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

Romero Ronald & Albertilla Trustees
Romero RVT
102 Roehl Rd. NW
Albuquerque, NM 87107

Project# PR-2025-020046
Application#
MINOR_PLT-2026-00043 MINOR PLAT

LEGAL DESCRIPTION:
For all or a portion of:
Lot/Tract 30, FREEMAN ADDN zoned **R-1**, located at **4425 GRANDE DR NW SAN CLEMENTE AVE 7 FREEMAN AVE** containing approximately **0.557** acres. **(G-14, F-14)**

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 request is for a lot consolidation of Lot 30 of the Freeman Addition Subdivision into two new lots, to be designated as Lot 30-A and Lot 30-B, located at 4425 Grande Drive NW. A 20-foot public utility easement is located north of Lot 30-B.

2. The subject property is located within an Area of Consistency and is surrounded by areas of consistency. The property complies with the contextual Residential Development Standards outlined in IDO Section 5-1(C)(2).

3. The subject property is zoned R-1 (Residential – Low-Density Zone District). This subject property is not within any special corridor, city center or character protection overlay zone district.

4. The subject property is located within the Near North Valley Community Planning Area (CPA) and within the boundaries of the Los Griegos Neighborhood Association.

5. 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.

6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

7. Per 6-6(K)(2)(n), 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.

8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

9. The subject property previously received DFT sketch plat review on 04/16/25 under the same Project number.

10. 6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

11. The Transportation Section accepts the submitted determination letter fronting Grande Dr. NW submitted by the applicant for sidewalk and landscape buffer requirements.

CONDITIONS

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

a. The date of the DHO approval shall be recorded on the Plat.

b. The Application number must be added to the final plat.

c. AGIS must approve the DXF file, and proof of approval must be provided before final plat sign-off.

d. Confirm whether any existing easements or conditions exist within, along, or intersecting the Plat boundaries, and ensure they are depicted on the Plat in accordance with the IDO and DPM.

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,

Robert L. Lucero, Jr.
Robert L. Lucero, Jr. (Oct 26, 2026 12:55:21 MDT)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

Jared Baeza, Square Roots Services, LLC., 6701 Edith Blvd. NE Suite "A" Albuquerque, NM 87113

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。

PR-2025-020046_October_21_2026_Notice_of_Decision_DHO

Final Audit Report 2026-10-26

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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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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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