

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Montano Family Homes  
607 Atlantic Ave, SW  
Albuquerque, NM 87102

**Project #PR-2018-001501**  
Application#  
**SD-2019-00163 – VACATION OF PRIVATE  
EASEMENT**  
**SD-2019-00162 -VACATION OF PUBLIC  
EASEMENT**

**LEGAL DESCRIPTION:**

All or a portion of **TRACT 6-A-2 PLAT OF LOTS 6-A-1 AND 6-A-2 NORTH FOURTH STREET HOMESITES ADDN**, zoned R-A, located at **712 MONTANO RD NW between 9<sup>th</sup> ST NW and HARWOOD LATERAL, Albuquerque, NM**, containing approximately 1.7110 acre(s). (F-14)

On March 11, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Transportation and Planning to address minor issues as discussed at the meeting, based on the following Findings:

**SD-2020-00057 – VACATION OF PRIVATE ACCESS EASEMENT**

1. The applicant proposes to vacate a private access easement dedicated on 1/7/2000, as shown on the Easement Vacation Exhibit
2. The public welfare does not require that the existing easements be retained. Access is provided for the adjacent lot to the east.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Replat is required within one year or the vacation is void.

**SD-2020-00057 – VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate a 10-foot-wide PNM and Gas Company easement, as shown on the Easement Vacation Exhibit. This easement was granted 9/25/ 2002.
2. The public welfare does not require that the existing easements be retained. New easements will be dedicated when the site develops. Vacations are shown on the Plat in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Replat is required within one year or the vacation is void.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 26, 2020**. The date of the DRB'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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Jolene Wolfley  
DRB Chair

JW/mg

Isaacson & Arfman, PA