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

Sullivan LTD
2137 Carlisle BLVD NE
Albuquerque, NM 87110

Project# PR-2026-000141
Application#
MINOR_PLT-2026-00053 MINOR PLAT

LEGAL DESCRIPTION:
For all or a portion of:
Lots/Tracts 30A, B1, 28, 29, B, MIRACERROS ADDN, INDIAN PLAZA UNIT 3, zoned MX-L located at 2137 CARLISLE BLVD NE. (H-16)

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 for a minor platting action in order to consolidate the three lots located at 2137 Carlisle into one newly platted lot to be known as Lot 30-A-1.

2. The subject property is located within an Area of Change surrounded by other areas of change on all sides. The property is also located within a Major Transit corridor area. This property is not shown to be located within any noted overlay zones.

3. The subject property is located off Carlisle Blvd NE which is shown to be a Minor Arterial roadway which requires 6’ sidewalks with a 5-6’ landscape buffer.

4. The subject property previously received DFT sketch plat review on 8/19/26 under the same Project number.

5. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.

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

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

8. The subject property is **not** located within 660-feet of Major Public Open Space or a tribal boundary, and didn't require a Pre-submittal Tribal Meeting offer per 6-4(B) of the IDO.

9. A Sensitive Lands Analysis was submitted for the subject property that shows that no sensitive lands will be impacted through the development of the property.

10. The proposed platting action has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.

11. 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:

<u>Planning</u>

a. The date of DHO approval shall be recorded on the cover sheet of the plat.

b. Project and application numbers must be added to the cover sheet of the plat.

c. 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.

d. Provide confirmation if there are any existing easements within, along, or intersecting the Plat boundaries, as they must be depicted on the Plat per 5-1(H) of the DPM and 6-6(L)(3)(a) of the IDO.

ABCWUA

e. Please coordinate with 811 and provide an exhibit showing the existing sanitary sewer alignments in relation to the subject site. Once horizontal linework is shown on an exhibit, please also include a trench prism for the existing sewer and elaborate whether the overall width will encroach into the property. If so additional/new easements will be necessary to accommodate proper operation and maintenance.

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 12:52:52 MDT)

Robert L. Lucero, jr.,
Development Hearing Officer

RL/jb/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174

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 2026-10-26

Created:	2026-10-24
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-10-24 - 4:47:07 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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Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
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