

**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

Goodman Realty
100 Sun Avenue
ABQ, 87108

Project# PR-2018-001579
Application#
SD-2021-00073 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

PARCEL E-1-A, WINROCK CENTER ADDITION
zoned MX-M, located on **INDIAN SCHOOL RD**
between WINROCK LOOP and
PENNSYLVANIA AVE, containing
approximately 3.38 acre(s). (J-19)

On April 14, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final Plat plats a vacated public access easement from Pennsylvania Avenue onto the Site, and vacates a private access easement, creating a public sidewalk easement along Indian School Road, and creates an ABCWUA private access easement.
2. The property is zoned MX-M, future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA to address their comments in their April 14, 2021 memo that are attached to this Notice of Decision.
2. Final sign-off is delegated to Planning for project and application numbers to be added to the Plat, utility company/AMAFCA signatures, and the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by July 14, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2018-001579 Application# SD-2021-00073

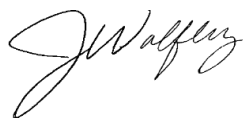
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 29, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley
DRB Chair

JW/jr

Huitt-Zollars, Inc (Scott Eddings), 333 Rio Rancho Boulevard, Suite 101, Rio Rancho NM 87124

ABCWUA April 14, 2021 Comments:

SD-2021-00073 – PRELIMINARY/FINAL PLAT (3.38 acres)

- a. Availability statement #201105 has been issued and provides the conditions for service.
- b. Please reference recording information for existing onsite public waterline easement.
 - i. Please detail (dimension arrows) the limits near the southwest corner where the easement bends.
- c. The proposed public sanitary sewer easement shall read as follows: “Public sanitary sewer easement granted to the Water Authority”.
 - i. Given that it varies, be sure to dimension the continuous width and detail varied portion with bearings/distances.
 - ii. A minimum width of 20’ is needed for a single utility and 25’ when including both waterline and sanitary sewer. Please ensure adequate easement width is provided given this proposed public sanitary sewer easement will be adjacent to the existing onsite public waterline easement.
- d. Plat needs to vacate onsite existing private sanitary sewer easement that is currently serving the existing townhomes within existing Lot K. How will the timing of its abandonment and construction of new public sanitary sewer affect this action given that this private sanitary sewer service needs to remain in place and the existing easement preserves this private sanitary sewer service?
- e. Please provide bearings/distances to detail proposed waterline easements.
- f. It is understood that the existing public waterline will be relocated due to the location of the proposed trash enclosure/compactor. Please vacate the portion of waterline easement and grant new public waterline easement, accordingly.