



## OFFICIAL NOTICE OF DECISION

March 11, 2026

Inskies Investments LLC  
PO. Box 267  
Tijeras, NM 87059

**Project #: PR-2025-020106**

**Application #**

**MINOR\_PLT-2026-00005** MINOR PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**001 013 MONKBRIDGE ADD LOTS 1&2, 003 013  
MONKBRIDGE ADD & N1/2 LOT4, 004 013  
MONKBRIDGE ADD S1/2 LOT4 & ALL LOT 5** zoned  
**MX-M**, located at **3921 & 3917 4<sup>th</sup> St. NW between  
HEADLINGLY AVE and AZTEC RD.** containing  
approximately **0.9419** acre(s). **(G-14)**

On March 11, 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 a request to subdivide five lots (Lots 1-5, Block 13, Monkbridge Addition) into two lots; Lot 1-A at 0.4710-acres in size, and Lot 2-A at 0.4709-acres in size.
2. This project was reviewed by the DHO and City Staff on Feb. 25<sup>th</sup>, 2026 under the same PR#, and was deferred to allow more discussion between the applicants and the neighborhood association.
3. The subject property is located within the Mixed-Use Medium Intensity (MX-M) zone district, and is located within a Main Street corridor and within the Character Protection Overlay Zone (CPO-9).
4. Abutting properties on all sides of the subject property are shown to be MX-M.
5. 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.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

7. 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.
8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
9. An Infrastructure List is included with this request; a recorded Infrastructure Improvements Agreement and approved Financial Guaranty based on the approved Infrastructure List will be required.

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## CONDITIONS

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

### Transportation

- a. Please add landscape buffers and strips to the Infrastructure List. They can be added to the notes.

### Planning

- b. The application number as well as the date of the DHO approval must be added to the Plat's cover sheet prior to distribution for final sign off.
- c. Agent/Owner signature, project number, application number, date of submittal and approval, as well as the project descriptions will need to be filled out prior to distribution of the Infrastructure List for signatures.
- d. The Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.
- e. Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist.

### Parks and Recreation

- f. Parks and Recreation requires landscape strips to be shown on the plat in lieu of the proposed tree wells that are currently being shown on the plat in the southern portion of the subject property's sidewalk along 4th street. The proposed landscape strip along the southern portion of 4th street sidewalk along the subject property, must be no less than 4 feet in width.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 27, 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. (Mar 17, 2026 19:55:55 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

Veronica Herrera and Robert Fierro, 3201 4th St. NW Suite C, Albuquerque, NM 87107

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 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-2025-020106\_March\_11\_2026\_Notice\_of\_D ecision\_DHO

Final Audit Report

2026-03-18

Created:	2026-03-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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## "PR-2025-020106\_March\_11\_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  
2026-03-16 - 10:48:28 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)  
2026-03-18 - 1:36:43 AM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2026-03-18 - 1:55:53 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)  
Signature Date: 2026-03-18 - 1:55:55 AM GMT - Time Source: server
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