



OFFICIAL NOTICE OF DECISION

April 8, 2026

Salas Thomas N & Theresa M
1307 Crescent Dr NW
Albuquerque, NM 87105

Project #: PR-2026-000002

Application #

MINOR_PLT-2026-00015 MINOR PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**2 ADOBE MESA BEING A REPLAT OF TR D OF THE CORRECTED PLATVISTA MAGNIFICA CONT 0.0603 AC,
3 ADOBE MESA BEING A REPLAT OF TR D OF THE CORRECTED PLATVISTA MAGNIFICA CONT 0.0603 AC,
1 ADOBE MESA BEING A REPLAT OF TR D OF THE CORRECTED PLATVISTA MAGNIFICA CONT 0.0913 AC**
zoned R-T, located at **1701 CLIFFSIDE DR NW near KEVIN COURT NW** containing approximately **0.212** acre(s). **(H-11)**

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 consolidate three existing lots into two lots; the lots were previously identified as Lots 1 through 3 of the Adobe Mesa Subdivision. The proposed lots are Lot 1-A (approximately 0.1098 acres), and Lot 3-A (approximately 0.1006 acres).
2. The subject property is zoned R-T (Residential – Townhouse Zone District) and is located within the Vista Magnifica Neighborhood Association.
3. The subject property is not located within any designated major center or corridor nor it is located with any Character Protection Overlay zone district.
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)(1), 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. The subject property is located within an Area of Consistency and falls within the boundaries of the Southwest Mesa Community Planning Areas (CPA).
9. The subject property previously received DFT sketch plat review on 1/28/26 under the same Project number.
10. An Infrastructure List is included with this request; a recorded Infrastructure Improvements Agreement and approved Financial Guaranty based on the approved Infrastructure List will be required.

CONDITIONS

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

Planning

- a. Application number must be added to the Plat and Infrastructure List (IL).
- b. The date of the DHO approval shall be recorded on the Plat.
- c. The project number must be corrected on the Infrastructure List (IL).
- d. Approved AGIS DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- e. An IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

Transportation

- f. Clean up and correct the letter requesting determination on the sidewalk along Kevin Ct.

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.

Official Notice of Decision

Project # PR-2026-000002 Application# MINOR_PLT-2026-00015

Page 3 of 4

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 \(Apr 14, 2026 18:57:09 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/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 v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu?y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i 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。

Official Notice of Decision

Project # PR-2026-000002 Application# MINOR_PLT-2026-00015

Page 4 of 4







PR-2026-000002_April_8_2026_Notice_Of_Decision_DHO

Final Audit Report

2026-04-15

Created:	2026-04-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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Transaction ID:	CBJCHBCAABAAShhHIsiO585hxLvBIM74MZ4kC-OKmJz

"PR-2026-000002_April_8_2026_Notice_Of_Decision_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-04-14 - 9:03:32 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
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-  Email viewed by brennonwilliams295@gmail.com
2026-04-15 - 0:54:58 AM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
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-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2026-04-15 - 0:57:09 AM GMT - Time Source: server
-  Agreement completed.
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