

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

Juniper Properties Southwest LLC  
6711 Academy Rd NE  
Suite B  
Albuquerque, NM 87109

**Project# PR-2022-007157**  
**Application#**  
**VAC-2025-00044** VACATION OF PUBLIC  
EASEMENT

### LEGAL DESCRIPTION:

For all or a portion of:

**AC ORD 2754, 8, 9, 10, 7, 11, TERRACE ADDN**  
zoned **R-ML**, located at **1701 GOLD AVE. SE**  
**between UNIVERSITY BLVD. AND**  
**PINE ST.** containing approximately **0.8207**  
acre(s). **(K-15)**

On November 12, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request to vacate portions of a 10-foot Public Easement located along the northern right-of-way of Gold Avenue at the northwest intersection of Gold Avenue and University Boulevard. The 811-report included in the application packet indicates that there are no utilities within this easement.
2. Per 6-6(M)(3)(a) of the IDO, the public welfare does not require the easement to be retained, since the easement was only used to provide utilities to the subject property, and there are alternative means of providing utilities to the subject property and to neighboring lots, either through the right-of-way or the remaining portions of the existing easement.

Therefore, no substantial property right will be abridged against the will of the public or the property owners by the vacation of this easement.

Per 6-6(M)(3)(b) of the IDO, there is a net benefit to the public welfare, as the vacated portions of the easement clears up the encroachment, and frees up these areas for greater development as needed by the private owners.

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



Brennon Williams (Nov 14, 2025 07:33:53 MST)

Brennon Williams

Development Hearing Officer

BW/mi/jr

Consensus Planning, 302 Eight Street, NW, Albuquerque, NM 87102


# PR-2022-007157\_November\_12\_2025\_Notice\_of\_Decision\_DHO\_Vacation


Final Audit Report


2025-11-14


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 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
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