

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

September 27, 2019

U-HAUL
2727 North Central Ave
PHOENIX, AZ 85004

Project# PR-2019-001670

Application#

SI-2019-001181 SITE PLAN – DRB

VA-2019-00267 TEMPORARY SIDEWALK DEF

VA-2019-00268 SIDEWALK WIDTH WAIVER

SD-2019-00174 VACATION OF public easement

SD-2019-00175 VACATION OF public easement

SD-2019-00176 VACATION OF public easement

LEGAL DESCRIPTION:

All or a portion of TRACT C OF ALEXANDER CENTER, zoned MX-M, located at 4TH STREET NW and CUTLER AVE NW, containing approximately 2.5277 acre(s). (H-14)

On September 25, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and ABCWUA to address minor issues as stated in the comments and discussed at the hearing, based on the following Findings:

VA-2019-00174 Vacation of Public Easement (shown as 1 in easement notes)

1. This request vacates a 10 feet wide public utility easement for the benefit of the telephone company and PNM as shown in exhibit B in the Planning File.
2. This easement was established in 1967.
3. The easement is no longer needed because it does not contain in ground utilities and overhead utilities will be relocated, therefore there is no public benefit to maintaining the easement.
4. None of the utilities serve other properties.

VA-2019-00175 Vacation of Public Easement (shown as 2 in easement notes)

1. This request vacates a 5' x 35' wide public utility easement for the benefit of PNM as shown in exhibit B in the Planning File.

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2. This easement was established in 1967.
3. The easement is no longer needed because it does not contain in ground utilities and overhead utilities will be relocated, therefore there is no public benefit to maintaining the easement.
4. None of the utilities serve other properties.

VA-2019-00176 Vacation of Public Easement (shown as 3 in easement notes)

1. This request vacates an existing utility easement for the benefit of the PNM and the telephone company as shown in exhibit B in the Planning File.
2. This easement was established in 1984 and was previously vacated, but this vacation was never finalized.
3. The easement is no longer needed because the overhead utilities will be relocated, therefore there is no public benefit to maintaining the easement.
4. None of the utilities serve other properties.

Conditions for all vacations:

If PNM or any utilities companies that are subject to the easements objects to the Vacation of any of their easements, they can withhold their signature on the plat which means the plat cannot be approved.

SI-2019-00085 SITE PLAN – DRB

1. This is a request for a 28,248 square foot storage building and 7,641 square foot storage building.
2. Pursuant to 6-6(G)(3) Review and Decision Criteria. An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations. *Specifically, the height, parking, landscaping and facade, meet the IDO requirements.*
 - b. 6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site has been approved by Hydrology.*
 - c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable including perimeter landscaping and additional features on the street facing and non-street facing facades.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (10-10-2019). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Planning to check for an executed IIA and Alternate

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Landscape Plan.

3. Once the site plan has all the required signatures, a pdf of the complete signed off set will then be emailed to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 10, 2019**. 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). 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,



Maggie Gould
Acting DRB Chair

KD/mg
Consensus Planning