

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 10, 2026

Chavez Julieta
3506 12th St. NW
Albuquerque, NM 87107

Project# PR-2021-005863
Application#
MINOR_PLT-2025-00067 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts 89B3A, 89B1B1, MRGCD MAP 33 zoned R-1, located at 3506 12TH STREET NW between MCMULLEN AVENUE and MILDRED AVENUE containing approximately 0.4959 acres. (G-14)

On June 10, 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 request seeks review for a proposed minor subdivision that will create two lots from two existing lots. The newly created lots will be designated as lot A which will contain 0.2866 acres, and Lot B which will contain 0.1844 acres. The original description for this property is MAP 33 TR 89B3A&89B1B1 of the MRGCD Map 33 Subdivision.
2. The subject property is within the Near North Valley Neighborhood Association. The site is not within any major centers, corridors or Character Protection Overlay zone districts.
3. The subject property is zoned R-1 (Residential – Single-Family Zone District), located at 3506 12th St. NW, between McMullen Ave. and Mildred Avenue NW.
4. The subject property is located within an Area of Consistency and falls within the boundaries of the Near North Valley Community Planning Area (CPA).

5. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
6. The proposed subdivision is required to comply with the dimensional standards of IDO 5-1(C), Table 5-1-1, and the contextual residential development lot size requirements of IDO 5-1(C)(2)(b), as applicable. Calculations confirm that the proposed lots, with density factors of 0.2866 and 0.1844, fall within the allowable range of 0.1769 to 0.2949 and therefore meet the applicable standards.
7. A determination was approved with this request to permit the existing sidewalk along 12th street to remain as-is.
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. This application meets all the criteria required for an approval.

CONDITIONS

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

Parks and Recreation

- a. A Sensitive Lands Analysis must be submitted.

Planning

- b. Application number must be added to the Plat.
- c. AGIS DXF file approval and submittal.
- d. Determination and DHO Waiver must be added as notes to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 29, 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. \(Jun 21, 2026 16:45:53 MDT\)](#)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/mi/jr

Tierra West LLC, 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'egizii 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'egizii 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, 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

2026-06-21

Created:	2026-06-19
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  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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