



OFFICIAL NOTICE OF DECISION
April 8, 2026

Owner/Applicant:
Liz Lauren, LLC
1920 Quail Run Dr NE
Albuquerque, NM 87122

Project #: PR-2025-020079

Application #

MINOR_PLT-2025-00065 - MINOR PLAT
DHOWVR-2026-00004 – DHO WAIVER

Agent:
John Paisano
9816 Admiral Dewey Avenue, NE
Albuquerque, NM 87111

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT OF LAND IN NW1/4 SW1/4 SW1/4 S1/2 S1/2
SEC 16 T10N 23E zoned MX-T, located at 1224 STONE
ST NE between ODELIA/INDIAN SCHOOL RD. &
MOUNTAIN, and EDITH BLVD & I-25 containing
approximately 0.1734 acre(s). (J-15)**

On April 8, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

DHOWVR-2026-00004 – DHO Waiver

1. 6-6(P)(3) Review and Decision Criteria

An application for a Waiver - DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.

- a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered: There is a retaining wall on the front property (east side) that is needed, there is substantial grade difference between the neighbor to the north. There is a utility pole to the south.

- b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

- c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

Public safety will not be affected.

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

No adverse impacts will affect the surrounding properties. No homes have sidewalk on Stone NE.

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

This waiver will not hinder any future planning or public right of way.

5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

This waiver will not conflict with the goal and provisions of any city or county or AMAFCA.

6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Not applicable. This is not in the 100-year floodplain.

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

This waiver will not materially undermine the intent and purpose of this IDO.

8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.

This waiver does not allow a lot or type of development that does not meet the applicable development standards.

9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

This waiver is the minimum necessary to provide redress as construction of sidewalk would create more disruption of the neighborhood than their construction would help.

10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

This area is of low intensity land use to that the normal installation of sidewalks will not contribute to the public welfare and the absence of a sidewalk will not create a gap in an existing sidewalk (There are no sidewalk on this street) system to 1 or more sides of the subject property.

MINOR_PLT-2025-00065 - Minor Plat

1. This is a two-part request: a DHO waiver to the DPM requirements for a sidewalk, curb, gutter and the landscape buffer, per IDO 6-6(P)(3). Stone is a local road and requires a 5' sidewalk with a 4' to 6' landscape buffer.

The second part of the request is for a Minor Plat of the subject property (addressed 1224 Stone Street NE) has never been legally platted. The applicant identified three warranty deeds that create the boundaries of the proposed Plat:

Warranty Deed 82909: [One piece of parcel of land situated in precinct numbered fifteen, (15) Santa Barbara, City of Albuquerque and aforesaid county and state, said land measuring from North to South thirteen feet (13) and from east to west forty-nine (49) Post more or less and being bounded on the north with land of Leopoldo C Baca, south with land of Antonio Pino: East with land of Springer Transfer company, West of lands of Leopoldo Baca.]

Warranty Deed 82910: [A tract of Land situated in School District, No. 15, In Bernalillo County, State of New Mexico, Being and Comprising, A lot measuring, to Wit; (50) Fifty Feet Wide, From North to South, And (125) One Hundred Twenty Five, Feet Long From East to West, BOUNDED, On The North Side By Property of Adolfo Armijo; and On the West side By Stone Street; and on the South Side, By Property of Tony Pino; and On the East Side by Land Of Springer Transfer Co.]

Warranty Deed 82911: [Parcel of land in PCT.15, City of Albuquerque, N.M. known as, to be, in size, to WIT, 75 feet long from West to East Side and measuring, 13 feet wide from the North to the South, side, boundaries to WIT: Bounded on the North side by land of the Said Leopoldo C Baca, and bounded on the South Side by land of Tony Pino, and bounded on the East side by land of Ernest Jaramillo, and bounded on the West side by Stone Street.]

2. A Sketch Plat, PA-2025-00139, was reviewed on June 18, 2025 for all or a portion of: UNPLATTED/SPRINGER TRANSFER CO, zoned MX-T, located at 1224 STONE ST NE.
3. The subject property is zoned MX-T, within the CPO-7 Martineztown/Santa Barbara area, encompassing approximately 0.1734 acres, is located within 660 feet of a Major Transit Corridor, and falls within the Railroad and Spur Small Area.

CONDITIONS

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

- a. Place these application numbers on the Plat: Minor_PLT-2025-00065, DHOWVR-2026-00004.
- b. Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.

- c. Per 6-6(P)(2)(d) of the IDO, the DHO Waiver associated with the Plat must be placed on the Plat.
- d. The date of DHO approval must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 24, 2026**. 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,

Brennon Williams

[Brennon Williams \(Apr 18, 2026 15:48:44 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholnihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。







PL_NoticeOfDecisionDHOPR-2025-020079

Final Audit Report

2026-04-18

Created:	2026-04-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to brennonwilliams295@gmail.com for signature
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-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
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