

**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 11, 2026**

Doreen Esquibel-Castillo
118 65th St. SW
Albuquerque, NM 87121

Project# PR-2025-020009
Application#
MINOR_PLAT-2025-00070 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 4, 1A, 67, 10A, HUBBELL HEIGHTS,
zoned R-T, located at 118 65TH ST SW
containing approximately **0.2124** acre(s).
(K-11)

On February 11, 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 a request to subdivide two lots into four lots and dedicate access easements at 116 & 118 65th St SW, lots 4 and 5 of the Hubbell Heights Addition.
2. A Sketch plat was completed on March 5, 2025 under application numbers: PA-2025-00012 & PA-2025-00013.
3. The site is in the Residential-Townhouse (R-T) zone district. It is within the PT-Premium Transit, MT-Major Transit, and MS-Main Street Corridors.
4. Abutting properties to the east are also zoned R-T, to the south is R-1, and to the north is MX-M. The existing dwelling type is Duplex, the platting action would not affect or change with that.

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)(I), 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.

CONDITIONS

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

ABCWUA Water Authority

- a. Separate accounts and services, within adequate proposed private water and sanitary sewer easements, are required prior to final sign off of the plat.

Transportation

- b. Provide photos of completed sidewalk expansion.

Planning

- c. The project surveyor must provide written verification confirming that the sheds have been relocated outside of the Private Utility Easement (PUE).
- d. The verification must be accompanied by supporting documentation, including photographs demonstrating the sheds' new location relative to the easement boundaries.
- e. Proof of the sidewalk widening is required before final sign off of the plat.
- f. The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat.

- g. 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 **MARCH 2, 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. \(Feb 19, 2026 15:11:30 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/am/jr

Alma Saul, 4504 Skyline Ct. NE, Albuquerque, NM 87111

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Final Audit Report

2026-02-19

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