

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

Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85006

Project# PR-2023-008710
Application#
MINOR_PLT-2025-00072 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TR OF LAND IN SE SW SE SEC 14 T11N R3E
(AKA HARLEY TRACT WITHIN LOOP
INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY
PORTOUT TO R/W zoned NR-LM, located at
8200 JEFFERSON ST NE between JEFFERSON
ST NE and PASEO DEL NORTE NE, containing
approximately 9.161 acre(s). (C-17)

On January 7, 2025, 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 adjust property lines to meet the City's right-of-way (ROW) improvements requirements associated with the U-Haul Site Plan development (PR-2023-008710, SI-2025-00082). The subject property currently consists of one tract, and will remain as one tract. This action will solely be adjusting the ROW lines to align with City requirements, dedicating 0.28-acres of ROW to the City of Albuquerque.
2. The subject property is located within the NR-LM zone district, within CPO-10 North I-25 overlay (Building Height Area 3), and in an Area of Change. Development is subject to the standards and provisions of the IDO and DPM.
3. A pre-application Sketch Plat was completed for this site in June, 2023, followed by a Site Plan Administrative DFT submittal in February of 2025 (PR-2023-008710, SI-2025-00082). The Site Plan was approved with conditions in November, 2025.

4. 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.
5. Per 6-6(K) 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. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
7. All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor, are provided on the Preliminary Plat.
8. Per Table 6-1-1 of the IDO, public notice requirements for the application 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. Project and Application numbers must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted.

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.

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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 \(Jan 12, 2026 17:33:54 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

ISG Inc. Andrea Rand, 7500 International Dr, Suite 550, Minneapolis, MN 55425


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Final Audit Report


2026-01-13


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|-----------------|--|
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| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
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"PR-2023-008710_Jan_7_2025_Notice_of_Decision_DHO" History


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 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
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