

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 January 7, 2026

Deborah Romero
4732 Westward LN NW
Albuquerque, NM 87120

Project# PR-2021-005927
Application#
MINOR_PLT-2025-00063 MINOR
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

UNPLATTED/ROMERO--OBLESTER A ETAL
zoned **R-T**, located at **4732 WESTWARD LN**
NW between NORTHERN TRAIL and
WESTWARD LN containing approximately
1.26 acre(s). (F-11)

On January 7, 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 an existing parcel to create three new tracts, Lot 4-A, Lot 4-B, and Lot 4-C, Lands of Remedios Romero, at .3739 acres, .3116 acres, and .3739 acres in size respectfully.
2. The subject property is zoned R-T and is located wholly in an Area of Consistency. The property is not shown to be located in any PT/MT/MS corridor areas. The property is located on a private street with no sidewalks currently in place (the DHO approved a DHO Waiver from the sidewalk requirements on December 17, 2025 per PR-2021-005927, DHOWVR-2025-00032).
3. 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.

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. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
6. All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor, are provided on the Preliminary Plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

CONDITIONS

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

- a. The Application number must be added to the Plat.
- b. AGIS approved DXF file and proof of approval must be provided.
- c. The date of the DHO approval shall be recorded on the Final Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 26, 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-2021-005927 Application # MINOR_PLT-2025-00063

Page 3 of 3

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. (Jan 13, 2026 17:29:10 MST)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/jb/jr

Jonathan Turner, Consensus Planning, 302 8th St NW Albuquerque, NM 87102







PR-2021-005927_January_7_2026_Notice_of_D ecision_DHO

Final Audit Report

2026-01-14

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