

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

Stewart Chester French Trustee
Steward RVT
P O Box 25063
Albuquerque, NM 87125

Project# PR-2024-010945
Application#
MINOR_PLT-2026-00037 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 5C, PARADISE VALLEY zoned
NR-SU located at **9300 GOLF COURSE RD**
NW containing approximately **2.781** acres.
(C-12)

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 for a Minor Subdivision of Land for the approximately 2.7-acre property located at 9300 Golf Course Road NW, zoned NR-SU (Non-residential Sensitive Use). The subdivision will create two lots: Tract 5-C-1, approximately 2.6852 acres, and Tract 5-C-2, approximately 0.0329 acres.
2. The subject property is located within the Piedras Marcadas Neighborhood Association and the Major Transit Corridor. Golf Course Road NW is classified as a Minor Arterial Street in the Long-Range Roadway System (LLRS) and has a proposed bike lane and paved multi-use trail adjacent to the subject property.
3. The subject property is located within an Area of Change, adjacent to Areas of Consistency to the east and west, and within the boundaries of the Northwest Mesa Community Planning Area (CPA).
4. This site is not within any Character Protection Overlay Zone districts, City Centers and not within ¼ mile of any UC/MS/PT areas.

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 subject property previously received DFT sketch plat review on 10/02/24 under the same Project number.
11. An EPC-approved Site Plan exists for the property under case Z-99-59, approved May 20, 1999. Any proposed changes may require a Minor Amendment, and applicable NR-SU dimensional standards must comply with the approved Site Development Plan per IDO Section 5-1(E)(2)(b).

CONDITIONS

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

Planning

- a. AGIS approval of the digital DXF file is required prior to final sign-off.
- b. The final plat must include any waivers, deviations, variances, or vacations granted by the DHO as notes or exhibits.
- c. The DHO approval date must be added to the final plat after approval.

- d. Confirm whether any existing conditions subject to DPM 5-2(C) exist and, if so, show them on the plat.

Water Authority

- e. A private water and private sanitary sewer easement for the benefit of proposed Tract 5-C-2 must be granted such that the proposed tract will have direct access to public water and public sanitary sewer infrastructure.

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.

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/mi/jr

Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102

Official Notice of Decision

Project # PR-2024-010945 Application# MINOR_PLT-2026-00037

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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

2026-09-24

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