

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 28, 2018

Ahmet and Martha Tiryaki
1815 Cagua PL NE
ABQ NM 87110

Project# PR-2018-001699

Application#

SD-2018-00110 Preliminary /Final Plat

SD-2018-00111 Vacation of Public Easement

LEGAL DESCRIPTION:

All or a portion of LOTS 1-5 & 28-32, BLOCK 11 + 18' PORTION OF VACATED CHELWOOD PARK RIGHT OF WAY, GRANDE HEIGHTS, zoned M-XL, located on CHELWOOD PARK NE between ALICE AVE NE and LOMAS BLVD NE, containing approximately 0.7327 acre(s). (J-22 and K-22)

On November 28, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request 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-2018-00110 Preliminary /Final Plat

1. This replat consolidates the 10 existing lots into two new lots and dedicates Right of Way along Lomas Blvd and at the SW corner of Chelwood Park NE and Lomas Blvd.
2. The replat meets the requirements of the IDO and the DPM.
3. As required by the IDO, the applicant notified affected neighborhood associations.
4. The MX-L zone has no minimum lot size.

Conditions:

1. The applicant will obtain final sign off from Planning by **December 14, 2018** or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
2. The applicant will provide a PDF of the recorded plat as well as one paper copy.

SD-2018-00111 Vacation of Public Easement

1. The applicant proposes to vacate the easement as shown on the recorded easement document dated October 2018. The easement is no longer needed and was part of the vacated 18 feet of Chelwood Park in 1972 (ordinance 48-1972). 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 request is accompanied by a replat that dedicates new public utility easements.
4. The applicant notified the affected neighborhood associations and property owners within 100 feet. The Monterrey Manor NA had no objection. The applicant did not receive a response from the Quail ridge HOA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 13, 2018**. 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,



Kym Dicome
DRB Chair

KD/mg

Cartesian Surveys PO BOX 44414 Rio Rancho NM 87174