

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

James R. Sutton
P.O. Box 7785
Albuquerque, NM 87194

Project# PR-2026-000072
Application#
MINOR_PLT-2026-00034 - MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 8, Block 5, HEIGHTS RESERVOIR
ADDN TR 3 zoned R-MH located at 204 &
206 MONROE ST NE, between COPPER &
GRAND containing approximately 0.6
acres. (K-17)**

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. The request is to consolidate Lots 7 and 8, Block 5 into one new lot (Lot 8A) and includes a request to allow the existing 3.5-foot-wide sidewalks without a landscape buffer and the existing 16-foot-wide alley width to remain.
2. The property is zoned R-MH (Residential – Multi-Family High Density) and is located within an Area of Consistency and the Near Heights Community Planning Area.
3. The subject property is also located within the boundaries of the Highland Business and NA Incorporated and the 1,320 feet (1/4 mile) of Main Street Corridor and Premium Transit Station Areas.

4. The property is not located within a Character Protection Overlay (CPO) or Major Center.
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. Determination requests were submitted in conjunction with the plat application to allow the existing sidewalk along Monroe St. NE and the existing 16-foot-wide alley to remain as constructed, without the installation of landscape buffer areas.

CONDITIONS

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

Planning

- a. Project and application numbers must be shown on the plat.
- b. AGIS approval of the digital DXF file is required prior to final sign-off.
- c. The final plat must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits.
- d. The DHO approval date must be added to the final plat after approval.
- e. Provide confirmation if there are any existing easements.

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 12:18:38 MDT)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

A G Services., Adela Gallegos, 8509 Kachina St. NW, Albuquerque, NM 87120

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

Project # PR-2026-000072 Application # MINOR_PLT-2026-00034

Page 4 of 4

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。

PR-2026-000072_Notice_of_Decision_June_24_2026_DHO_Monroe

Final Audit Report

2026-06-26

Created:	2026-06-26
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQcjkg0hlz_i8Ge-UJIKPM6UBIND_eNMb

"PR-2026-000072_Notice_of_Decision_June_24_2026_DHO_Monroe" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-06-26 - 5:44:30 PM GMT
-  Document emailed to Robert Lucero (robert@lucерolawpc.com) for signature
2026-06-26 - 5:44:35 PM GMT
-  Email viewed by Robert Lucero (robert@lucерolawpc.com)
2026-06-26 - 6:17:22 PM GMT
-  Signer Robert Lucero (robert@lucерolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-06-26 - 6:18:36 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucерolawpc.com)
Signature Date: 2026-06-26 - 6:18:38 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-06-26 - 6:18:38 PM GMT