

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

Petrita Zamora
1515 Amado St. NW
Albuquerque, NM 87104

Project# PR-2025-020156
Application#
MINOR_PLT-2026-00029 - MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 210A3C1, 210A3A, 210A3B2C,
MRGCD MAP 35 zoned R-A located at 1515
AMADO RD NW between RICE NW and
FLORAL NW containing approximately
0.6491 acres. (H-12)

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 request is for a minor subdivision that would replat two existing parcels into three new lots: Lot A (0.2351 acres), Lot B (0.1640 acres), and Lot C (0.2500 acres). The subject property consists of Tract 210A3B2B (0.0746 acres) and Tract 210A3B2C, a portion of Tract 210A3A (0.2809 acres) as shown on MRGCD Map 35.
2. The subject property is zoned R-A (Residential – Rural and Agricultural Zone District), located at 1515 Amado Rd., between Floral Rd. and Duranes Rd. NW.
3. The subject property is located within an Area of Consistency and lies within the boundaries of Los Duranes Neighborhood Association and the Near North Valley Community Planning Area (CPA).

4. The subject property is not located within any Major Center or Major Transit Corridor areas. It is, however, located within the Character Protection Overlay (**CPO-6**) zone district.
5. Public notice requirements per Table 6-1-1, have been completed prior to the platting submittal (Email to relevant Neighborhood Association and Web Posting). Such notices are provided in the application packet.
6. 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.
7. Per 6-6(K)(2)(I), 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.
8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
9. A Sensitive Lands Analysis was submitted confirming that no sensitive lands are present on the subject property.
10. The applicant team submitted a deviation request from the contextual lot size standards for proposed Lot C. The request included justification pursuant to IDO Section 6-4(N)(3). Based on Planning staff's analysis, the request satisfies the applicable justification criteria of Section 6-4(N)(3).
11. A Determination request to permit the existing sidewalk and buffer zone along Amado Rd. NW to remain as-is was included and approved with the platting request.

CONDITIONS

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

Hydrology

- a. Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

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,

Brennon Williams

Brennon Williams
Development Hearing Officer

BW/mi/jr

JAG Planning and Zoning / Juanita Garcia, P.O. Box 7875, Albuquerque, NM 87194

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.*

Official Notice of Decision

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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-2025-020156_Notice_of_Decision_June_24_2026_DHO_Amado

Final Audit Report

2026-06-30

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