

**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

The Redlin Family Trust:
Jay Redlin and Patricia A. Redlin
9720 Candelaria Rd NE
Albuquerque, NM 87112

Project# PR-2024-011232
Application#
VAC-2023-00001 VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

2, 1, Block 49, SNOW HEIGHTS ADDN zoned
MX-L, located at **9720 CANDELARIA RD NE**
between EUBANK BLVD NE and CAROL ST
NE containing approximately **0.3673** acre(s).
(H-21)

On February 12, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This is a request to vacate a Public Utility Easement (PUE) recorded on February 15th, 1957 within the subject property located at 9720 Candelaria Rd. NE.
2. Per 6-6(M)(3)(a) of the IDO, the vacation of the public utility easement was approved as the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged with the approval of the Vacation.
3. Per Table 6-1-1 of the IDO, a pre-application meeting took place with City staff as a Sketch Plat on December 11, 2024.
4. Per Table 6-4-3 of the IDO, a Vacation of Public Easement application expires within 1-year of its DHO-approval if not platted.

CONDITIONS

The Vacation of Public Easement was approved with the following conditions:


- a) The project and application numbers must be added to the documents/drawings.
- b) Prior to final sign-off of the Plat, the AGIS office must approve the DXF file and proof of approval must be provided.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **MARCH 3RD, 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 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. \(Feb 18, 2025 20:44 MST\)](#)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/am/jr

Jeremy Salazar – 2155 Louisiana Blvd NE, Ste 7200, Albuquerque, NM 87110







PR-2024-011232 February 12th, 2025 Notice of Decision

Final Audit Report

2025-02-19

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|-----------------|--|
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| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
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