

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

Jan-Erik Palm  
1104 W Bay Ave  
Newport Beach, CA, 92661

**Project# PR-2022-007520**  
**Application#**  
**VAC-2025-00003** VACATION OF PUBLIC  
EASEMENT  
**MINOR\_PLT-2025-00008** PRELIMINARY/ FINAL  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT A, BLOCK 4, RAFAR INVESTMENTS**  
**zoned NR-LM**, located between **PASEO DEL**  
**NORTE NE AND ANAHEIM NE** containing  
approximately **1.6755** acre(s). **(C-17)**

On April 9, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, with conditions of approval, based on the following Findings:

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### **VAC-2025-00003 VACATION OF PUBLIC EASEMENT**

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1. This is a request for vacation of easement of a 34-foot railroad easement containing .2222 acres.
2. The subject site is zoned NR-LM and is located at 8235 Washington St. NE
3. The proposed vacation meets the review and decision criteria of 6-6(M)(3) and 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.

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**MINOR\_PLT-2025-00008 MINOR PRELIMINARY/ FINAL PLAT**

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1. This is a request for a minor plat to incorporate the vacation of a 34-foot railroad easement containing .2222 acres in Lot A to Lot A-1.
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 these criteria.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
4. Per 6-6(K)(2)(I), 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.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

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**CONDITIONS**

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

- a. The application number must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 25<sup>TH</sup>, 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.

Official Notice of Decision

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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,

*Robert L. Lucero, Jr.*

Robert L. Lucero, Jr. (Apr 16, 2025 22:35 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/am/jr

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







# PR-2022-007520 April 9, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-17

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