

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



NOTICE OF DECISION

Sinh Nguyen
SLN Properties, LLC
9307 Central Ave NE
Albuquerque, NM 87123

Project# PR-2021-005479
Application#
SD-2024-00116 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 1-7, 17, 18, AND "X", BLOCK 7,
WAGGONMAN-DENISON ADDITION
zoned MX-H, located at 9307 CENTRAL
AVE NE between GENERAL CHENNAULT
ST NE and GENERAL PATCH ST NE
containing approximately 1.0293 acre(s).
(K-20)**

On September 24, 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 ten existing lots into one new lot, Lot 1-A, Block 7, Waggoman-Denison Addition, at 1.0153-acres in size, as well as dedicate right-of-way to the City of Albuquerque as depicted on the Plat.
2. The subject property went through a Zone Map Amendment to unify the underlying zone to MX-H per ZMA-2025-00008, which was approved by the Environmental Planning Commission on August 21, 2025.
3. The subject property is zoned MX-H (Mixed-Use – High Intensity). Future development must be consistent with the IDO and DPM requirements.

4. 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.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. 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.
7. 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 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 DHO approval must be added to the Plat.
- c. There is an Infrastructure List (IL) included with this request. A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted.
- d. The application number must be added to 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 **OCTOBER 10, 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,

Brennon Williams

[Brennon Williams \(Sep 30, 2025 17:38:38 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb

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

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Final Audit Report

2025-09-30

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