

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



AMENDED OFFICIAL NOTICE OF DECISION July 29, 2026

Palindrome Communities, LLC
412 Northwest 5th Ave
Suite 200
Portland, OR 97209

Project# PR-2026-000026
Application#
MINOR_PLT-2026-00033 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tracts 22 & 23, TRACTION PARK ADDN
zoned MX-M located at 2403 CENTRAL AVE
between RIO GRANDE and SIMONDS
containing approximately **2.2663 acres. (J-12)**

On June 24, 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 for nine lots to be consolidated into two new lots; Tract A, La Curva at 1.2766-acres in size, and Tract B, La Curva at 0.9680-acres in size. The nine lots for consolidation include: Lots 15 through Lot 20 (northern row, right to left) , of Block 2 and Lots 21 through 23 (southern row, left to right), Traction Park Addition.
2. A Sketch Plat, PA-2026-00058, was reviewed on March 4, 2026.
3. The subject site is located at 2401, 2403, and 2411 Central Ave NW in the MX-M zone district and in the Premium Transit, Major Transit, and Main Street corridors.
4. It is also within an area of change, the Fast-Track housing area, and the Central ABQ Community Planning Area, and the Valley Drainage Area.

5. All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior to submitting the platting application.
6. Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request was not required for this platting application.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
8. 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. All of the above criteria have been met.

CONDITIONS

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

Planning

- a. The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat.
- b. Lumen signature is required on the Plat. - **Compliant**

Hydrology

- d. Please add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 13, 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 7, 2026 16:57:13 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/am/jr

Consensus Planning, 302 8th St.NW, Albuquerque, NM 87102

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 Kinit'aaagoo, 600 2nd Kinit'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

2026-08-07

Created:	2026-08-07
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"PR-2026-000026_Amended NOD July 29 2026 orig from -June_24_2026_Notice_of_Decision_DHO" History

-  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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-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
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