



OFFICIAL NOTICE OF DECISION

April 22, 2026

SICHLER FARMS LLC
12 BLACKBERRY LN
LOS LUNAS, NM 87031

Project #: PR-2022-007616
Application #
MINOR_PLT-2026-00017 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lots/Tracts 1 through 12, Block 1, TIJERAS PARK
ADDITION zoned MX-M located at 820 San Mateo
Boulevard NE between San Juan Rd NE & Roma Ave NE
containing approximately 0.4821 acres. (K-17)**

On April 22, 2026, 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 for a Minor Preliminary/Final plat for the property located at 820 San Mateo Blvd NE. The plat seeks to eliminate the interior lot lines to subdivide the property from 12 individual lots into 1 new lot. The applicant is also seeking to dedicate additional Right of Way along San Mateo Blvd NE.
2. A Sketch Plat review was completed on September 21, 2022. Review comments were provided to the applicant team.
3. The IDO Zone District for the subject property is Mixed Use – Medium Intensity (MX-M) and located within an area of Change. The property is also shown to be located within a Major Transit Corridor area.
4. Per 6-6(K)(2)(I) of the IDO, the applicant shall record the 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.
5. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
6. The request meets the criteria for a Subdivision of Land-Minor per IDO section 6-6-K.
7. A Determination was approved with this request.

CONDITIONS

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

Planning

- a. The application number must be added to the plat prior to final sign off.
- b. The date of DHO approval shall be recorded on the plat, per 6-6(L)(2)(d)(7) of the IDO.
- c. A copy of the AGIS-Approved DXF file must be submitted prior to the final sign-off of the Plat.

Transportation

- d. A copy of the revised plat showing reduced right-of-way dedication must be submitted prior to final sign off.
- e. Sidewalk widening will need to be placed on an Infrastructure List. This can be either financially guaranteed through an Infrastructure Improvements Agreement or proof of construction being provided by the applicant.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 8, 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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Apr 30, 2026 08:29:20 PDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

Official Notice of Decision

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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'inaaszil 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 biholniihgoo 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 kỳ quầy dịch vụ nào trong Sở của chúng tôi, 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。







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Final Audit Report

2026-04-30

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
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-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
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-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
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-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
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