

**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
June 10, 2026**

Regents of UNM C/O Director of Real
Estate
2811 Campus Blvd. NE MSC 3595
Albuquerque, NM 87131-0001

Project# PR-2020-004628
Application#
**VAC-2026-00007 VACATION OF PUBLIC
RIGHT-OF-WAY**

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 1, 4, 9, UNM ARENA, AMAFCA
SOUTH DIVERSION CHANNEL PH 1 zoned
MX-T, NR-BP located at 1111 UNIVERSITY
BLVD SE. (L-15)**

On June 10, 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 project is proposing a vacation of Public Right-of-Way (R.O.W) for the Sunshine Terrace Subdivision to include Oak St., Cedar St., and Sunshine Terrace Ave. Along with this request the applicant is seeking to grant a new ABCWUA easement over the top of the existing sanitary sewer line and to dedicate new R.O.W along the extension of Lobo Crossing.
2. The subject property is located within the UNM South/CNM Employment Center, and it is located within the Near Heights Community Planning Area (CPA). The subject property is also located within the Sunport Air Space Protection Sub-Area.
3. The subject property previously received DFT Sketch Plat review on 1/28/26 under the same Project number.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. 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.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Since the individual lots have never been developed as single-family residential and have only been used for parking to support the Baseball and Softball fields, access to the site will continue from University as well as the newly dedicated Lobo Crossing from the west.

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.

The Right-of-Way that was intended for access to the subdivision is no longer necessary and UNM intends to utilize this area as described. UNM Regents currently own all these lots.

CONDITIONS

Planning

1. A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of DHO/City Council approval of the Vacation, otherwise the vacation expires.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 29, 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,

Brennon Williams

Brennon Williams

Development Hearing Officer

BW/jb/jr

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

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. Nihí bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihí-. 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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Final Audit Report

2026-06-19

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