

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

1321 Flightway LLC
817 Central Ave NE
Albuquerque, NM 87102

Project# PR-2025-020025

Application#

MINOR_PLT-2025-00041 PRELIMINARY/ FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT/TRACT 1A, SUNPORT PARK zoned **NR-BP**,
located at **1321 FLIGHTWAY AVE SE** between
INTERSTATE 25 and **UNIVERSITY BLVD SE**
containing approximately **4.5612** acre(s).
(M-15)

On September 10, 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 subdivide existing Lot 1-A, Block A, of Sunport Park into 2 lots.
2. The subject property is zoned NR-BP (Non-Residential – Business Park Zone District). Future development must be consistent with the underlying zone district.
3. The Plat includes the required landfill disclosure statement (2025 IDO, Sheet 1).
4. A Landfill Gas Assessment is underway by Sendero Environmental, LLC (Technical Memo Project #25-134TM).
5. The Plat has been prepared, signed, and sealed by a licensed New Mexico surveyor.

6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. The subject property is not located within 660 feet of Major Public Open Space or a tribal boundary.
8. The Plat features a note regarding potential infrastructure capacity upgrades per ABCWUA.
9. An Infrastructure List is included with this request; an Infrastructure Improvements Agreement (IIA) with financial guarantee will be required.

CONDITIONS

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

- a. Provide a copy of the finalized Landfill assessment report to Environmental Health and Planning.
- b. Environmental Health will be required to sign the Plat.
- c. Project and Application #'s on the Plat and Infrastructure list.
- d. An (IIA) Infrastructure Improvements Agreement with financial guarantee is required.
- e. A copy of the AGIS-approved DXF file must be submitted.
- f. 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 **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.

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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 \(Sep 19, 2025 17:11:49 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Ryan Mulhall, Cartesian Surveys, P.O. Box 44414, Rio Rancho, NM 87174

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Final Audit Report

2025-09-19

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