



## OFFICIAL NOTICE OF DECISION

March 25, 2026

Endorphin Power Company  
C/O Department of Emergency Medicine  
509 Cardenas Dr SE  
Albuquerque, NM 87108

**Project #: PR-2025-020125**

**Application #**

**MINOR\_PLT-2026-00011 MINOR PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lots/Tracts 1 thru 4, & 21 thru 24, Block 3, BARON BURG HEIGHTS SHIRLEYS REPLAT zoned MX-L, located at 509 CARDENAS DRIVE SE, between ZUNI AVE SE and BELL AVE SE containing approximately 0.8382 acre(s). (L-18)**

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 to consolidate eight existing lots into one lot; the lots were previously identified as Lots 1 through 4 and portions of Lots 21 through 24 within the Baron Burg Heights Shirleys Replat of Block 3 Subdivision. The proposed consolidation would create Lot 1-A, Block 3, with an approximate total area of 0.8382 acres.
2. The subject property is zoned MX-L (Mixed-Use-Low Intensity Zone District), and is located at the Intersection of Zuni Rd. and Cardenas Dr. SE.
3. The subject property is not located within a designated city center. However, it lies within 1,320 feet (1/4 mile) of both the Main Street corridor and the Premium Transit Station areas. Additionally, it is identified as being within both Areas of Change and Areas of Consistency.
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. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

6. 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.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. The subject property is not located within any Protection Overlay zone districts.
9. The subject property previously received DFT sketch plat review on October 22, 2025 under the same Project number.
10. A Determination was approved for the existing sidewalk along Zuni Rd. to remain as-is.
11. 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:

### Water Authority

- a. The following note must be added to the plat prior to final sign off:

Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

### Planning

- b. The date of DHO approval shall be recorded on the Plat.
- c. The Application number must be added to the final plat and Infrastructure List (IL).
- d. The Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.

**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.

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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 14:41:24 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/mi/jr

CSI - Cartesian Surveys, PO Box 44414, Rio Rancho, NM 87174

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 Kiiiiit'aagoo, 600 2nd Kiiiiit'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-2025-020125\_March\_25\_2026\_Notice\_of\_D ecision\_DHO

Final Audit Report

2026-04-06

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