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
November 4, 2026

4SP Hotels LLC
8300 Washington St. NE
Albuquerque, NM 87113-1606

Project# PR-2019-002604
Application#
VAC-2026-00022 VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT
VAC-2026-00023 VACATION OF PERMANENT PUBLIC ROADWAY EASEMENT
VAC-2026-00024 VACATION OF PERMANENT PUBLIC ROADWAY EASEMENT
VAC-2026-00025 VACATION OF UTILITY EASEMENT
VAC-2026-00026 VACATION OF PRIVATE SIGN EASEMENT

LEGAL DESCRIPTION:
For all or a portion:
Lots/Tracts 2, 3A2B, 261A, 3A1, SHELL NO 2, TOWN OF ATRISCO GRANT AIRPORT UNIT zoned **MX-M, NR-C** located at **6030 ILIFF RD NW** containing approximately 5.70089 acre(s). **(H-11, J-11)**

On November 4, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

VACATION OF EASEMENTS (5)

1. These are requests to vacate an existing Temporary Public Drainage Easement, Permanent Public Roadway Easements (2), a Public Utility Easement, and a Private Sign Easement.

2. The subject property is located within the boundaries of the Los Volcanes Neighborhood Association and the Southwest Mesa Community Planning Area (CPA). The property is zoned NR-C (Non-Residential – Commercial), formerly SU-1, and is also located within the CPO-2 Coors Overlay zone, Major Transit (MT) Corridor, and approximately 1,230 feet (1/4 mile) from designated MT areas.

3. The proposed vacations are consistent with IDO Section 6-6(M)(3), as the existing easements are no longer needed for their original intended purposes, and the proposed plat provides alternative provisions for drainage, roadway access, and utility services.

4. A Sketch Plat review was conducted with the Development Facilitation Team (DFT) on August 5, 2026. The proposed new Lots 261-A-1 and 261-A-2 are located within an Area of Change.

5. Both Iliff Road and Hanover Road NW are classified as Local Streets under the Long-Range Roadway System (LRRS). Hanover Road NW also includes a buffered bike lane.

6. Per 6-6(K)(2)(n), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.

7. The existing Temporary Public Drainage Easement is no longer necessary, as the proposed plat provides for a blanket cross-lot drainage easement to accommodate drainage.

8. The existing Permanent Public Roadway Easements are no longer necessary, as the roadway access areas will be dedicated as public right-of-way to the City of Albuquerque with the recording of the proposed plat.

9. The existing Waterline Easement is no longer necessary, as the area will be dedicated as public right-of-way to the City of Albuquerque, providing for public access and utility services.

10. The existing Private Access and Utility Easement is no longer necessary, as the proposed plat provides for public right-of-way dedication to accommodate roadway and utility access.

11. The existing 10-foot by 10-foot Sign Easement is no longer necessary due to the nature of the proposed future site development.

12. The approved easement vacations must be recorded through a plat within one year of the DHO approval date. Failure to record the plat within this timeframe will result in the expiration of the approved vacations.

VAC-2026-00022 VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT

1. This is a request to vacate a temporary 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 existing easement was granted to accommodate for drainage from the northern portion of existing Tract 261-A, however it will no longer be needed, as a blanket cross lot drainage easement is proposed to be granted by this plat.

   Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently.

VAC-2026-00023 VACATION OF PERMANENT PUBLIC ROADWAY EASEMENT

1. This is a request to vacate a permanent public roadway 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 existing easement was granted to accommodate for roadway access to the southern portions of the existing property and adjoining southern properties from Iliff Rd NW, however it will no longer be needed, as this portion will be dedicated as public right of way to the City of Albuquerque with the filing of this plat.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently.

VAC-2026-00024 VACATION OF PERMANENT PUBLIC ROADWAY EASEMENT

1. This is a request to vacate a permanent public roadway 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 existing easement was granted to accommodate for access to City of Albuquerque Water services within the existing roadway access easement; however, it will no longer be needed, as this portion will be dedicated as public right of way to the City of Albuquerque with the filing of this plat.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently.

VAC-2026-00025 VACATION OF UTILITY EASEMENT

1. This is a request to vacate a 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 existing easement was granted to accommodate for access to and provide utility access to properties south and west of the subject properties; however, it will no longer be needed, as a large portion will be dedicated as public right of way to the City of Albuquerque with the filing of this plat.

    Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently.

VAC-2026-00026 VACATION OF PRIVATE SIGN EASEMENT

1. This is a request to vacate a 10’ X 10 ‘sign 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 existing easement was granted to accommodate for signage for future development; however, it will no longer be needed, due to the nature of the proposed future site development.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently.

CONDITIONS

The aforementioned applications for Easements of Vacation are approved with the following condition:

Planning

a. Revised vacation exhibits for the incorrectly labeled easements must be submitted prior to the acceptance, processing, and placement on a DHO agenda of the future platting application.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 23, 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/mi/jr

CSI-Cartesian Surveys, Inc., 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 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-2019-002604_November_04_2026_Notice_of_Decision_DHO_Vacations-(5)

Final Audit Report 2026-11-12

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"PR-2019-002604_November_04_2026_Notice_of_Decision_DHO_Vacations-(5)" History

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