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

Nevarez Martin Trustee
Nevarez Trustee
4512 Kirk Ln SW
Albuquerque, NM 87121

Project# PR-2025-020053
Application#
MINOR_PLT-2026-00050 MINOR PLAT

LEGAL DESCRIPTION:
For all or a portion of:
Lots/Tracts 11 thru 14, PARIS ADDITION zoned **NR-LM** located at **211 KINLEY AVE NW LOCATED ON KINLEY AVE between 2ND ST. AND 3RD ST.** containing approximately **0.408** acres. **(J-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 to consolidate existing Lots 11, 12, 13 and 14, Block 7, of the Paris Addition Subdivision into the new 11-A lot. The applicant has also included a Right-of-Way sidewalk exhibit as part of the submittal packet.

2. The subject property is located within a Main Street corridor and within 1,320 feet (¼ mile) of a Main Street.

3. The subject property is zoned NR-LM (Non-Residential – Light Manufacturing) and is located within an Area of Change and the boundaries of the Central Albuquerque Community Planning Area (CPA).

4. The subject property is located within the boundaries of the Wells Park Neighborhood Association and the Rail Road and Small Spur Area. However, it is not located within any Character Protection Overlay (CPO) zone district.

5. Public notice requirements per Table 6-1-1, have been completed prior to the platting submittal (Email to relevant Neighborhood Association and Web Posting). Such notices are provided in the application packet.

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. This request complies with this criterion.

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. A Sensitive Lands Analysis was submitted confirming that no sensitive lands are present on the subject property.

10. The photographs submitted by the applicant adequately demonstrate compliance with the sidewalk and landscape buffer requirements.

CONDITIONS

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

a. The project and application numbers as well as the date of the DHO approval must be added to the plat cover sheet prior to distribution for final sign off.

b. Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the *DXF* file and proof of approval must be provided.

c. The final plat must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits.

d. Provide confirmation if there are any existing easements.

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 12:54:48 MDT)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

Fierro & Company, Veronica Herrera, 3201 4th St NW Suite C., Albuquerque, NM 87107

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 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.

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PR-2025-020053_October_21_2026_Notice_of_Decision_DHO

Final Audit Report 2026-10-26

Created:	2026-10-23
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-10-23 - 9:35:38 PM GMT

Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
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Email viewed by Robert Lucero (robert@lucerolawpc.com)
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Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
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