

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

Rey Velasquez
PO Box 90342
Albuquerque, NM 87199

Project# PR-2024-011137
Application#
MINOR_PLT-2026-00026 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**024 016TR 1 UNIT 3 NORTH ALBUQUERQUE
ACRES** zoned PD, located at **8701 Glendale
Ave. NE, on the south side of Glendale
between Barstow and Ventura** containing
approximately **1.004** acre(s). **(B-20)**

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 request is for approval of a Minor Plat and an Infrastructure List for improvements along Glendale Avenue. The applicant proposes dedicating right-of-way to the City of Albuquerque and deferring required infrastructure improvements through the Modified Procedure C commitment process in accordance with the Development Process Manual (DPM). All projects that require a required Infrastructure List must obtain a City Project Number (CPN) by submitting an application through the DRC group.
2. The subject property is zoned PD (Planned Development Zone District) and is located at 8701 Glendale Avenue NE, between Ventura St. and Benjamin Pl. NE. The property was previously identified as Lot 24, Block 16 of the North Albuquerque Acres Tract 1 Unit 1 subdivision. This request proposes the creation of new Lot 24A of approximately 0.8903 acres, along with the dedication of a 30-foot easement along the southern portion of the property.

3. The subject property is not located within a Major Activity Center, Corridor or Character Protection Overlay zone district. However, it is located within the North Albuquerque Community Planning Area (CPA) and within an Area 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)(1), 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 previously received DFT sketch plat review on 11/06/24 under the same Project number.

CONDITIONS

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

- a. The date of the DHO approval shall be recorded on the Plat.
- b. The Project and Application numbers must be added to the final plat and Infrastructure List.
- c. AGIS DXF file and proof of approval must be provided.
- d. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List shall be recorded as necessary.
- e. The Infrastructure List must be signed and executed before the approval 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 **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 30, 2026 13:01:08 CDT)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/mi/jr

Jonathan Turner, 302 8th St. NW, Albuquerque, NM 87102

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.

Official Notice of Decision

Project # PR-2024-011137 Application# MINOR_PLT-2026-00026

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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.

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-2024-011137_May_20_2026_Notice_of_Decision_DHO

Final Audit Report

2026-05-30

| | |
|-----------------|--|
| Created: | 2026-05-29 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAc_OY5CLrZAA4Lv4Tgjf097RdcEuenDn8 |

"PR-2024-011137_May_20_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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-  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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