

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION

Tulane Properties Inc.
5160 San Francisco Rd NE
Albuquerque, NM 87109

Project# PR-2021-005862

Application#

VA-2025-00028 VACATION OF PUBLIC
EASEMENT (*Existing public 46'x20' sanitary
sewer and waterline easement*)

VA-2025-00035 VACATION OF PUBLIC
EASEMENT (*Sanitary sewer easement*)

VA-2025-00036 VACATION OF PUBLIC
EASEMENT (*Temporary public roadway
easement*)

VA-2025-00038 VACATION OF PUBLIC
EASEMENT (*Existing 40-foot temporary access
easement*)

VA-2025-00039 VACATION OF PUBLIC
EASEMENT (*Existing permanent drainage
easement*)

VA-2025-00037 VACATION OF PUBLIC
EASEMENT (*Permanent easement and temporary
retention pond*)

VA-2025-00032 VACATION OF PUBLIC
EASEMENT (*Existing public 46'x20' sanitary
sewer and waterline easement*)

VA-2025-00033 VACATION OF PUBLIC
EASEMENT (*Existing 20'x46' public waterline and
sanitary sewer*)

VA-2025-00034 VACATION OF PUBLIC
EASEMENT (*Permanent easement and
Temporary detention pond*)

LEGAL DESCRIPTION:

For all or a portion of: **Lot/Tract 16D2, EL
RANCHO GRANDE UNIT 16** zoned **R-1A**,
located on **GIBSON BOULEVARD SW** and
DELGADO ROAD SW containing
approximately **16.4559** acre(s). (**M-08, N-08**)

VAC-2025-00028 – VAC-2025-00034 VACATION OF PUBLIC EASEMENTS

On August 27, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

1. This is a request to vacate easements that currently run through the existing property located at Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW zoned R-1A (Residential – Single-Family Zone District). Easements A, D, E, F, G and J that are within Tract 16-D-2, which covers approximately 16.5 acres, as part of Phase 3 of the El Rancho Grande residential Subdivision.
2. These are requests to vacate three (3) existing public 46' x 20' sanitary sewer and waterline easements; a sanitary sewer easement; a temporary public roadway easement; a 40' temporary access easement; an existing permanent drainage easement; and two (2) permanent easements and temporary retention ponds.

6-6(M)(3)

Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way 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.

The applicant proposes a 103-lot residential subdivision on Tract 16-D-2. With the proposed infrastructure, rights-of-way, and easements to be constructed and financially guaranteed as part of this new subdivision, the existing interim easements have fulfilled their purpose and are no longer necessary. Therefore, their vacation is appropriate as part of the current development process.

6-6(M)(3)(b)

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

The proposed development would be a net benefit to the public by adding much-needed housing to the area. Phases 1 and 2 of this residential subdivision, located to the east, have already been completed, and this next phase would continue that progress once approved.

Official Notice of Decision

Project # PR-2021-005862 Applications# VA-2025-00028, VAC-2025-00032, VAC-2025-00033, VAC-2025-00034, VAC-2025-00035, VAC-2025-00036, VAC-2025-00037, VAC-2025-00038, VAC-2025-00039

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3. Per Table 6-1-1 of the IDO, a pre-application meeting took place with City staff as a Sketch Plat on July 2, 2025 per PR-2021-005862 / PA-2025-000183.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 15th, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered 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 a 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 permits 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,



Brennon Williams (Sep 4, 2025 16:37:39 MDT)

Brennon Williams

Development Hearing Officer

BW/mi/jr

Community Design Solutions, LLC., 9384 Valley View Dr NW Suite 100, Albuquerque, NM 87114


PR-2021-005862 August 27, 2025 Notice of Decision - DHO


Final Audit Report


2025-09-04


Created:	2025-09-04
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4z8AVhChcgAXkdsækmbRs8_laaUI6NA

"PR-2021-005862 August 27, 2025 Notice of Decision - DHO" History


 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-09-04 - 8:57:07 PM GMT

 Document emailed to brennonwilliams295@gmail.com for signature
2025-09-04 - 8:57:11 PM GMT

 Email viewed by brennonwilliams295@gmail.com
2025-09-04 - 10:36:39 PM GMT

 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-09-04 - 10:37:37 PM GMT

 Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-09-04 - 10:37:39 PM GMT - Time Source: server

 Agreement completed.
2025-09-04 - 10:37:39 PM GMT