

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**  
**May 20, 2026**

View at Sunport LC  
6509 Coors Blvd NW  
Albuquerque, NM 87120

**Project# PR-2021-005459**  
**Application#**  
**MINOR\_PLT-2026-00024 MINOR PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 &  
2-A-3 BLK 2 SUNPORT PARK CONT .5914 AC,  
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1,  
2 & 3 BLK 2 CONT 10.1029 AC M/L zoned NR-  
BP, located at 2900 Transport St. SE,  
between Woodward and Flightway Ave  
containing approximately 10.500 acre(s).  
(M-15)**

On May 20, 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 Plat to subdivide existing Lot 1-A, Block 2, of Sunport Park into 4 lots.
2. The subject property, 2900 Transport Street SE, is zoned NR-BP and is within the landfill buffer of Schwartzman, the Airport Protection Overlay Zone and the Air Space Protection Sub-area.
3. The site is within the Sunport Master Development Plan and an Area of Change.
4. A Sketch Plat was reviewed on November 5, 2025.

5. There is an approved Infrastructure List associated with the Site Plan (SI-2021-01248) on this property.
6. Per section, 6-4(R)(5)(c), a Subdivision of Land – Minor required a landfill gas mitigation approval and this was completed with the site plan in 2021 and submitted with the plat.
7. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
8. 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.

The application for Subdivision-Minor meets all the criteria required for an approval.

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### **CONDITIONS**

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

#### ABCWUA

- a. 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.
- b. Remove the proposed easements on the site intended for future water meters.

#### Planning

- c. Place the following note on the plat:  

“The subject property is located (near / on) a (closed / operating) landfill. Due to the subject property being (near / on) a (closed / operating) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department) shall be consulted prior to development of the site.”
- d. Place a signature line for Environmental Health on the plat.

- e. Project and Application #'s need to be placed on the plat as well as the Date of the DHO approval.
- f. Prior to final sign-off of the plat, the 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 **JUNE 8, 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. \(May 29, 2026 15:36:54 MDT\)](#)

Robert L. Lucero, Jr.  
Development Hearing Officer

RLL/am/jr

Tierra West LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109

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. Nihí bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'egizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihí-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'egizii 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, tại Văn phòng 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-2021-005459\_May\_20\_2026\_Notice\_of\_Decision\_DHO

Final Audit Report

2026-05-29

Created:	2026-05-29
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf14LmF6aAvDYxFQw-n_s7CpLXPuJbTM1

## "PR-2021-005459\_May\_20\_2026\_Notice\_of\_Decision\_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-05-29 - 9:18:24 PM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature  
2026-05-29 - 9:18:31 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)  
2026-05-29 - 9:36:22 PM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2026-05-29 - 9:36:52 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)  
Signature Date: 2026-05-29 - 9:36:54 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.  
2026-05-29 - 9:36:54 PM GMT