

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

Prakash Sundaram
4239 Balloon Park NE, Suite A
Albuquerque NM, 87109

Project# PR-2026-000032
Application#
MINOR_PLT-2026-00025 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

22B & L HIGHLAND N102 FT L4,5 & 6 zoned
MX-M, located at **between Copper and**
Tijeras containing approximately **0.327**
acre(s). (**K-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 replat (Minor-Preliminary/Final) to consolidate the three existing lots (legally described as Lot 22 B & Lot Highland North 102 feet of Lots 4,5, & 6), into one newly platted lot (Lot 6-A). There is a secondary request with this application seeking a determination on allowing the width of the alleyway to remain as is.
2. This was reviewed for a Sketch Plat under application PA-2026-00067 on March 18, 2026.
3. The zoning designation for the subject property is Mixed Use – Medium Intensity (MX-M). The subject property is located within both a Major Transit corridor and within a Main Street corridor. The property is shown to be within an Area of Change and is surrounded by other areas of change.
4. A request for a determination to allow the width of the existing alleyway to remain at 16' instead of the required 20' has been made by the applicant.

5. All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
6. 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.

CONDITIONS

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

Planning

- a. The Project and Application numbers must be added to the plat before final sign-off.
- b. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

Parks and Recreation

- d. A Sensitive Lands Analysis will be required to be submitted for review prior to the final sign off 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 29, 2026 14:58:36 MDT)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/jb/jr

Jonathan Turner & Jacqueline Fishman, 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.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihí bik'inaaszil 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 nihigii 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-2026-000032_May_20_2026_Notice_of_Decision_DHO

Final Audit Report

2026-05-29

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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