

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION

Daniel Loy
9677 Eagle Ranch Road NW
Unit 2215
Albuquerque, NM 87114

Project# PR-2022-007501
Application#
Minor_PLT-2025-00048 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 1 & 2, Block 47, UNIVERSITY HEIGHTS zoned **R-MH, MX-T**, located at **3300 SILVER AVENUE SE between 208 WELLESLEY DR SE at SOUTHEAST CORNER** containing approximately **0.9764** acre(s).
(K-16)

On October 8, 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 six existing lots (Lots 1-6, Block 47 of University Heights) into two lots (Lot 1-A at 0.3071-acres in size, and Lot 1-B at 0.6509-acres in size), eliminating the lot line between Lots 1 and 2 to create Lot 1-A, and eliminating the lot lines between Lots 3 and 4, 4 and 5, and 5 and 6 to create Lot 1-B. Additionally, 0.0183-acres of right-of-way is dedicated to the City of Albuquerque as depicted on the Plat.
2. Determinations for the existing sidewalk and alleyway widths along the frontage of the subject property were approved to remain at their current widths.
3. The subject property is zoned Mixed- Use Transition (MX-T) and Residential Multi- Family High Density (R-MH) is located within an Area of Consistency. Future development must be consistent with the IDO and DPM requirements.

4. The portion of the subject property at 3300 Silver Ave. SE is located within the Premium Transit Corridor and the portion of the subject property at 208 Wellesley is located within 1/4 mile of the Corridor, with both properties located within the Major Transit Corridor and the Main Street Corridor.
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. In November 2022, the subject properties were approved by the Landmarks Commission for Demolition Outside of an HPO.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
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. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies and AMAFCA are provided on the Plat.

CONDITIONS

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

- a. The AGIS office must approve the DXF file and proof of approval must be provided. The DXF file package must be submitted to AGIS at: platgisreview@cabq.gov.
- b. The date of the DHO approval of the plat and determinations shall be recorded on the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 24, 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.

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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 \(Oct 16, 2025 16:52:02 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Ryan Mulhall, Cartesian Surveys, PO Box 44414, Rio Rancho, NM 87174

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Final Audit Report

2025-10-16

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