

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

February 25, 2026

Regents of the University of New Mexico  
2811 Campus Blvd. NE  
Albuquerque, NM 87131

**Project #: PR-2020-004622**

**Application #**

**MJRFNL\_PLT-2026-00002 FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**TR 7 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 7.1413 AC, TR 10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRS A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 3.9446 AC, TR 9 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 6.7917 AC, TR 6 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 5.8704 AC, TR 8 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 10.4051 AC zoned NR-C, located at GIBSON BLVD SE, LOBO CROSSING, AND UNIVERSITY BLVD SE containing approximately 37.900 acre(s). L-15**

On February 25, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a Major Final Plat that includes the vacation of public right-of-way and various easements, updates to right-of-way alignments, and the replat of the area into five (5) new tracts.
2. The Preliminary Plat [MAJOR\_PLT-2025-00018 MAJOR PRELIMINARY PLAT] was approved on January 7, 2026.

3. Easements were vacated to include 35-foot and 50-foot slope easements along Alumni Dr SE and Varsity Ave SE, a 10-foot Public Utility Easement (PUE), and existing Public Drainage Easements. In addition, two easements—a 20-foot storm sewer easement and a 100-foot drainage easement currently traversing Tract 7—will be vacated with this Plat.
4. A Sketch Plat was reviewed on March 19, 2025 per PA-2025-00045 and again on July 2, 2025 per PA-2025-00174.
5. The subject property is zoned NR-C Non-Residential Commercial Zone District.
6. Site is located within the CNM/UNM South Employment Center and is in the Sunport Air Space protection sub-area.
7. There are AMAFCA diversion channels on the subject lots.
8. A Sensitive Lands analysis for the subject property has been submitted and a Certificate of No Effect was issued.
9. The Required Content of Notice at Submittal per IDO Section 14-16-6-4(J)(1) is compliant as well as sign-posting and photographs submitted.
10. 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. This request complies with this criterion.

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## CONDITIONS

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

### ABCWUA

- a. Add the following note to the plat:

**ABCWUA Public Water & Sanitary Sewer Easements**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

### Planning

- b. Please upload to ABQ-PLAN the approved (City Council) Vacations of Right-of-Way.
- c. Upload the approved Zoning Map Certificate to ABQ-PLAN (ZMA) ZMA-2025-00014.

- d. The Plat must include the application #: MJRFNL\_PLT-2026-00002.
- e. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- f. Real Property will need to sign the plat due to the vacations of ROW, the acquisition of City ROW.
- g. Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.

Sincerely,

*Brennon Williams*

[Brennon Williams \(Mar 5, 2026 15:03:37 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Bohannan Huston, Kimberly Legan, 7500 Jefferson St. NE, Albuquerque, NM 87109

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil 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 v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu?y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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# PR-2020-004622\_February\_25\_2026\_Notice\_of \_Decision\_DHO

Final Audit Report

2026-03-05

Created:	2026-03-05
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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## "PR-2020-004622\_February\_25\_2026\_Notice\_of\_Dcision\_DHO " History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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-  Document emailed to brennonwilliams295@gmail.com for signature  
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-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
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