

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

KJ Enterprises & Development, LLC
7125 Cecilia Dr SW
Albuquerque, NM 87105

Project# PR-2024-011073

Application#

**MINOR_PLT-2025-00053 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts 10 & 11, SOUTH BROADWAY

ACRES UNIT 1 zoned MX-L, located at 102

BETHEL SE between SE corner of BETHEL &

**WILLIAM SE containing approximately 0.3062
acre(s). (M-14)**

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 adjust lot line boundaries and replat two lots into two new lots, and grant easements. Requesting a Preliminary/Final plat to subdivide existing Tracts Lots/Tracts 10 & 11, SOUTH BROADWAY ACRES UNIT 1. Consisting of approximately .3062 acres. Lots will front Bethel Dr. instead of William St.
2. The subject property is zoned R-1C. Future development is subject to the standards of the IDO and DPM.
3. A Determination was approved with this request to allow the existing sidewalk to remain at its current width.
4. Signatures from utility companies, AMAFCA, the City Surveyor, Surveyor, and property owner have been obtained on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.

5. Per 6-6(K) 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. The application meets these criteria once all conditions of approval are met.
6. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
7. 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.

CONDITIONS

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

Water Authority

- a. Any unused meter boxes that are existing, and that are intended for the site that will remain and be unused, must be properly abandoned prior to final signature of the plat.

Planning

- b. Add a note to the plat with the sidewalk width determination detail.
- c. The Project and Application numbers must be added to the plat.
- d. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- e. A copy of the AGIS-approved DXF file must be submitted.

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.

Official Notice of Decision

Project # PR-2024-011073 Application # MINOR_PLT-2025-00053

Page 3 of 3

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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Nov 7, 2025 17:07:45 MST)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/rw/jr

AG Services, Adella Gallegos, 5509 Kachina St NW, Albuquerque, NM 87120







PR-2024-011073_October_29_2025_Notice_of_Decision_DHO

Final Audit Report

2025-11-08

Created:	2025-11-08
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN6mxBj4-hPR4sLE05ajlohvs0fWqpvn0

"PR-2024-011073_October_29_2025_Notice_of_Decision_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-11-08 - 0:04:18 AM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2025-11-08 - 0:04:22 AM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2025-11-08 - 0:07:14 AM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2025-11-08 - 0:07:43 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2025-11-08 - 0:07:45 AM GMT - Time Source: server
-  Agreement completed.
2025-11-08 - 0:07:45 AM GMT