – Multi-Family Low Density Zone District), within the CPO-1 Barelvas Overlay Zone and within the Major Transit Corridor, Main Street Corridor, and Railroad & Spur mapped area. Future development must be consistent with all relevant standards.
3. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA 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. 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.
6. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

CONDITIONS

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

- a. The Project and application numbers must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted.
- d. Add all ownership signatures for all interested parties 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 **JUNE 27th, 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.

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.

Official Notice of Decision

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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,



[Robert L. Lucero, Jr. \(Jun 17, 2025 21:02 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/rw/jr

CSI-Cartesian Surveys, P.O. Box 44414, Rio Rancho, NM 87174







PR-2025-020023 June 11th, 2025 Notice of Decision - DHO

Final Audit Report

2025-06-18

Created:	2025-06-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcK4S5WAhgPJNs-_6WDjm2stk4fcbOa7S

"PR-2025-020023 June 11th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-06-17 - 7:55:42 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2025-06-17 - 7:55:46 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2025-06-18 - 2:58:49 AM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2025-06-18 - 3:02:51 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2025-06-18 - 3:02:53 AM GMT - Time Source: server
-  Agreement completed.
2025-06-18 - 3:02:53 AM GMT