

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 7, 2026

Laura Jaimes Lopez
502 Louisiana BLVD SE
Albuquerque, NM 87108

Project# PR-2026-000093
Application#
MINOR_PLT-2026-00046 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 6 & 7, GOLDEN VIEW ADDN zoned
MX-M located at **7804 CENTRAL AVE SE**
between CENTRAL AVENUE SE and DALLAS
STREET SE containing approximately
0.150942 acres. (K- 19)

On October 7, 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 consolidate two separate lots into one newly platted lot located at 7804 Central, Lot 7-A, Golden View Addition at 0.15-acres in size. A sidewalk waiver request was approved for this project on July 29, 2026 by the DHO that permits the existing sidewalk width instead of widening to the required 10' – 12' width.
2. A Determination to the existing 16' alley along the south edge of the property to remain as is, has been approved with this request.
3. The site is located within the MX-M (Mixed Use – Non-Residential) zone district.
4. The subject property is located within the Near Heights Community Planning Area but is not located within any City Centers.

5. The subject property is located within both the Main Street and Major Transit corridor areas. Additionally, the site is located wholly within an Area of Change abutted by other areas of change to the east and west, and across from an Area of Consistency to the south.
6. This site has been previously reviewed for a Sketch Plat per PR-2026-000093 / PA-2026-00193 on June 17, 2026.
7. Per IDO Section 6-6(K)(3) Review and Decision Criteria- an application for Subdivision of Land Minor shall be approved if it complies with all applicable provisions of the IDO, the DPM, and other adopted city regulations, and any conditions specifically applied to development of the property. This request complies with this criterion.
8. The proposed Plat contains all the required signatures from: utilities, AMAFCA, owner(s), surveyor, and the City Surveyor.
9. The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
10. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application. All criteria have been met.

CONDITIONS

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

- a. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k).
- b. Project and application numbers will need to be added to the plat prior to distribution for final sign off.
- c. A callout for the approved sidewalk waiver will need to be added to plat.
- d. A signature line for Hydrology will need to be added to the plat prior to distribution for final sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 26, 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/jb/jr

Community Design Solutions, 9384 Valley View Dr NW, Albuquerque NM, 87114

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.

Official Notice of Decision

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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 kỳ quầy dịch vụ nào trong Sở của chúng tôi, 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-2026-000093_OCT_7_2026_Notice_of_Decision_DHO

Final Audit Report

2026-10-20

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