

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

August 26, 2026

Rose Morin
2929 Duranes Rd NW
Albuquerque, NM 87104

Project# PR-2025-020072

Application#

VAC-2026-00012 VACATION OF PRIVATE
EASEMENT

VAC-2026-00013 VACATION OF PRIVATE
EASEMENT

VAC-2026-00014 VACATION OF PRIVATE
EASEMENT

MINOR_PLT-2026-00044 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACTS 1 THRU 3, LANDS OF MORIN zoned
R-A, located at 2929 DURANES RD NW
between GABALDON and LOS LUCEROS
ROADS NW containing approximately
0.9399 acre(s). (H-12)**

On August 26, 2026, 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:

VAC-2026-00012, VAC-2026-00013, VAC-2026-00014 and MINOR_PLT-2026-00044

These are requests to:

1. Vacate and relocate portions of a private access easement per note 3 on the proposed plat (VAC-2026-00014).
2. Vacate private water and Sanitary Sewer Easement per note 4 (VAC-2026-00012).

Official Notice of Decision

Project # PR-2025-020072 Applications# VAC-2026-00012, VAC-2026-00013, VAC-2026-00014, MINOR_PLT-2026-00044

Page 2 of 5

3. Vacate a 7' private irrigation easement on Tracts 1-3 of Lands of Morin, per note 5 (VAC-2026-00013).
4. A new plat with all of the vacations, to become to include a new dedication of a private water and sanitary sewer easement and hammerhead drive access.
5. On November 12, 2025, the DHO approved a sidewalk waiver DHOWVR-2025-00029, a subdivision of Tracts 194-A-1-A-7-B, 194-B, and 195 of MRGCD Map Number 35 into three new tracts, and a deviation to the contextual lot size. The plat also granted an irrigation easement and a private access easement for the northern 2 lots [these notes are on the proposed plat].
6. These subject properties are zoned R-A located, at 2929 Duranes Rd NW, containing a total of 0.9399 deeded acres and are in an Area of Consistency.
7. The subject property is within the Character Protection Overlay Zone CPO-6 Los Duranes and is within the mapped Valley Drainage Area.
8. On July 22, 2026 this request was reviewed at DFT for a Sketch Plat, PA-2026-00258.
9. There is an IL-Infrastructure list associated with this platting action.
10. A Sensitive Lands Analysis was submitted with this platting submittal and is compliant.
11. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
12. All public notice requirements of IDO Section 6, Table 6-1-1 are complete.
13. The subject property for this Plat is not located within 660 feet of Major Public Open Space and/or a tribal boundary, therefore a Pre-Submittal Tribal Meeting request was not required Per 6-4(B) of the IDO.
14. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
15. The plat is signed and stamped by a design professional licensed in the State of NM.

16. 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 Subdivision meets all the criteria for Subdivision of Land Minor. Planning has no objection.

17. 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 existing private water & Sewer easement was granted as part of the original subdivision, which created Tracts 1-3, Lands of Morin from three former MRGCD tracts to provide water & sewer services to each of the three tracts. With this request to vacate the Private irrigation easement and relocate the access easement as well, it makes sense to re-align this easement with the access easement, placing utilities within the revised access roadway location.

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 public welfare does not require the easement to be retained, since the easement is private and affects only the tracts within said subdivision. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

These Vacation requests meet all the criteria for a Vacation of Easement. Planning has no objection.

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

Official Notice of Decision

Project # PR-2025-020072 Applications# VAC-2026-00012, VAC-2026-00013, VAC-2026-00014, MINOR_PLT-2026-00044

Page 4 of 5

- a. Label the tracts correctly on sheet 2 of 3 to reflect the correct tracts created.
- b. Place the application and vacations numbers on the plat.
- c. Place the date of the DHO approval on the plat.
- d. Submit proof of the approved DXF file from AGIS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 14, 2026**. 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.

[Robert L. Lucero, Jr. \(Aug 31, 2026 14:56:11 MDT\)](#)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/am/jr

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

Official Notice of Decision

Project # PR-2025-020072 Applications# VAC-2026-00012, VAC-2026-00013, VAC-2026-00014, MINOR_PLT-2026-00044

Page 5 of 5

Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

PR-2025-020072_August 26_2026_NOD_DHO

Final Audit Report

2026-08-31

Created:	2026-08-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsCJLYP1oBOZhM0ZvrfBnwbwawFONdROF

"PR-2025-020072_August 26_2026_NOD_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-08-28 - 11:18:47 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2026-08-28 - 11:19:30 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2026-08-31 - 8:55:50 PM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-08-31 - 8:56:09 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
Signature Date: 2026-08-31 - 8:56:11 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-31 - 8:56:11 PM GMT