

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

July 29, 2026

Goodman Lawrence RVT  
9800 DE Vargas Rd. SW  
Albuquerque, NM 87121

**Project# PR-2020-004645**  
**Application#**  
**MINOR\_PLT-2026-00016** MINOR PLAT  
**VAC-2026-00011** VACATION OF EASEMENT

### LEGAL DESCRIPTION:

For all or a portion of:

**LT 1A PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E**  
**SNOW VISTAINVESTORS CONT 1.9273 +/-**  
**AC zoned NR-C, located at 9800 De Vargas**  
**Rd. SW, at Snow Vista SW and 98th St SW**  
containing approximately **1.927** acre(s).  
**(M-09)**

On July 29, 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:

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### **MINOR\_PLT-2026-00016 MINOR PLAT**

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1. This is a request to vacate and relocate a sanitary sewer easement currently present on Lot 1A, Snow Vista Investors located at 9800 De Vargas Road SW.
2. The subject property is currently zoned Non-Residential Commercial (NR-C) and is not located within any noted Premium Transit, Major Transit corridor, or Main Street corridors. The property is shown to be within an area of consistency and is bordered by both other areas of consistency to the south and areas of change to the west.
3. The property is not located within any noted Overlay Zones.

4. The property is bordered by De Vargas Rd SW which is a Major Collector Roadway and Snow Vista Blvd SW which is shown as a Principal Arterial roadway. Both roadways require 6' sidewalks with a 5-6' landscape buffer.
5. 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. The request meets the criteria for a Subdivision of Land-Minor per IDO section 6-6-K.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

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#### **VAC-2026-00011 VACATION EASEMENT**

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1. 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 welfare does not require that the easement, private way, or public right-of-way be retained, because said easement is being relocated immediately and a temporary easement is being granted, by document, to cover the existing line while construction is underway.*

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 is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare as it prevents a potential encroachment, and frees up this specific area for proposed site development as needed by the property owner.*

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#### **CONDITIONS**

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

Planning

- a. The Project and Application numbers must be added to the plat before final sign-off.

- b. The date of the DHO approval shall be recorded on the plat, per 6-6(L)(2)(d)(7) of the IDO.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

Water Authority

- d. Remove the temporary easement noted as easement key note #19.
- e. A new paper easement must be granted that will replace the vacated portion of easement so that the existing line has an easement during construction. Upon completion of the relocation, the paper easement can then be released.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 14, 2026**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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*

Brennon Williams

Development Hearing Officer

Official Notice of Decision

Project # PR-2020-004645 Applications# MINOR\_PLT-2026-00016, VAC-2026-00011

Page 4 of 4

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CSI-Cartesian Surveys, Inc., Amber Palmer, P.O. Box 44414, Rio Rancho, NM 87174

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-2020-004645\_July\_29\_2026\_Notice\_of\_Decision\_DHO

Final Audit Report

2026-08-10

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-08-10                                   |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)          |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA_a_3kHE5yNA-IgdZtdQJ5cq1tTJXLK0y |

## "PR-2020-004645\_July\_29\_2026\_Notice\_of\_Decision\_DHO" History

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