

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

Wendy Beach  
4416 Royene Ave NE  
Albuquerque, NM 87110

**Project# PR-2023-009354**  
**Application#**  
**VAC-2025-00014** VACATION OF PUBLIC  
EASEMENT  
**MINOR\_PLT-2025-00010** PRELIMINARY/FINAL  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lots/Tracts 10 & 11 Block 7, ALTURA  
ADDITION** zoned **R-1D**, located at **4416  
ROYENE AVE NE between WASHINGTON ST  
NE AND AVENIDA MANAN** containing  
approximately **0.5635** acre(s). **(J-17)**

On April 9<sup>th</sup>, 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-2025-00014 VACATION OF PUBLIC EASEMENT**

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1. This is a request to vacate portions of a 5-foot Public Utility Easement in order to resolve an encroachment by an existing residence. The easement was established before the home was built, but the current structure now encroaches into the easement area.
2. Per 6-6(M)(3)(a) of the IDO, the public welfare does not require the easement to be retained, since the easement was only used to provide utilities to the subject property, and there are alternative means of providing utilities to the subject property and to neighboring lots, either through the right-of-way or the remaining portions of the existing easement.

Thus, so no substantial property right will be abridged against the will of the public or the property owners by the vacation of this easement.

Per 6-6(M)(3)(b) of the IDO, there is a net benefit to the public welfare, as the vacated portions of the easement clears up the encroachment, and frees up these areas for greater development as needed by the private owners.

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**MINOR\_PLT-2025-00010 PRELIMINARY/FINAL PLAT**

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1. This is a request to consolidate Lots 10 and 11 into a single parcel, creating new Lot 10-A in Block 7 of the Altura Addition Subdivision, and dedicates right-of-way for Washington St NE to the City of Albuquerque as depicted on the Plat.
2. The subject property is zoned R-1D (Residential – Single-Family Zone District). Future development must be consistent with all relevant standards.
3. 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 criterion.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. All final platting documents must be signed/stamped by a design professional licensed in the State of NM.
7. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.
8. An Infrastructure List was submitted with, and has been approved with this request.

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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. Proof of AGIS DXF file and approval.
- c. Per 6-6(L)(2)(d)(7) of the IDO The date of the DHO approval shall be recorded on the Plat.
- d. A recorded IIA with financial guarantee must be submitted.

**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.

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 22:36 MDT)

Robert L. Lucero, Jr  
Development Hearing Officer

RLL/mi/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174







# PR-2023-009354 April 9th, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-17

Created:	2025-04-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa7-8GFsJDh1ckt4S52wBwCcCILT0SzBE

## "PR-2023-009354 April 9th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2025-04-14 - 10:37:55 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature  
2025-04-14 - 10:37:59 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)  
2025-04-17 - 4:35:43 AM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2025-04-17 - 4:36:33 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)  
Signature Date: 2025-04-17 - 4:36:35 AM GMT - Time Source: server
-  Agreement completed.  
2025-04-17 - 4:36:35 AM GMT