

**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**

Socorro Najera
5108 White Reserve Ave. SW
Albuquerque, NM 87105

Project# PR-2025-020054
Application#
MINOR_PLT-2025-00071 MINOR
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lots/Tracts 14 & 15, SUNSHINE ADDITION
zoned R-1A, located at 1929 ARNO ST SE
between BROADWAY and EDITH,
containing approximately 0.1222 acre(s).
(L-14)**

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 eliminate the lot line between Lot 14 and Lot 15 to create a new lot, Lot 14-A. The subject property is described as: Lot 14 and 15 of Block 1 in the Sunshine Addition, located at 1927 Arno St SE, containing a total of 0.1189 deeded acres. The applicant is also requesting a determination for the existing sidewalk along Arno St. SE.
2. The subject property is zoned R-1A and is in an Area of Consistency. The property is located within the South Broadway Small Area and the Rail and Spur Small Area, and is also located within the Sunport Air Protection Overlay Zone (APO).

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 corrected on the Plat. Existing easements and/or any easements being granted or vacated must be noted and listed on the Plat.
- b. AGIS approved DXF file and proof of approval must be submitted.
- c. The date of the DHO approval must be added to the Plat.
- d. An Infrastructure List featuring the new sidewalk depicted on the Sidewalk Exhibit must be created, and either a recorded IIA must be submitted or proof of construction of the sidewalk must be submitted.
- e. The title of the Plat needs to reflect previous platting, and include language such as “a replat of Lot 14 and the North ½ of Lot 15, Sunshine Addition.”
- f. The Plat must reflect the deeded acres of 0.1189 and will need to be corrected on the Plat as the proposed drawing shows 0.1222-acres.
- g. The signature line for City Engineer must be adjusted on the Plat, and ‘DRB Chairperson’ must be removed from the Planning Department signature line.

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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.

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 \(Jan 12, 2026 16:37:20 MST\)](#)

Brennon Williams
Development Hearing Officer

BW/jb/jr

Carima Rivera, 5108 White Reserve Ave SW, Albuquerque, NM 87105







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Final Audit Report

2026-01-12

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