

**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

Hoffmantown Church
8888 Harper Dr, NE
Albuquerque, NM 87111

Project# PR-2018-001560

Application#

SD-2022-00172 PRELIMINARY PLAT

SD-2022-00332 TEMPORARY DEFERRAL
OF SIDEWALK

SD-2022-00173 VACATION OF PUBLIC EASEMENT
(30-ft. Sanitary Sewer)

SD-2022-00174 VACATION OF PUBLIC
EASEMENT – (10-ft. Water, Sewer,
Public Utility)

SD-2022-00175 VACATION OF PRIVATE
EASEMENT – (Cross Lot Blanket Drainage
Easement)

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-2 PLAT OF TRACT A-1 AND A-2
HOFFMANTOWN BAPTIST CHURCH SITE,
HOFFMANTOWN zoned R1-C, located on
HARPER RD between VENTURA ST and
WYOMING BLVD containing approximately
14.0 acre(s). (E-20)**

On March 1, 2023 the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2022-00172 PRELIMINARY PLAT

1. This Preliminary Plat subdivides an existing tract (Tract A-2 of the Hoffmantown Baptist Church Site) a total of 14.071 acres in size into 39 lots, and grants easements and dedicates right-of-way as depicted and noted on the Plat.
2. The submittal of a Final Plat is required within one year of Preliminary Plat approval.
3. The property is zoned R-1C. Future development must be consistent with the underlying zone district.
4. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
5. The Waivers approved on February 16, 2023 by the DRB must be added to the Final Plat.
6. A Paper easement for the floodplain must be granted to the City. No Building Permit shall be granted for the lots within the floodplain prior to LOMR approval.
7. Development Facilitation Team (DFT) final sign-off for the Environmental Planning Commission (EPC) Site Plan – Major Amendment and Site Plan – EPC approvals per PR-2018-001560 / SI-2022-02318 / SI-2022-02414 shall be completed prior to final sign-off of the Final Plat.
8. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2022-00332 TEMPORARY DEFERRAL OF SIDEWALK

1. The applicant proposes a temporary deferral of sidewalk construction.
2. The applicant justified the request, stating that the deferral of sidewalk construction is temporary and will protect surrounding properties by installing sidewalks when homes have been constructed and the threat of damage from construction has passed.

SD-2022-00173 VACATION OF PUBLIC EASEMENT (30-foot Sanitary Sewer Easement)

1. The applicant proposes to vacate an existing 30-foot sanitary sewer easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require the easement to be retained, as new easements are being granted that correspond with the layout of the Estates at Academy Subdivision as depicted in the Vacation of Easement Exhibit.

SD-2022-00174 VACATION OF PUBLIC EASEMENT – (10-foot Water, Sewer, Public Utility Easement)

1. The applicant proposes to vacate a portion of an existing 10-foot water, sewer, public utility easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require the easement to be retained, as new easements are being granted that correspond with the layout of the Estates at Academy Subdivision as depicted in the Vacation of Easement Exhibit.

SD-2022-00175 VACATION OF PRIVATE EASEMENT – (Cross Lot Blanket Drainage Easement)

1. The applicant proposes to vacate an existing cross lot blanket drainage easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require the easement to be retained, as new easements are being granted that correspond with the layout of the Estates at Academy Subdivision as depicted in the Vacation of Easement Exhibit.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB’s decision or by **MARCH 16, 2023**. The date of the DRB’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 via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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).

Official Notice of Decision

Project# PR-2018-001560, Application# SD-2022-00172, SD-2022-00332, SD-2022-00173, SD-2022-00174,
SD-2022-00175

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/lis

Bohannon Huston Inc., 7500, Jefferson, NE Albuquerque, NM 87109