

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
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OFFICIAL NOTICE OF DECISION

Regents of UNM Real Estate Dept.
MSC06-3595-1 UNM
Albuquerque, NM 87131

Project# PR-2020-004622

Application#

VAC-2025-00040 VACATION OF PUBLIC
RIGHT-OF-WAY

VAC-2025-00041 VACATION OF PUBLIC
RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of:

**Tracts 6 - 10, UNM GIBSON COMMERCIAL
DISTRICT** zoned **R-MH** located at **UNM
GIBSON COMMERCIAL DISTRICT**
containing approximately **3.81** acre(s).
(L-15)

On October 8, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications, and recommended approval of the Vacation of Public Right-of-Way requests, based on the following Findings:

VAC-2025-00040 & VAC-2025-00041 VACATION OF PUBLIC RIGHT-OF-WAY

1. These requests seek to vacate the full width of the platted right-of-way (ROW) for Alumni Drive SE and Varsity Avenue SE that run through Tracts 6, 7, 8, 9, and 10 of the UNM Gibson Commercial District, covering approximately 3.81 acres (166,121 square feet); while platted (ROW), Alumni Drive SE and Varsity Avenue SE within the subject property are not existing roadways.

The vacation requests are proposed in connection with a future replat of Tracts 6–10 of the UNM Gibson Commercial District, which proposes to vacate the ROW of Alumni Drive SE and Varsity Avenue SE as currently platted, and create new ROW for future roadway(s).

2. **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 public streets and ROW will no longer serve their intended purpose with the reconfiguration of the tracts with the proposed replat.

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.

There will be an equivalent (or greater) ROW granted with the filing of the plat with the new lot configuration.

3. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, **the DHO will be the recommending body to the City Council** for these requests because the Vacations are more than 5,000 square feet and the entire width of a street.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacations (see Table 6-4-3 of the IDO), and the platting application will only be accepted and placed on a DHO agenda upon City Council approval of the Vacations of Public Right-of-Way.

Sincerely,

Brennon Williams

Brennon Williams (Oct 9, 2025 16:59:30 MDT)

Brennon Williams

Development Hearing Officer

BW/am/jr

PR-2020-004622 October 8, 2025 Notice of Decision - DHO

Final Audit Report

2025-10-09

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