

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

April 12, 2019

William E. Galbreth Land Development
4830 Juan Tabo Blvd NE
ABQ, NM 87111

Project# PR-2018-001881

Application#

SD-2019-00118- Vacation of Public Easement

SD-2019-00119- Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of TRACT C-2-A-1 PLAT OF TRACTS C-2-A-1 & C-2-A-2 SAUVIGNON SUBDIVISION, zoned R-1D, located on SAN ANTONIO DR NE near LOWELL DR NE and TENNYSON ST NE. containing approximately 1.7146 acres, (E-22)

On April 10, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

SD-2019-00118- Vacation of Public Easement

1. The existing easement created a cul-de-sac for a previously approved development and included utilities within the easement (1002074, 11-DRB 70041). This development was not built and the utilities located within the easement have been relocated into a new 10 foot wide easement, thus the original easement is no longer needed. The easement only served the applicant's property the property rights of adjacent owners are not abridged. There is no public benefit the retaining the easement because it does not serve any adjacent properties or existing development.

SD-2019-00119- Preliminary and Final Plat

1. This is a Preliminary and Final Plat to divide the existing 1.7146 acre lot into Tract C-2-A-1-A (.3405 acres), Tract C-2-A-1-B (.4800 acres) and Tract C-2-A-1-C (.8982 acres).
2. The property is zoned R-1D and is in an area of consistency. The proposed replat meets the minimum required lot size for the R-1D zone.
3. On March 14, 2019, the EPC approved a zone change from PD to R-1D.

Official Notice of Decision

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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 25, 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,



Kym Dicome
DRB Chair

KD/mg

Community Sciences PO BOX 1328 Albuquerque NM 87048