

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 June 24, 2026

Eli Lee
PO Box 7748
Albuquerque, NM 87194

Project# PR-2021-005483
Application#
MINOR_PLT-2026-00032 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 6 & 7, SUMMER GARDEN ADD
zoned **R-T** located at **1515 Mountain Rd NW**
NE of the intersection of Mountain Rd NW
and Old Town Rd NW containing
approximately **0.1473** acres. **(J-13)**

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 to consolidate: All of Lot 6, westerly portion of Lot 5, easterly portion of Lot 7, and a vacated portion of alley, Block 1, to become Lot 5-A of Block 1 Summer Garden Addition, to include the alley which was vacated.
2. A Determination was approved with this request to allow the existing 4.9 – 5-foot-wide sidewalk along Mountain Rd NW to remain as-is.
3. A Sketch Plat was reviewed on September 17, 2026 per PA-2025-00265.
4. The subject property, 1515 Mountain Rd. NW, is within the CPO-12 (Character Protection Overlay) Sawmill/Wells Park and is zoned R-T, Residential Townhouse.

5. Per 3-4 (M)(2)(a) Lot Size standards in the Sawmill/Wells Park CPO-12 the newly created lot is compliant as it is 6,418 sq. feet in size, which is below the maximum of 10,000 sq. feet.
6. All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior to submitting the platting application.
7. Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request was not required for this platting application.
8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
9. 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. This request complies with this criterion.

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. Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided. The DXF file package must be submitted to AGIS at: platgisreview@cabq.gov
- c. Qwest/Century Link signature is required on the plat.

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. (Jun 26, 2026 12:18:10 MDT)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/am/jr

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.

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 kỳ quầy dịch vụ nào trong Sở của chúng tôi, địa điểm 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-2021-005483_June_24_2026_Notice_of_De cision_DHO

Final Audit Report

2026-06-26

Created:	2026-06-26
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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"PR-2021-005483_June_24_2026_Notice_of_Decision_DHO" Hi story

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-06-26 - 4:53:07 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
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-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
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-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-06-26 - 6:18:08 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2026-06-26 - 6:18:10 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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