

**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

Forty 10 Properties, LLC
4010 Carlisle Blvd NE, Suite B
Albuquerque, NM 87107

Project# PR-2024-009976
Application#
**SD-2024-00114 VACATION OF PUBLIC RIGHT-OF
WAY**

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT A, BLOCK 6, HILTON
SUBDIVISION** zoned **MX-L** located at **4010
CARLISLE BLVD NE** between **HILTON AVE** and
HAHN ARROYO containing approximately
0.5659 acre(s). **(G-16)**

On August 14, 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:

1. This is a request to vacate a 4,440 square foot alleyway that is located to east of and behind the subject property at 4010 Carlisle Blvd NE, and intersects with Hilton Ave. NE to the north and the Hahn Arroyo to the south.
2. The subject site is zoned MX-L. The proposed vacation as depicted on the Right-of-Way 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)(1), 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 being abridged against the will of the owner of the right.
6. The Vacation must be must be platted within one year of City Council approval or it will be void (see Table 6-4-3 of the IDO)
7. A note must be added to the Plat confirming access to the entrance to the Hahn Arroyo by AMAFCA, and that the access will not be blocked.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Aug 15, 2024 12:07 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/mi/jr







PR-2024-009976_August_14_2024_Notice of Decision

Final Audit Report

2024-08-15

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