

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

Veneta B Stehr-Wood
437 Avenida C De Baca
Bernalillo, NM 87004

Project# PR-2024-010292

Application#

**MINOR_PLT-2025-00050 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts 1 thru 3, PARKLAND HILLS ADDN
zoned **R-1D**, located at **800 CARLISLE PLACE**
SE at SOUTHEAST CORNER OF CARLISLE
PLACE SE and HERMOSA DRIVE SE
containing **approximately 0.3492 acre(s).**
(L-16, L-17)

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 to remove the existing lot line between Lots 1 and 2, Block 45 of the Parkland Hills Addition Subdivision, to create a new Tract 1-A at 0.3492-acres in size. The purpose of the replat is to allow construction of an Accessory Dwelling Unit (ADU), as stated during the hearing.
2. The subject property is zoned R1-D (Residential – Single-Family Zone District), and it is located within the boundaries of the Airport Protection Overlay (APO) zone.
3. A Determination was approved with this request to allow the existing sidewalks fronting along the subject property (along Carlisle Place SE and Hermosa Drive SE) to remain at their current width.

4. 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.
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. Signatures from utility companies, AMAFCA, the City Surveyor, Surveyor, and the property owners have been obtained on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
7. 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 DFT staff is conditioned as follows:

- a. The (AGIS) office must approve the DXF file and proof of approval must be provided.
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The Project and Application numbers must be added to the Plat.
- d. A note must be added to the Plat indicating any Determinations approved 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 **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.

Official Notice of Decision

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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. \(Nov 7, 2025 17:03:56 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/mi/jr

Tim Aldrich, 4135 Montgomery Blvd. NE Suite C., Albuquerque, NM 87109







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Final Audit Report

2025-11-08

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