

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 15, 2026

Damian Chimenti
PO Box 6653
Albuquerque, NM 87197

Project# PR-2026-000071
Application#
MINOR_PLT-2026-00031 - MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**N 60 FT LTS 5 & 6 BLK 11 MESA GRANDE
ADDITIONCONT .1492 AC +/-, * 005
011MESA GRANDE ADD 60FT L5&6 zoned
MX-T, located at Silver Ave SE & Mesa
Grande PI SE containing approximately
0.275 acre(s). (K-17)**

On July 15, 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 the consolidation of two currently platted lots (Lots 5 and 6, Mesa Grande Addition) into one new lot (Lot 5-A). Both subject lots as well as the surrounding lots are zoned Mixed Use – Transition Zone (MX-T).
2. The subject property is located within a Premium Transit, Major Transit, as well as a Main Street corridor. The property is shown to be within an Area of Change and is bordered by Areas of Consistency.
3. The subject property is located within the Character Protection Overlay Zone – 8 (CPO-8).

4. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
5. The request meets the criteria for a Subdivision of Land-Minor per IDO section 6-6-K.

CONDITIONS

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

- a. The project and application numbers must be added to the plat before final sign-off.
- b. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- d. Provide confirmation if there are any existing easements within, along, or intersecting the Plat boundaries, as they must be depicted on the Plat per 5-1(H) of the DPM and 6-6(L)(3)(a) of the IDO (see screenshot of 5-1(H) of the DPM below).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 31, 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

Development Hearing Officer

BW/jb/jr

Amber Palmer, Cartesian Surveys, PO Box 44414, Rio Rancho, NM 87174

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

2026-07-24

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