

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

March 25, 2026

Amber Kennington  
4208 Chinlee Ave NE  
Albuquerque, NM 87110

**Project #: PR-2024-010818**

**Application #**

**MINOR\_PLT-2026-00010** MINOR PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Tract A-1-A, MAX REPLAT** zoned **R-A**, located at **2019 RIO GRANDE BLVD NW, between MATTHEW & INDIAN SCHOOL** containing approximately **0.677718** acre(s).  
**(H-12)**

On March 25, 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 a Minor Replat located at 2019 Rio Grande Blvd NW to split an existing lot into two newly-platted lots. One lot has an existing residence already situated on the property. The other lot is intended to be split in order to build a new single-family home.
2. A Variance to the lot width requirements was approved by the Zoning Hearing Examiner (ZHE) on February 18, 2024 per PR-2024-011316, VA-2024-00339. The Variance was a reduction of 9' from the required 75' lot width requirement.
3. The subject property is zoned R-A (Residential – Agricultural Zone District) and is located within the Character Protection Overlay (CPO-6) for Los Duranes as well as within (CPO-11) for Rio Grande Blvd.
4. The subject property is located within an Area of Consistency and falls within the boundaries of the Near North Valley Community Planning Area.
5. The subject property is abutting the Duranes Acequia.
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 Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. Per 6-6(K)(2)(l), 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.
9. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
10. A sketch plat review was completed on September 18, 2024. Review comments were provided to the applicant team.

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## CONDITIONS

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

- a. Application number must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- c. A signature line for Hydrology must be added to the plat cover sheet.
- d. The AGIS-approved DXF file must be submitted prior to final sign-off of the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 10, 2026**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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. \(Apr 6, 2026 14:38:28 MDT\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

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'inaaszil 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 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-2024-010818\_March\_25\_2026\_Notice\_of\_D ecision\_DHO

Final Audit Report

2026-04-06

Created:	2026-04-03
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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## "PR-2024-010818\_March\_25\_2026\_Notice\_of\_Decision\_DHO" History

-  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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-  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.  
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-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)  
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