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
October 21, 2026

Pavilions at SM Venture, LLC
1209 Mountain Road Place NE, Suite R
Albuquerque, NM 87110

Project# PR-2024-010490
Application#
MINOR_PLT-2026-00040 MINOR PLAT

LEGAL DESCRIPTION:
For all or a portion of:
Lot/Tract 3A1, PAVILIONS AT SAN MATEO zoned MX-M, NR-C located at 4610 CUTLER AVE NE between SAN MATEO and WASHINGTON containing approximately 9.4144 acres. (H-17)

On October 21, 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 subdivide Lot 3A1 of the Pavilions at San Mateo from 1 lot at approximately 9.4144 acres into 2 new lots: 3-A-1-A at 5.1075 acres and 3-A-1-B at 4.2350. The proposed plat boundary lines are in congruence with the differing zone districts.

2. The DHO meeting on August 12, 2026 served as the-pre application meeting which satisfied the Sketch Plat requirement for this application per 6-4(C)(2) of the IDO.

3. The subject property is split-zoned NR-C to the West and MX-M to the East. The property is shown to be in an Area of Change that is abutting Areas of Consistency to the West and North.

4. The subject property is located within a Major Transit Corridor.

5. The proposed property boundaries align with the zoning districts and does not increase any non-conformity.

6. The Plat references the recorded document of a reciprocal access and utility easement which includes parking and ingress/egress which extends the Shared Parking Agreement to the newly-platted tracts. (The recorded document was provided with this application submittal as well).

7. A Sensitive Lands Analysis was submitted with the application.

8. The subject site is larger than 5 acres and required an Archaeological Certificate; a Certificate of No Effect was submitted with the application.

9. Signatures from Hydrology, ABCWUA, and Transportation engineers were obtained.

10. The Plat is sealed and signed by a surveyor licensed in the State of New Mexico.

11. All public notice requirements of IDO Section 6, Table 6-1-1 have been completed.

12. Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request was not required for a future platting application on the subject property.

13. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all on the plat.

14. Project number and documents were signed/stamped by a design professional licensed in the State of NM.

15. The AGIS office has approved the DXF file and proof of approval has been provided.

16. 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 for subdivision meets all of the criterion.

CONDITIONS

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

Planning

a. Add the application number to the Plat.

ABCWUA:

b. Verification of the location of the existing water line within Tract 1-A, along the common boundary of Tracts 1-A and 3-A-1, is required. Any existing easement associated with the water line shall also be identified and shown on the plat to verify the adequacy of existing easement rights. If verification determines that the existing easement is not adequate to encompass the water line, the dedication of additional easement along the western boundary of Tract 3-A-1 may be required.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 6, 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,

Brennon Williams
Brennon Williams
Development Hearing Officer

BW/am/jr

JAG Planning and Zoning / Juanita Garcia, P.O. 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'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 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 cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại 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。

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Final Audit Report 2026-10-23

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