

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

July 29, 2026

Greater Albuquerque Habitat for
Humanity
4900 Menaul Blvd. NE
Albuquerque, NM 87110

Project# PR-2020-003688
Application#
MAJOR_PLT-2026-00009 MAJOR PLAT
(SUBDIVISION)

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 42-51, PORTION OF LOTS 52, 53, 54 &
55 DAVIS PEREA-COURSON SUBDIVISION**
zoned **R-1** located at **528 – 552 62ND STREET**
NW, 556 & 560 COORS BOULEVARD NW
between **COORS BOULEVARD NW** and
DAYTONA ROAD NW containing
approximately **1.7296** acre(s). **(J-11)**

On July 29, 2026, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This request seeks review of a proposed major subdivision that would divide thirteen existing lots into fourteen new lots.
2. The subject property is located at 556 Coors Blvd. NW, between Daytona Rd. and Cloudcroft Rd. NW, and is zoned R-1 (Residential – Low-Density Zone District).
3. The subject property is located within the Coors Boulevard Character Protection Overlay (CPO-2) zone district.

4. The subject property is within an area of consistency and within the boundaries of the West Mesa Neighborhood Association. Additionally, this property is within the Major Transit Corridor area and the Southwest Mesa Community Planning area (CPA).
5. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it complies with all applicable provisions of the 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(L)(2)(p), 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. Per 6-6(L)(2)(l) Within 1 year after DHO approval, the applicant shall submit a final plat that includes all conditions of approval.
9. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
10. This site has been previously reviewed for a Sketch Plat under PR-2020-033688 / PA-2025-00184 on July 2, 2025.

CONDITIONS

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

Planning

- a. The Project and Application numbers must be added to the final plat.
- b. The date of the DHO approval shall be recorded on the Plat.
- c. The plat shall include the required signature from Lumen prior to final approval and recording.

- d. The Right-of-Way vacation number approved by the City of Albuquerque on June 1, 2026, must be corrected to read VAC-2026-00004 prior to final sign-off of the plat.
- e. 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.
- f. If infrastructure improvements are required, submit a recorded Infrastructure Improvements Agreement (IIA) or complete construction of the required infrastructure improvements prior to plat recordation.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 14, 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.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Aug 7, 2026 14:54:02 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

Community Design Solutions, LLC., 9384 Valley View Dr NW Suite 100, Albuquerque, NM 87114

Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Official Notice of Decision

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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 về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại 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-2020-003688_July_29_2026_Notice_of Decision_DHO

Final Audit Report

2026-08-07

Created:	2026-08-07
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
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-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
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