



## OFFICIAL NOTICE OF DECISION

May 6, 2026

Jeffrey D. & Kristin V. Tuttle  
3812 Hannett Ave. NE  
Albuquerque, NM 87110-4916

**Project #: PR-2025-020158**  
**Application #**  
**MINOR\_PLT-2026-00022** MINOR PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 2, Block G, ALTURA ADDITION** zoned **R-1**  
located at **3812 Hannett Ave NE between Solano DR**  
**NE and Hermosa DR NE** containing approximately  
**0.3426** acres. **(J-17)**

On May 6, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. The subject property is Lots 2 and 3 of Block G of the Altura Subdivision, located at 3812 Hannett Ave NE and 1619 Solano Dr NE. Following the interior lot line adjustment, the reconfigured lots will be Lot 2A and Lot 3A, with Lot 2A increasing to 0.1897 acres and Lot 3A decreasing to 0.1529 acres.
2. This request was reviewed as a Sketch Plat per PA-2025-00392 on December 10, 2025.
3. The subject property is located within an Area of Consistency and zoned R-1B.
4. There are existing, single-family homes on both lots.
5. The applicant replaced the sidewalks with 5' sidewalks and photos were included in the application.
6. A request for a determination to the Landscape Buffer Zone requirements has been made by the applicant.
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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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 22, 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,

*Brennon Williams*

[Brennon Williams \(May 12, 2026 12:36:25 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

JAG Planning & Zoning, PO Box 7857, Albuquerque, NM 87194

**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-2025-020158\_MinorPLT-2026-00022\_5-6-26\_DHO\_NOD

Final Audit Report

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