

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

JLM Living / Bedrock Investors  
3839 Bee Caves Rd., Suite 205  
Austin, TX 78746

**Project# PR-2023-009652**

**Application#**

**SD-2024-00148 VACATION OF PUBLIC RIGHT-OF  
WAY**

**LEGAL DESCRIPTION:**

For all or a portion of:

**Tract 1, UNPLATTED PARADISE HILLS** zoned  
**MX-T** located between **AVENIDA DE JAIMITO**  
**and PASEO DEL NORTE** containing  
approximately **19.7** acre(s). **(C-10)**

On November 20<sup>th</sup>, 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 approximately 72,213 square feet and the entirety of a platted roadway (Avenida de Jaimito NW) that is located to the south of the subject property.
2. The subject property is zoned MX-T (Mixed-Use – Transition Zone District). The proposed vacation is depicted on the Right-of-Way 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)(2) of the IDO, the DHO will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

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 a net benefit to the public welfare because the development made possible by the Vacation is 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.
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)

Sincerely,

*Brennon Williams*

[Brennon Williams \(Nov 22, 2024 10:56 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/jr

Consensus Planning, Inc., 302 8<sup>th</sup> Street, Albuquerque, NM 87102







# PR-2023-009652 November 20th, 2024 Notice of Decision

Final Audit Report

2024-11-22

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