

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

Osbaldo Perez
5241 Ouray RD NW
Albuquerque, NM 87120

Project# PR-2021-005457
Application#
DHOWVR-2025-00004 DHO WAIVER
MINOR_PLT-2025-00004 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT 19 & 20, ORIGINAL TOWNSITE
OF WESTLAND zoned MX-M, located at 8737
CENTRAL AVENUE NW BETWEEN 90TH
Street NW and VOLCANO ROAD NW**
containing approximately **0.2296** acre(s).
(K-09)

On March 26, 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:

DHOWVR-2025-00004 DHO WAIVER

1. This is a request from the IDO/DPM requirements to construct a 5-foot sidewalk with a 4 – 6-foot landscape buffer zone along the frontage road along Central Avenue, which is required as part of an associated platting application.
2. Per 6-6(P)(3)(a) Review and Decision Criteria, an application for a DHO Waiver shall be approved with all of the criteria of this IDO provision; the applicant has provided justification for all the criteria of this IDO provision, with sufficient evidential support provided in the application and on the record. The multi-use trail across the access road provides adequate pedestrian access, and there are numerous physical obstacles to sidewalk construction along the side of the roadway concerning the Waiver request.

3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

MINOR_PLT-2025-00004 DHO WAIVER

4. This is a request to consolidate two existing tracts (Lots 19 and 20, Block 7 Original Townsite of Westland), into one tract (Lot 19-A) at 0.4598-acres in size.
5. The subject property is zoned MX-M (Mixed Use Medium Intensity Zone District). Future development must be consistent with the underlying zone district.
6. 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 these criteria.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. 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.
9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

CONDITIONS

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

- a. The application number must be added to the Plat.
- b. Add the date of the DHO approval 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 **APRIL 11TH, 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.

Official Notice of Decision

Project # PR-2021-005457 Applications# DHOWVR-2025-00004, MINOR_PLT-2025-00004

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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 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 \(Mar 31, 2025 18:28 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

CSI – Cartesian Surveys, Inc, / Ryan J. Mulhall, P.O. Box 70004, Rio Rancho, NM 87174







PR-2021-005457 March 26th, 1015 Notice of Decision - DHO

Final Audit Report

2025-04-01

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"PR-2021-005457 March 26th, 1015 Notice of Decision - DHO" History

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