

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Dan Rich
3200 Calle De Laura NW
Albuquerque, NM 87104

Project# PR-2018-001227 AKA PR-2022-007508

Application#

VAC-2025-00015 VACATION OF PUBLIC EASEMENT

MINOR_PLT-2025-00007 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract Y2A2, Y2A1B1, Y2A1A1A, TAYLOR RANCH zoned MX-M, located at 6971 TAYLOR RANCH RD NW and 6911 TAYLOR RANCH RD NW between SOONER TRAIL NW AND HOMESTEAD TRAIL NW containing approximately 10.11 acre(s). (D-11)

On April 23rd, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with a condition of approval, based on the following Findings:

VAC-2025-00015 VACATION OF PUBLIC EASEMENT

1. This is a request to vacate the final approximately 30-foot portion of a 10-foot-wide PNM easement.
2. Per 6-6(M)(3) Review and Decision Criteria, An application for a Vacation of Easement, Private Way, or Public Right-of-way 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.

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.

This application has sufficiently met both criteria and provided justification to the DHO which resulted in a granting of the proposed vacation.

MINOR_PLT-2025-00007 PRELIMINARY/FINAL PLAT

1. This is a request for a lot line adjustment to an interior lot line between two properties owned by the same owner and located at Taylor Ranch Self-Storage and Highland Hills Shopping Center. The lot line adjustment also includes a partial vacation of a 10' PNM Easement.
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 this criteria.
3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
4. Per 6-6(K)(2)(l), 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.

CONDITIONS

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

- a. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 9TH, 2025**. 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.

Official Notice of Decision

Project # PR-2018-001277 AKA PR-2022-007508 Applications# MINOR_PLT-2025-00007, VAC-2025-00015

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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 \(Apr 30, 2025 17:05 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

Ladera Enterprises, 3200 Calle De Laura NW Albuquerque, NM 87104

PR-2018-001277 AKA PR-2022-007508 April 23rd, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-30

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