

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 30, 2026

LTI Properties, LLC
2491 Lacuma Rd. NE
Rio Rancho, NM 87144-0953

Project# PR-2025-020182
Application#
VAC-2026-00016 VACATION OF PUBLIC
EASEMENT
MAJOR_PLT-2026-00015 MAJOR PLAT
(SUBDIVISION)

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts 1, 2, 3, 14, 15, 16, Block 4,
Joseph W. Van Cleave Addition zoned NR-C
located at 608 GENERAL CHENNAULT ST SE
between TRUMBULL and SUSAN SE
containing approximately 1.0331 acre(s).
(L-20)

On September 30, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with conditions of approval, based on the following Findings:

VAC-2026-00016, MAJOR_PLT-2026-00015

1. This is a request for a proposed major subdivision that would combine six existing lots into one newly platted lot (Lot 16-A, Block 4 of the Joseph W. Van Cleave Homestead Addition at 1.0295-acres in size). The is located at 608 General Chenault St. SE.
2. The subject property is zoned NR-C (Non-Residential-Commercial). The subject property is not shown to be within any noted Overlay zones and is not located within any PT/MT/MS corridor areas.

3. The subject property is located within an Area of Change and is surrounded by other Areas of Change on all sides.
4. This site has been previously reviewed for a Sketch Plat under PR-2025-020182 / PA-2025-00425 on January 14, 2026.
5. Per IDO Section 6-6(K)(1), this project will be reviewed as a **major** subdivision of land due to the items identified on the Infrastructure List (IL).
6. 6-6(L)(3) Review and Decision Criteria
An application for a Subdivision of Land – Major 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 meets this criterion.
7. The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
8. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.
9. 6-6(M)(3) Review and Decision Criteria

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The request meets Section 6-6(M)(3)(a) since the public welfare does not require the easement to be retained. As depicted in the preliminary and final plat, the easement is shown in the middle of the proposed lot, but no utilities were found within the easement. All the pertinent utility companies have reviewed the proposed vacation of the utility easement, and no objection was made to the request. Signatures from the utility companies demonstrate validation of this request.

CONDITIONS

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

Planning

- a. Project and application numbers as well as the Agent/Owner information must be provided on the Infrastructure List prior to distribution for DFT Staff to sign-off on the IL.
- b. An Infrastructure Improvements Agreement based on the provided Infrastructure List must be provided prior to final sign-off on the plat.
- c. Ensure that all information required on the plat indicated in the DPM is properly reflected.
- d. Callouts to old lot layout that is to be removed should be listed on the plat indicating the change.
- e. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(K).
- f. Prior to final sign-off on the plat, AGIS DXF File and proof of approval must be provided.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 19, 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).

Official Notice of Decision

Project # PR-2025-020182 Applications# VAC-2026-00016, MAJOR_PLT-2026-00015

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Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Oct 9, 2026 09:30:38 MDT)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/jb/jr

JAG Planning & Zoning, LLC, P.O. Box 7857, Albuquerque, NM 87194

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。

PR-2025-020182_MAJPLT-2026-00015_9.30.26_DHO

Final Audit Report

2026-10-09

Created:	2026-10-08
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxG0A-Kfk5JGqYuximEqOC5xVsh_PpOxL

"PR-2025-020182_MAJPLT-2026-00015_9.30.26_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-10-08 - 11:31:21 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2026-10-08 - 11:31:26 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2026-10-09 - 3:29:14 PM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-10-09 - 3:30:36 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2026-10-09 - 3:30:38 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE
-  Agreement completed.
2026-10-09 - 3:30:38 PM GMT