

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
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## OFFICIAL NOTICE OF DECISION November 19, 2025

City of Albuquerque &  
The New Mexico Educators Federal  
Credit Union  
Albuquerque, NM

**Project# PR-2022-006960**

**Application#**

**VAC-2025-00050**

**VAC-2025-00051**

**VAC-2025-00052**

**VAC-2025-00053**

**VAC-2025-00054**

**VAC-2025-00055**

**VAC-2025-00056**

**VAC-2025-00057**

**VAC-2025-00058**

**VAC-2025-00059**

**MINOR\_PLT-2025-00059**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lots/Tracts E2A1, JEANNEDALE ADDN UNIT**

**1A zoned MX-H, located at 2121 INDIANA**

**ST NE. (H-18)**

On November 19, 2025, 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:

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### **VAC-2025-00050 thru VAC-2025-00059 and MINOR\_PLT-2025-00059**

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1. These requests include the vacations of multiple easements, including several 10-foot Public Utility Easements, an Underground Public Utility Easement, a 15-foot by 35-foot Public Utility Easement, a 30-foot Reciprocal Common Access Easement, a Private Common Access

Easement (blanket), a Private Cross-Parking Easement (blanket), a Private Joint Access Easement, and a Public Sidewalk Easement.

- i.) VAC-2025-00050 – Vacation of 10-foot Underground Public Utility Easement
- ii.) VAC-2025-00051 – Vacation of 15-foot by 35-foot Public Utility Easement
- iii.) VAC-2025-00052 – Vacation of Private Common Access Easement (Blanket)
- iv.) VAC-2025-00053 – Vacation of Private Cross Parking Easement (Blanket)
- v.) VAC-2025-00054 – Vacation of Private Joint Access Easement
- vi.) VAC-2025-00055 – Vacation of Public Sidewalk Easement
- vii.) VAC-2025-00056 – Vacation of Underground Public Utility Easement
- viii.) VAC-2025-00057 – Vacation of 10-foot Public Utility Easement
- ix.) VAC-2025-00058 – Vacation of 10-foot Public Utility Easement
- x.) VAC-2025-00059 – Vacation of 30-foot Reciprocal Common Access Easement

2. The final request is for the Minor Plat, which eliminates the southern lot line owned by the City of Albuquerque and creates a new southern lot line that would add .449 acres to the City of Albuquerque- owned lot.

The Southern lot owned by New Mexico Educators Federal Credit Union would decrease to 1.0312 acres.

- xi.) MINOR\_PLT-2025-00059

Tract E-2A1 is 1.4507 acres owned by the City of Albuquerque and will become Tract E-2A1A at 1.8997 acres with this replat.

Tract E-2A2 is 1.4802 acres owned by New Mexico Educators Federal Credit Union and will become Tract E-2A2A at 1.0312 acres with this replat.

3. The subject site is zoned a mixed-use high intensity (MX-H) and the proposed development will have multi-family residences, underground parking, retail, restaurants, and banking services.
4. The site is within 330' of a Transit Facility, the Uptown Small Area, Urban Center, Premium and Major Transit corridors, the Coronado Center and in an Area of Change.
5. America's Parkway is a Major Collector and Indian School is a Minor Arterial.

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#### **VAC-2025-00050 VACATION OF 10' UNDERGROUND PUBLIC UTILITY EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The first easement to be vacated (as indicated Easement "C" on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00050, is a 10' underground public utility easement, which was established in 1978. When the current transit terminal was constructed all utility lines were removed from this easement. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00051 VACATION OF 15' by 35' PUBLIC UTILITY EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The second easement to be vacated (as indicated Easement "D" on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00051, is a 15' X 15' public utility easement, which was established in 1991. This easement is in use for an existing transformer. The transformer will be removed and a new transformer will be constructed in the new transformer easement indicated as No. 1 on sheet 3 on the west side of the project along Americas Parkway per agreements with the utility companies. The utility companies have signed the plat. The existing easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00052 VACATION OF PRIVATE COMMON ACCESS EASEMENT (BLANKET)**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The third easement to be vacated (as indicated Easement "E" on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00052, is a private common access easement, which was established in 1991. This easement is private in nature and was for access by City transit and Nusenda over the common drive aisle on the south side of the transit center.

The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00053 VACATION OF PRIVATE CROSS PARKING EASEMENT (BLANKET)**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The fourth easement to be vacated (as indicated Easement “F” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00053, is a private cross parking easement, which was established in 1991. This easement is private in nature and was for cross parking by City transit and Nusenda over the area on the south side of the transit center. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The Nusenda site presently has adequate parking and access within its boundaries. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00054 VACATION OF PRIVATE JOINT ACCESS EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The fifth easement to be vacated (as indicated Easement “H” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00054, is a private joint access easement, which was established in 1998. This easement is private in nature and was for access by City transit and Nusenda over the drive aisles and parking areas on the site. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The Nusenda site presently has adequate parking and access within its boundaries. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00055 VACATION OF PUBLIC SIDEWALK EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The sixth easement to be vacated (as indicated Easement “I” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00055, is a public sidewalk easement, which was established in 2002. This easement was needed for public sidewalks outside of the right-of-way on the current transit center; however, these sidewalks will be removed and relocated as part of this project. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00056 VACATION OF UNDERGROUND PUBLIC UTILITY EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The seventh easement to be vacated (as indicated Easement “J” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00056, is an underground public utility easement, which was established in 2005. This easement is in use for an existing transformer. The transformer will be removed and a new transformer will be constructed in the new transformer easement indicated as No. 1 on sheet 3 on the east side of the project along Indiana Street per agreements with the utility companies. The utility companies have signed the plat. The existing easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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**VAC-2025-00057 VACATION OF 10’ PUBLIC UTILITY EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The eighth easement to be vacated (as indicated Easement “K” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00057, is a 10’ public utility easement, which was established in 1972. Only the portion of this easement north of the Nusenda site will be vacated. Any existing lines within the easement will be removed and relocated per agreements with the utility companies. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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#### **VAC-2025-00058 VACATION OF 10’ PUBLIC UTILITY EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The ninth easement to be vacated (as indicated Easement “L” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00058, is a 10’ public utility easement, which was established in 1998. Only the portion of this easement north of the Nusenda site will be vacated. Any existing lines within the easement will be removed and relocated per agreements with the utility companies. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement.

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#### **VAC-2025-00059 VACATION OF 30’ RECIPROCAL COMMON ACCESS EASEMENT**

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1. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and shall be approved if it meets any of the following criteria:

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

The tenth easement to be vacated (as indicated Easement “N” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00059, is a private reciprocal common access easement, which was established in 1998.

This easement is private in nature and was for access by City transit and Nusenda over the common drive aisle on both sides of the transit center. The existing transit center will be demolished as part of this project. A new ABQ Ride Transit easement will be granted in a new location as part of this project. The new easement [is] indicated as Easement No. "2" on sheet 3 and in more detail on sheet 4 of this plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The present grading and site plans show that there is no detriment in removing the easement.

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**MINOR\_PLT-2025-00059 MINOR PRELIMINARY/ FINAL PLAT**

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1. This is a minor platting action which incorporates the vacations of the above-referenced easements and shifts the southern lot line of City of Albuquerque's Tract E-2A1, which will increase from 1.4507 acres to 1.8997 acres. The New Mexico Educators Federal Credit Union's Tract E-2A2 will be reduced from 1.4802 acres to 1.0312 acres as a result of the replat.
2. 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 these criteria.
3. Per 6-6(K)(2)(I), 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.
4. All signatures from the surveyor, the City Surveyor, the utility companies, and AMAFCA are provided on the plat.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

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**CONDITIONS**

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

ABCWUA Water Authority:

- a. A survey exhibit must be provided showing existing line locations for public water and public sanitary sewer infrastructure to either show there is no infrastructure

within the site or if new easements need to be granted for any public water and/or public sanitary sewer infrastructure that is within the site or relocation of said infrastructure as necessary.

Planning:

- b. Owners signature must be added to the plat and are required prior to DFT staff signing.
- c. Place all Vacation numbers on the plat as well as the date of approval for these vacations by the DHO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 8, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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. (Nov 26, 2025 12:35:59 MST)

Robert L. Lucero Jr.  
Development Hearing Officer

RLL/am/jr

Tim Aldrich, 4135 Montgomery Blvd. NE, Suite C., Albuquerque, NM 87109








# PR-2022-006960\_November\_19\_2025\_NOD\_D HO RR11.202.25adm

Final Audit Report

2025-11-26

Created:	2025-11-25
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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## "PR-2022-006960\_November\_19\_2025\_NOD\_DHO RR11.202.25adm" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2025-11-25 - 6:10:57 PM GMT
-  Document emailed to Robert L. Lucero Jr. (robert@luceroLawpc.com) for signature  
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-  Document e-signed by Robert L. Lucero Jr. (robert@luceroLawpc.com)  
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