

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

Bruce Stidworthy
7500 Jefferson St. NE
Albuquerque, NM 87109

Project# PR-2023-009496

Application#

MINOR_PLAT-2025-00054 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts BARSTOW and VENTURA, Block 17, N ABQ ACRES TR 1 UNIT 3 zoned PD, R-1D, located at **8901 MODESTO AVE NE** between **BARSTOW AND VENTURA** containing approximately **1.0** acre(s). **(B-20, C-20)**

On October 29, 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 for a platting action proposing the dedication of right-of-way & infrastructure requirements.
2. The subject property is zoned PD, and is located within an Area of Consistency. Development in the surrounding area is single-family residential.

3. 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.
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)(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.
6. An Infrastructure List (IL) is included with this request.

CONDITIONS

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

- a. The project and application numbers must be added to the Plat and the Infrastructure List.
- b. Utility approval signatures must be provided on the Plat.
- c. The AGIS office must approve the DXF file and proof of approval must be provided.
- d. An Infrastructure Improvements Agreement (IIA) for the 'Procedure C Commitment' must be provided following sign-off of the Infrastructure List.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 17, 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.

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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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Nov 7, 2025 17:16:56 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/JR







PR-2023-009496_October_29_2025_Notice_of_Dcision_DHO

Final Audit Report

2025-11-08

Created:	2025-11-08
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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
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