

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

Monte Vista Christian Church
3501 Campus Blvd.
Albuquerque, NM 87106

Project# PR-2024-010327

Application#

MINOR_PLT-2025-00044 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract A, MONTE VISTA ADDN zoned
R-1B, located at **3501 CAMPUS BLVD**
LOCATED AT THE INTERSECTION WITH
BERKELEY PLACE NE containing
approximately **1.8334** acre(s). **(K-16)**

On September 10, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request (including the associated deviation request), with conditions of approval, based on the following Findings:

1. This is a request to subdivide one existing tract (Tract A, Block 24-A, Monte Vista) into two tracts (Tract A-1 and A-2) at 0.8741-acres in size and 0.9593-acres in size respectively, located at 3501 Campus Blvd.
2. The subject property went through a ZMA to change the zoning designation on 02/20/2025 the subject property from R-1B to R-T in order to facilitate a zero-lot line setback for the lot line bisecting the property that runs directly underneath a breezeway separating the two buildings on the subject property.
3. The breezeway straddling the lot line must be maintained by both property owners. The shared maintenance agreement between the two properties will be in effect into perpetuity pursuant to the breezeway for Tract A-1 and Tract A-2.

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 are provided on the Plat.
8. A deviation is requested for 0.01-feet to the 10-foot side yard setback requirement in association with the Preliminary/Final Plat request.

6-4(N)(3) The relevant decision-making body identified in Table 6-1-1 may approve a requested deviation that is within the limits listed in Table 6-4-1 if that decision-making body determines that all of the following requirements are met.

6-4(N)(3)(a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.

The subject property is subject to site constraints that are not generally shared by surrounding properties. Additionally, the site was platted and developed in an unusual pattern when compared to abutting properties. The subject property has an irregular pentagon shape that has five sides, all of which are unequal, which is unique in comparison to surrounding properties. Given the irregular shape of the lot, the historic development of the site required the careful placement of the buildings to ensure that setbacks and off-street parking could be provided on the site.

6-4(N)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.

The site constraints were not created by the actions of the property owner or another interested party since the portion of the building that requires a deviation was developed prior to the adoption of the City's Zoning Code in 1959. Over the years, the property owner vacated a road that bifurcated the property and eventually combined the two properties.

6-4(N)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area. The site is currently one subject property that is expected to be subdivided into two separate tracts. The applicant was required to seek a variance for a separate building, which was granted on July 31, 2025 by Zoning Hearing Examiner (VA-2025-00111); however, this is the only deviation that is required for the subject property and is not a part of a pattern of similar requests.

6-4(N)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

The proposed deviation does not cause significant material adverse impacts on surrounding properties because the building has been in existence since before 1959 and no impacts have been recorded. The building is maintaining sufficient setbacks from the roadway to prevent any impact on surrounding properties. The location of the existing building will not have an impact on the line of sight for vehicles traveling in the area.

6-4(N)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

The requested deviation is not for an Overlay zone standard, and the approval of this requested deviation will not result in a violation of any Overlay zone standard. The applicant is seeking a deviation to a setback requirement that is established within the site's R-T zone category.

CONDITIONS

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

Planning:

- a. The AGIS office must approve the DXF file and proof of approval must be provided.
- b. Per 6-6(K)(2)(k), 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. After DHO approval and final sign off, a recorded copy of the plat must be sent to Planning staff.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 26, 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.

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. \(Sep 18, 2025 18:59:55 MDT\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/jb/jr

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

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Final Audit Report

2025-09-19

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