

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**  
**April 8, 2026**

Greater Albuquerque Habitat  
for Humanity  
Rick M Crouse II  
4900 Menaul Blvd NE  
Albuquerque, NM 87110

**Project# PR-2020-003688**  
**Application#**  
**VAC-2026-00004 VACATION OF PUBLIC**  
**RIGHT-OF-WAY**

**LEGAL DESCRIPTION:**

For all or a portion of:

**THE ENTIRE WIDTH AND 3,085 SQ. FT. of**  
**62<sup>ND</sup> STREET NW zoned R-1B, located at**  
**536 COORS BLVD NW. (J-10)**

On April 8, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application, and recommended approval of the Vacation of Public Right-of-Way request, based on the following Findings:

1. This is a request to vacate approximately 3,085 square feet (0.0708 acres) of Public Right-of-Way (ROW). The area includes the full width of 62<sup>nd</sup> Street NW, located within the West Mesa Neighborhood Association.
2. The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 536 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (**CPO-2**).
3. The Development Facilitation Team (DFT) reviewed a Sketch Plat under the same project number, PR-2020-003688, PA-2025-00184, on July 2, 2025.

4. The subject property is within the Main Street Corridor area and within Area of Consistency.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(M)(3), Review and Decision Criteria, an application for a Vacation of Easement, or Public Right-of-way shall be approved if it meets any of the following criteria.
7. 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 has sufficiently justified the vacation of the Public Right-of-Way (ROW). The area proposed for vacation, identified as Tract B on the preliminary plat, constitutes the angled dead-end of 62nd Street NW. During the City's Design Review Committee (DRC) process, staff required the applicant to vacate this segment so it could be replatted as an HOA-owned tract. According to the applicant's justification letter, this tract is the only practical location for the storm sewer outfall, and the DRC determined it should not remain in public ROW.*

8. 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 property.

*Replating the area as an HOA-owned tract allows for shared access and provides a corridor for private storm infrastructure. With shared private driveways serving multiple lots and the redesign of 62nd Street's dead-end, private ownership by the HOA is more appropriate. Additionally, the triangular leftover area is better suited for landscaping and ongoing maintenance under HOA management.*

9. Per IDO Section 6-6(M)(1)(b)(2) Vacation of Public Right-of-Way – Council, planning staff note that the City Council will be the approving body of this request (the DHO will be the recommending body for this request), since the vacation request consists of the entire width of the street.
10. Per 6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.
11. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

12. Major Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
13. For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda.

Sincerely,

*Brennon Williams*

[Brennon Williams \(Apr 9, 2026 17:21:13 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

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







# PR-2020-003688\_April\_08\_2026\_Notice\_of\_Decision\_DHO\_VORW\_62nd St NW

Final Audit Report

2026-04-09

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