

**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**

Focus Management Group
3434 Vassar Dr. NE
Albuquerque, NM 87107

Project# PR-2026-000078
Application#
MINOR_PLT-2026-00038 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 15, Block 9, FRANCISCAN ACRES
zoned MX-L located at 335 MCKNIGHT AVE
NE between BROADWAY BLVD NE and
EDITH BLVD NE containing approximately
0.4013 acres. (H)**

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. This is a request for the subdivision of the existing lot (Westerly lot only) 15 block 9 of Franciscan Acres into two new lots to be known as lot 15-A and lot 15-B. Deeds for both lots were provided in the submittal.
2. A pre-application Sketch Plat was completed on June 3, 2026.
3. The site is shown to be within an MX-L (Mixed Use – Low Intensity) zone district. The subject property is located within the Santa Barbara/Martineztown Neighborhood Association and Character Protection Overlay.
4. A Sensitive Lands Analysis was submitted with the platting submittal.
5. The Plat is sealed and signed by a surveyor licensed in the State of New Mexico.

6. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
7. All public notice requirements of IDO Section 6, Table 6-1-1 were completed at time of submittal.
8. 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.

The criteria have been met in accordance with the IDO, the DPM and other regulations.

CONDITIONS

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

Planning

- 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 IDO 6-6(L)(2)(d)(7).
- c. Proof of an approved AGIS DXF file must be submitted prior to the final sign-off of the Plat.

Water Authority

- d. Add the following note to the plat:
“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval. “
- e. Grant a private water and a private sanitary sewer easement benefitting proposed lot 15-B across proposed lot 15-A.

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. \(Aug 7, 2026 16:56:35 MDT\)](#)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/am/jr

CSI-Cartesian Surveys, Inc., P.O. 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.

Official Notice of Decision

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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-2026-000078 NOD July 29 2026_Notice_of_Decision_DHO

Final Audit Report

2026-08-07

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