

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 January 7, 2026

Regents of the Univ. of New Mexico
Real Estate Dept.
MSC06-3595-1 University of NM
Albuquerque, NM 87131-0001

Project# PR-2020-004622

Application#

VAC-2025-00046 VACATION OF PUBLIC
DRAINAGE EASEMENT

VAC-2025-00047 VACATION OF PUBLIC 35' and
50' SLOPE EASEMENT

VAC-2025-00048 VACATION OF PUBLIC 120'
DRAINAGE EASEMENT

VAC-2025-00049 VACATION OF 10' PUBLIC
UTILITY EASEMENT (PUE)

MAJOR_PLT-2025-00018 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION:

For all or a portion:

Lots/Tracts 6 thru 9, UNM GIBSON

COMMERCIAL DISTRICT zoned **R-MH, MX-L**,
located at **UNIVERSITY BLVD., GIBSON BLVD.,**
ALUMNI DR., AND VARSITY AVE containing
approximately **34.1531** acre(s). **(L-15)**

On January 7, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

MAJOR_PLT-2025-00018 MAJOR PRELIMINARY PLAT

1. These are requests to vacate easements, including 35' and 50' slope easements along Alumni Dr SE and Varsity Ave SE, a 10' PUE, and existing Public Drainage Easements. There are two easements that are proposed to be vacated with the associated plat and later be granted again with a paper document once the plat is recorded; they include a 20' storm sewer easement and a 100' existing drainage easement currently going through Tract 7.

Official Notice of Decision

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2. This is a request for a Major Preliminary Plat that includes the vacation of public right-of-way and various easements, updates to right-of-way alignments (proposed right-of-way for Lobo Crossing is 4.1532-acres in size and 70' in width), and the replat of the subject property into five (5) new tracts; Tract 6-A at 0.9388-acres in size, Tract 7-A at 2.3126-acres in size, Tract 8-A at 9.9373-acres in size, Tract 9-A at 7.3736-acres in size, and Tract 10-A at 13.2349-acres in size.
3. The subject property is zoned NR-C (Non-Residential – Commercial Zone District) and is located within an Area of Change, the CNM/UNM South Employment Center, and the Sunport Airspace Protection Sub-Area.
4. On December 15, 2025, City Council approved a Zoning Map Amendment on the subject property from R-MH and MX-L to NR-C per O-25-101.
5. On November 5, 2025, the City Council approved Vacations of Right-of-Way on subject property for Varsity Ave. SE and Alumni Dr. SE per EC-25-529.
6. On July 2, 2025, a Sketch Plat for the proposed platting action was reviewed by Development Facilitation Team (DFT) staff per PR-2020-004622, PA-2025-00187.
7. The Bikeways and Trails Facility Plan proposed map proposes bike lanes on the future extension of Alumni Dr. This infrastructure is vital for access and connectivity for active transportation users to connect to the proposed trail along Lobo Crossing.
8. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
9. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
10. An Archaeological Certificate of No Effect was submitted with this request.
11. A Sensitive Lands Analysis was submitted which confirmed that there are no Sensitive lands present that would require further action that has not already begun; the FEMA flood zone present on the subject property has been coordinated with AMAFCA and the City of Albuquerque to remove the existing flood zone over the top of the existing Concrete Lined Channel (see Condition 'J' below). This existing channel will be placed in a pipe and ultimately outfall to the existing Geneva Arroyo owned by AMAFCA. The existing Steep slopes are also man-made, and areas of the site have been graded as noted within the Certificate of No-Effect. Lastly, the existing mature trees will be removed and replaced with new trees to address the overall future development.

12. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.
13. **Per 6-6(L)(3) Review and Decision Criteria**, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat 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 request complies with this criterion.**

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Planning:

- a. An AMAFCA representative's signature is required on the final plat action.
- b. The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).
- c. Please upload to ABQ-PLAN the approved (City Council) Vacations of Right-of Way and place notes on the Plat.
- d. Existing easements and/or any easements being granted or vacated must be noted and listed on the Plat.
- e. Upload the approval Zoning Map Certificate to ABQ-PLAN and place a note on the Plat.
- f. A surveyor stamp must be added to the Plat and signed by the surveyor.
- g. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.

AMAFCA:

- h. Ensure the City has approved the limits of the SD easement for this project.
- i. AMAFCA will require approval of the Infrastructure List for this project.

- j. The site is also encumbered by an effective FEMA floodplain, which is subject to a public drainage easement per AMAFC A's Drainage Policy. AMAFCA will not sign off on any plat or vacation of drainage easement(s) until the floodplain is revised via a CLOMR/LOMR or an easement is granted in such a way that it can be released after acceptance of a CLOMR/LOMR by FEMA.

VAC-2025-00046 VACATION OF PUBLIC DRAINAGE EASEMENT

1. This is a request to vacate a public drainage easement as depicted on the associated Plat.
2. **Per 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.

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 Drainage Easement on Tracts 6 and 7 will be vacated with the replat of Tracts 6-10 of UNM Gibson Commercial District. The easement will no longer serve its intended purpose with the reconfiguration of the tracts with the proposed replat.

The storm drainage easements on Tracts 6 and 7 were originally created to support future drainage improvements that were never built. The roadways are being realigned, and alternate drainage improvements are being proposed. Per IDO 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. New easements will be granted to support the proposed drainage improvements.

3. On July 2, 2025, a Sketch Plat for the proposed vacation action was reviewed by DFT staff per PR-2020-004622, PA-2025-00187.

VAC-2025-00047 VACATION OF PUBLIC 35' AND 50' SLOPE EASEMENT

1. This is a request to vacate public 35' and 50' slope easements as depicted on the associated Plat.
2. **Per 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.

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 35' and 50' Slope Easements on Tracts 6, 7, 8, 9, and 10 will be vacated with the replat of Tracts 6-10 of UNM Gibson Commercial District. The easements will no longer serve their intended purpose with the reconfiguration of the tracts with the proposed replat.

Per IDO 6-6M(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. This is due to the fact that the originally required easements are no longer necessary due to the reconfiguring of the roadways (public rights-of-way). As a part of the platting effort, new easements in alignment with the roadways will be granted.

3. On July 2, 2025, a Sketch Plat for the proposed vacation action was reviewed by DFT staff per PR-2020-004622, PA-2025-00187.

VAC-2025-00048 VACATION OF PUBLIC 120' DRAINAGE EASEMENT

1. This is a request to vacate a public 120' drainage easement as depicted on the associated Plat.
2. **Per 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.
- 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 Drainage Easement on Tracts 6 and 7 will be vacated with the replat of Tracts 6-10 of UNM Gibson Commercial District. The easement will no longer serve its intended purpose with the reconfiguration of the tracts with the proposed replat.

The storm drainage easements on Tracts 6 and 7 were originally created to support future drainage improvements that were never built. The roadways are being realigned, and alternate drainage improvements are being proposed. Per IDO 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. New easements will be granted to support the proposed drainage improvements.

3. On July 2, 2025, a Sketch Plat for the proposed vacation action was reviewed by DFT staff per PR-2020-004622, PA-2025-00187.

VAC-2025-00049 VACATION OF 10' PUBLIC UTILITY EASEMENT

1. This is a request to vacate a 10' public utility easement as depicted on the associated Plat.
2. **Per 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.
- 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 easements will no longer serve their intended purpose with the reconfiguration of the right-of-Way.

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3. On July 2, 2025, a Sketch Plat for the proposed vacation action was reviewed by DFT staff per PR-2020-004622, PA-2025-00187.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 26, 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,



[Brennon Williams \(Jan 11, 2026 18:39:54 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Bohannon Huston Inc., 7500 Jefferson St NE, Albuquerque NM, 87109

PR-2020-004622_VAC_2025-00046_thru-00049 _MJR_PLT__Notice_of_Decision_1-7-26

Final Audit Report

2026-01-12

Created:	2026-01-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL7xYY3_yDSApQOGspH6czKpP6azRhXIV

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 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)


2026-01-10 - 0:35:20 AM GMT

 Document emailed to brennonwilliams295@gmail.com for signature

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 Email viewed by brennonwilliams295@gmail.com

2026-01-12 - 1:37:22 AM GMT

 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams

2026-01-12 - 1:39:52 AM GMT

 Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)

Signature Date: 2026-01-12 - 1:39:54 AM GMT - Time Source: server

 Agreement completed.

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