

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

GELTMORE & GOYIM LLC
PO BOX 7459
Albuquerque, NM 87194

Project# PR-2024-010803
Application#
MJRFNL_PLT-2026-00005 – MAJOR FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

37 TRACT A SKYLINE HEIGHTS SUBD zoned
NR-LM, located at **301 Eubank between**
Belle Ave SE and Acoma Rd SE containing
approximately **1.600** acre(s). **(L-20)**

On July 29, 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. The subject property is currently zoned as NR-LM (Non-Residential – Light Manufacturing District). Property is surrounded by other NR-LM as well as MX-H zones.
2. The subject property is not within any city center, and is not located within any noted transit areas. It is also shown to be within an area of consistency.
3. The subject property is not located within any Protection Overlay zone districts.
4. The subject property previously received DFT sketch plat review on 5/14/25 and 8/27/25 under the same Project number.

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.

The Final Plat included all changes, conditions, and requirements contained in the Preliminary Plat approval per 6-6(L)(3)(b) of the IDO document effective April 21, 2025 (the effective IDO for this request), including the conditions of approval from the Preliminary Plat for PR-2024-010803, MAJOR_PLT-2025-00010.

A recorded Procedure 'B' Infrastructure Improvements Agreement with work order, signed by the City Engineer were submitted with this request.

CONDITIONS

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

- a. The date of DHO approval of the Preliminary plat was added to the Final Plat sheets. Adjust the date of approval to the date the DGO approves the Final Plat.
- b. Project and Application numbers have been added to the Final Plat sheets. The Project number is correct; however, the application number reflects the preliminary plat aka Major_PLT-2025-00010 and should reflect Major_PLT-2025-00005.
- c. Proof of approval of the DXF file from the AGIS office 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 **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.

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. (Aug 10, 2026 17:22:41 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

Tierra West, 5571 Midway Park Pl NE, Albuquerque, NM 87109

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.

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 v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu?y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i 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。

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Final Audit Report

2026-08-10

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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