

**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**

City of Albuquerque - Municipal  
Development, Jennifer Turner, Director  
PO. Box 1293  
Albuquerque, NM 87194

**Project# PR-2019-003030**  
**Application# SD-2024-00132**  
VACATION OF PUBLIC RIGHT-OF-WAY

### **LEGAL DESCRIPTION:**

For all or a portion of:

**A 16' wide alley on the West side of 301  
McKnight NW zoned NR-SU located NEXT TO  
301 MCKNIGHT NW between 3<sup>RD</sup> ST NW and  
4<sup>TH</sup> ST NW containing approximately 4.4163  
acre(s). (H-14)**

On September 25th, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and recommended approval of the request, based on the following findings noted below:

1. This is a request to vacate the entirety of an 8,888.14 square foot/16-foot-wide alleyway that is located to the West of 301 McKnight NW. The current legal description for the property is a portion of Coronado Park, and containing approximately 4.4163 Acres.
2. The subject site is zoned NR-SU (a Zone Map Amendment rezoning the subject property to NR-SU from NR-PO-A was approved by the Environmental Planning Commission (EPC) on June 20th, 2024). The proposed vacation is depicted on the Vacation Exhibit on file.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DHO will be the recommending body to the City Council on the request because the vacation is more than 500 square feet or the entire width of a platted alley.

5. Per 6-6(M)(3) of the IDO, the public welfare does not require that the public right-of-way be retained, and there is no convincing evidence that any substantial property right is abridged by this Vacation.

The existing alley is currently blocked in sections, and does not permit it to serve as an alternative vehicular access route to the adjacent properties due to the blockages. The vacated area is proposed to be used as part of a larger redevelopment of the area that would include the construction of a new fire station, and would be utilized as part of the internal vehicular circulation pattern to accommodate the larger fire trucks that are typically found at fire stations.

6. The Vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
7. Notices to abutting homeowners are included in the application submittal for this request as proof of this vacation application, confirming they have been contacted about the Vacation. Per the agent's (of the Applicant) verbal statement on record from the September 25<sup>th</sup> hearing for this request, at this time no homeowners or neighborhood associations have reached out to the applicant's team with concerns.

Sincerely,

***Brennon Williams***

Brennon Williams (Sep 29, 2024 10:28 MDT)

Brennon Williams  
Development Hearing Officer

BW/jb/jr

JAG Planning and Zoning – Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194







# PR-2019-003030\_September\_25\_2024\_Notice\_of\_Decision

Final Audit Report

2024-09-29

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