

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

April 8, 2026

BRUNACINI BUILDERS I OPPORTUNITY LAND
LLC, PO BOX 6363, ALBUQUERQUE NM
87197-6363

Project #: PR-2022-007623

Application #

MINOR_PLT-2026-00013 MINOR PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LT 7-B-1 PLAT FOR LOT 7-B-1 MERIDIAN BUSINESS
PARK (BEING COMPRISED OF LOTS 7-B AND 10
MERIDIAN BUSINESS PARK) CONT 8.3934 AC zoned NR-
BP, located at 541 AIRPORT DRIVE NW near LOS
VOLCANES RD NW containing approximately 8.3934
acre(s). (J-10)**

On April 8, 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 to subdivide Lot 7-B-1 of the Meridian Business Park, located at Airport Dr. and Los Volcanes Rd. NW, into two lots by re-establishing the interior lot line that was removed via subdivision in December 2022 under PR-2022-007623; Lot 7-B-1-A at 5.5729-acres in size, and Lot 7-B-1-B at 2.8206-acres in size.
2. The subject property is zoned NR-BP (Non-Residential – Business Park) and is not located within any noted Overlay Zones.
3. The subject property is located within an Area of Change that is surrounded by other areas of change. The subject property falls within the boundaries of the South West Mesa Community Planning Area (CPA).
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 the 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)(l), 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, the utility companies, and AMAFCA are provided on the Plat.
8. A sketch plat review was completed on January 28, 2026 under the same project number. Review comments were provided to the applicant team.
9. An Archaeological Certificate of No Effect was issued; PR-2022-007276, SI-2022-01283.
10. A Sensitive Lands Analysis was submitted confirming no sensitive lands exist on the subject property.

CONDITIONS

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

- a. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k).
- b. The Application number must be added to the Plat.
- c. 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.

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 14, 2026 18:54:48 MDT)

Brennon Williams

Development Hearing Officer

BW/jb/jr

CSI - Cartesian Surveys, PO Box 44414, Rio Rancho, NM 87174

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'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。







PR-2022-007623_April_8_2026_Notice_Of_Decision_DHO

Final Audit Report

2026-04-15

Created:	2026-04-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfA5c3OxSuGmSjBi7eUaAnp-vdP2vZeRh

"PR-2022-007623_April_8_2026_Notice_Of_Decision_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-04-14 - 8:55:25 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2026-04-14 - 8:55:29 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2026-04-15 - 0:53:03 AM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2026-04-15 - 0:54:46 AM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2026-04-15 - 0:54:48 AM GMT - Time Source: server
-  Agreement completed.
2026-04-15 - 0:54:48 AM GMT