

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

Public Service Company of NM  
Alvarado Square  
Albuquerque, NM 87158

**Project# PR-2025-020122**

**Application#**

**MINOR\_PLT-2025-00051 PRELIMINARY/FINAL  
PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Tract/Lot 1, 2A, PRAGER STATION ADDN,  
FOREST PRODUCTS COMPANY zoned NR-BP,  
located at 1931 12TH STREET at southwest  
corner of 12TH STREET NW and INTERSTATE  
40 SOUTH FRONTAGE ROAD containing  
approximately 13.5781 acre(s). (H-13)**

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 existing lot lines to resolve conflicts with current site improvements and to create Tracts 1-A at 9.0086-acres in size and 2-A at 4.5695-acres in size from existing Lots 1 and 2 of the Prager Station Addition Subdivision.
2. The subject property is located within the Sawmill/Wells Park CPO-12 and the Sawmill Neighborhood Association boundaries. However, it is not located within any major centers or corridors.
3. The subject property is zoned NR-BP (Non-Residential – Business Park) and it is located within the boundaries of both the Railroad and Spur Small Area and the Cumulative Impacts Area.

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 owner 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.

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## CONDITIONS

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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.
- b. The date of the DHO approval 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 **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 15<sup>th</sup> 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 17:05:03 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

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







# PR-2025-020122 October 29, 2025 Notice of Decision - DHO

Final Audit Report

2025-11-08

|                 |  |
|-----------------|--|
| Created:        | 2025-11-07                                   |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)          |
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## "PR-2025-020122 October 29, 2025 Notice of Decision - DHO" History

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