

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

February 25, 2026

Brian Whaley  
350 N Orleans Street, Suite 300  
Chicago, IL 60654-1607

**Project #: PR-2024-010269**

**Application #**

**MINOR\_PLT-2026-00008** MINOR PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT 1-A-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S JEANNEDALE CORONADO CENTER CONT 14.5068 AC M/L, LOT 2-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S HEANNEDALE CORONADO CENTER CONT 3.2651 AC M/L, LOT 3A1 UNIT 6 DALE J BELLAMAH'S JEANNEDALE CORONADO CENTERCONT 20.2323 AC M/L, LOT 7-A-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S JEANNEDALE CORONADO CENTER CONT 4.9765 AC M/L zoned MX-H, located at 6600 MENAUL BLVD. NE, ALBUQUERQUE, NM 87110. EAST PORTION OF PROPERTY BETWEEN MENAUL BOULEVARD NE, LOUISIANA BOULEVARD NE AND AMERICAS PARKWAY containing approximately 39.410 acre(s). (H-18)**

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 for a replat (Minor-Preliminary/Final) to subdivide several existing parcels and update the site into nine new parcels. The total acreage of the site is ±39.41 acres.
2. In May of 2025, the DHO approved a Sidewalk Waiver along portions of the subject property. Separately, the applicant is updating other portions of the sidewalk, and those are listed on the IL-Infrastructure List.
3. A Sketch Plat review was completed in April, 2025, with review comments provided to the applicant team.
4. The IDO Zone District for this property is MX-H, within the Uptown UC-Urban Center, a MT-Major Transit Corridor, and in an Area of Change. Standards and provisions within the IDO and DPM apply.

5. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
6. 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.
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. Coordination must take place to confirm shared utility easement covers water and sewer access to all proposed lots.
- b. All proposed lots must have separate water and separate sanitary sewer services.
- c. The existing buildings that are sharing service with other proposed lots must be separated prior to final signature from the Water Authority.

### Planning

- d. The project and application numbers must be added to the Plat before final sign-off.
- e. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- f. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

**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.

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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 5, 2026 15:05:09 MST)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Larry Salazar, 4401 Masthead St. NE Suite 150, Albuquerque, NM 87109

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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'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 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-2024-010269\_February\_25\_2026\_Notice\_of \_Decision\_DHO

Final Audit Report

2026-03-05

Created:	2026-03-05
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAakKvUkRW3s-esJfaHkldWWhBBxXMhBern

## "PR-2024-010269\_February\_25\_2026\_Notice\_of\_Dcision\_DHO " History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-03-05 - 8:25:23 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature  
2026-03-05 - 8:25:28 PM GMT
-  Email viewed by brennonwilliams295@gmail.com  
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-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
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-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
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