

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**

Dave Aube  
2101 Mountain Rd SW, Suite B  
Albuquerque, NM 87106

**Project# PR-2024-010933**  
**Application#**  
**MINOR\_PLT-2026-00018 MINOR PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**LT 1 PLAT OF LTS 1 & 2 GARCIA PROPERTIES  
DEVELOPMENT(FORMERLY KNOWN AS  
MRGCD TR 131 PROPERTY MAP NO28)  
CONT .8676 AC, LT 2 PLAT OF LTS 1 & 2  
GARCIA PROPERTIES  
DEVELOPMENT(FORMERLY KNOWN AS  
MRGCD TR 131 PROPERTY MAP NO28)  
CONT 1.3486 AC, MAP 38 TR 132 zoned  
MX-M, located at 1736, 1766, 1776 Central  
Avenue. SW between 14th and 19th Streets  
containing approximately 2.394 acre(s).  
(J-13)**

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 is a request for an approval of a minor preliminary/final plat to consolidate 3 parcels into 1 new parcel located at 1735 Central Ave. SW. The subject property currently is in use for Garcia's Kitchen and catering service.

2. The subject property previously went through a sketch plan review on 9/25/24. The application was forwarded to the ZHE for approval of a Variance to allow a zero-width landscape buffer where the sidewalk is less than 10' in width on May 20th 2025 (VA-2025-000020).

This application also had a waiver approved on June 11th 2025 allowing removal of the landscape buffer, removal of the frontage zone, and reduction in sidewalk width (DHOWVR-2025-00014).

3. The subject property is currently zoned MX-M and is surrounded by other MX-M zoned parcels.
4. 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.
5. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
6. Per 6-6(K)(2)(1), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

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## **CONDITIONS**

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

### Parks and Recreation

- a. DHO waiver approval and ZHE Variance approval must be added to the plat prior to distribution of sign off.

### Planning

- b. Project and application numbers must be added to the Final Plat prior to distribution for DFT staff signatures.

- c. The signature block placed on the plat will need to be updated to reflect all DFT staff members in addition to the outside commenting agencies.
- d. Signature lines for Planning, Code Enforcement, and Parks and Recreation will need to be added.
- e. Signature lines for Planning, Code Enforcement, and Parks and Recreation will need to be added.
- f. Confirm existing conditions per 5-2(C) of the DPM are shown on the plat if they exist.

**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,

*Brennon Williams*

Brennon Williams  
Development Hearing Officer

Official Notice of Decision

Project # PR-2024-010933 Application# MINOR\_PLT-2026-00018

Page 4 of 4

BW/jb/jr

AG & Five LLC, 1736 A Central Ave. SW, Albuquerque, NM 87109

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*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。*





# PR-2024-010933\_June\_10\_2026\_Notice\_of\_De cision\_DHO

Final Audit Report

2026-06-22

Created:	2026-06-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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## "PR-2024-010933\_June\_10\_2026\_Notice\_of\_Decision\_DHO" Hi story

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-06-22 - 8:45:17 PM GMT
-  Document emailed to Brennon Williams (brennonwilliams295@gmail.com) for signature  
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-  Email viewed by Brennon Williams (brennonwilliams295@gmail.com)  
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-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
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