



## OFFICIAL NOTICE OF DECISION

February 25, 2026

Two Rivers, LLC  
5800 San Francisco Rd NE  
Albuquerque, NM, 87121

**Project #: PR-2018-001681**

**Application #**

**MINOR\_PLT-2026-00009** MINOR PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2** zoned **MX- M**, located at **86TH ST SW & 82<sup>ND</sup> ST SW** containing approximately **6.04** acres(s). **(L-09)**

On Feb 25, 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 Tract 52 Unit 2 of the Atrisco Grant at 6.04 deeded acres from 1 lot into 2 lots. The 2 new lots will be: Tract 52-A at 4.0130 acres and 52-B at 1.8075 acres. The dedication of right-of way to the City of Albuquerque (CABQ) is .0466 acres.
2. The subject property is zoned MX-L and abuts properties in R-1B zone along the south of the property. Properties to the east and west of the property are zoned R-1A, and adjacent properties to the north of the property are zoned PD.
3. The subject property is not located within any Overlay Zones, Centers, or specific corridors.
4. A Preliminary Plat, MAJOR\_PLT-2025-00008, to dedicate right-of way to the CABQ along 86th St NW at .0384 acres and at the corner of Sunset Gardens Rd SW and 82nd St SW at .0010 acres was heard before the DHO on June 25, 2025, and there is an Infrastructure List associated with the platting action.
5. 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.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

7. 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.
8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

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## CONDITIONS

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

### ABCWUA

- a. Pro Rata must be paid prior to final sign off.

### Planning

- b. Prior to final plat recordation and sign-off, the applicant shall submit a recorded Infrastructure Improvements Agreement (IIA) that is consistent with the approved Infrastructure List.
- c. Project and application number must be added to the Plat.
- d. 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.
- e. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 13, 2026**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 \(Mar 6, 2026 15:19:30 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Donna Sandoval & Sergio Lozoya, Tierra West, LLC, 5571 Midway Park Pl 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'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。

# PR-2018-001681\_February\_25\_2026\_Notice\_of \_Decision\_DHO

Final Audit Report

2026-03-06

Created:	2026-03-06
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## "PR-2018-001681\_February\_25\_2026\_Notice\_of\_Decision\_DHO " History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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