

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

August 26, 2026

Coe and Peterson LLC
7001 Menaul Blvd NE
Albuquerque, NM 87110

Project# PR-2026-000031
Application#
MAJOR_PLT-2026-00010 MAJOR PLAT
(SUBDIVISION)

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 3A, 5, ATRISCO GRANT zoned NR-C located at 10120 CENTRAL AVE SW between CENTRAL AVE SW, 102ND ST SW, and SUNSET GARDENS RD SW containing approximately 4.4 acre(s). (L-08)

On August 26, 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 5, Block 1 Lands of Atrisco Grant into 2 lots:
5-A at 1.7202 acres and 5-B at 2.7073 acres.
2. A Sketch Plat, PA-2026-00075, was reviewed on March 18, 2026 for all or a portion of:
Lot/Tract 5, Block 1, ATRISCO GRANT zoned (NR-C), located at 10120 Central Ave SW containing approximately 4.4 acres.
3. The subject property is:
 - o Zoned NR-C Non-Residential Commercial
 - o Within the Southwest Mesa Community Planning Area

o Within an Area of Consistency abutting a lot to the East in an Area of Change.

4. There is an IL-Infrastructure list associated with this platting action.
5. A Sensitive Lands Analysis was submitted with this platting submittal and is compliant.
6. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
7. All public notice requirements of IDO Section 6, Table 6-1-1 are complete.
8. The subject property for this Plat is not located within 660 feet of Major Public Open Space and/or a tribal boundary, therefore a Pre-Submittal Tribal Meeting request was not required per 6-4(B) of the IDO.
9. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
10. The plat is signed and stamped by a design professional licensed in the State of NM.
11. 6-6(L)(3) Review and Decision Criteria
An application for a Subdivision of Land – Major 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 Subdivision meets all the criteria for Subdivision of Land Major. Planning has no objection.

CONDITIONS

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

- a. Place the application number, MAJOR_PLT-2026-00010, on the plat and the IL-Infrastructure list sheets.
- b. An IIA-Infrastructure Improvements Agreement with financial guarantee will be required for final sign-off of the Major Plat.
- c. Place the date of the DHO approval on the plat.

- d. Submit proof of the approved DXF file from AGIS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 14, 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. (Aug 31, 2026 14:55:46 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/am/jr

Bohannon Huston, Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109

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 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 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。

PR-2026-020031_August 26_2026_NOD_DHO

Final Audit Report

2026-08-31

Created:	2026-08-31
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHIUc7vZ-7OMGVB-SRYIKFOkp4oiMxmAf

"PR-2026-020031_August 26_2026_NOD_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-08-31 - 7:45:06 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2026-08-31 - 7:45:12 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2026-08-31 - 8:54:02 PM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-08-31 - 8:55:44 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2026-08-31 - 8:55:46 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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2026-08-31 - 8:55:46 PM GMT