

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

November 15, 2018

Titan Nob Hill  
6300 Riverside Plaza Lane, Suite 200  
ABQ, NM 87120

**Project# PR-2018-001542**

**Application# SD-2018-00102** Preliminary and  
Final Plat

**SD-2018-00089** Vacation of Public  
Utility Easement

**SD-2018-00151** Design Variance

### LEGAL DESCRIPTION:

LOTS 1 THRU 3 & 16 THRU 19 BLK 2 MESA  
GRANDE ADD & POR OF VA C ALLEY LOT 2,  
BLOCK 2, MESA GRANDE ADDN, zoned MX-M,  
located at 4119 CENTRAL AV NE, Albuquerque,  
NM, containing approximately 2.2496 acre(s).  
(K-17)

On November 14, 2018, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the requests with delegation to Planning to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

### **SD-2018-00102**

1. This replat is to consolidate the existing 19 lots into one lot.
2. This replat meets the applicable requirements of the IDO and DPM.
3. The property is zoned MX-M ; there is no minimum lot size.

### **Conditions:**

1. The applicant will provide the DXF file and utility signatures.
2. The applicant will obtain final sign off from Planning by **December 5, 2018** or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.

**SD-2018-00089**

1. The applicant proposes to vacate the easement as shown in exhibit A and the ALTA/NSPS title survey dated October 2017, revised November 13, 2017. The easement is no longer needed and was part of an alley that was vacated in 1969 (ordinance 120-1969). There are no existing utilities within the easement.
2. The applicant justified the vacation request as outlined in Section 14-16-6-6(K)(3).
3. The property is zoned MX-M; there is no minimum lot size.

**SD-2018-00151**

1. This is a design variance to allow the applicant to not dedicate Right of Returns at all four corners of the site.
2. The design variance is shown in exhibits A and B
3. The variance was reviewed by Transportation and is acceptable.
4. The variance will allow development that is consistent with the existing development in the Nob Hill area.
5. The variance is not contrary to the public welfare and will not interfere with other properties in the vicinity.
6. The applicant justified the vacation request as outlined in Section 14-16-6-6(L)(3).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 29, 2018**. 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,



Kym Dicome  
DRB Chair

Official Notice of Decision

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KD/mg

Consensus Planning 302 8<sup>th</sup> NW ABQ, NM 87102