

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 SEPTEMBER 16, 2026

Cortese Limited Partnership No. 3
6611 Guadalupe Trail NW
Los Ranchos de Albuquerque, NM 87107

Project# PR-2023-009264
Application#
MINOR_PLT-2026-00042 MINOR PLAT

Frank A. Volpe & Emily Anne Williams
176 Joseph Ct.
Los Lunas, NM 87031-6521

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 1, 2, 3 AND THE SOUTH 45' OF LOT 4,
MIDVALE SUBDIVISION** zoned **R-1** located at
914 11TH ST NW containing approximately
1.3780 acres. (J-13)

On September 16, 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 the existing lots of Midvale Place (Lots 1,2,3, and the south 45' of lot 4, Midvale Subdivision) from the four current lots into seven new lots.
2. The subject property is zoned R-1, and is surrounded on all sides by other R-1 zoned properties. The site is located within an Area of Consistency surrounded by other Areas of Consistency.
3. The subject property is not located within any noted Main Street, Premium Transit, or Major Transit corridors. The property is located wholly within the Character Protection Overlay Zone – CPO – 3.
4. 11th St. is shown as a local roadway which requires 5' sidewalks with a 5-6' wide landscape buffer.

5. Due to the projects location within CPO-3 this project is constrained by the Building height and Other Development Standards outlined in IDO section 3-4(D)(1) which specifically limits accessory building height to no more than 18' and provides guidance on Parking location and design standards.
6. A Sensitive Lands Analysis has been provided for the subject property and shows the only sensitive lands to be preserved are a few large trees which have subsequently been slated for protection.
7. All public notice requirements of IDO section 6, Table 6-1-1 have been met.

CONDITIONS

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

ABCWUA

- a. As a condition of signature for the plat, the existing dwellings that are sharing services that will be on separate lots as a result of this plat must separate services and have separate accounts.

Planning

- b. The Project and application numbers must be added to the Final Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 2, 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.

Official Notice of Decision

Project # PR-2023-009264 Application# MINOR_PLT-2026-00042

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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

Tim Aldrich, PO BOX 30701, Albuquerque, NM 87190

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 nihihgii 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

2026-09-25

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