

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 26, 2019

John Black
3613 NM 528 Ste H
ABQ, NM 87114

Project# PR-2019-002260

Application#

SD-2019-00066- Preliminary and Final Plat

SD-2019-00064 - Vacation Drainage Easement

SD-2019-00069 - Vacation Drainage Easement

LEGAL DESCRIPTION:

All or a portion of TRACT 3F-1-A zoned MX-L, located at 9368 VALLEY VIEW DR NW, east of COORS BLVD NW and north of PASEO DEL NORTE, containing approximately .8834 acres, (C-13)

On April 24, 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-2019-00066- Preliminary and Final Plat

1. This is a Preliminary and Final Plat to create tract 3F-1-A-1A, .8834 acres.
2. The site is encumbered with two Drainage Easements that were vacated with an accompanying action (SD-2019-00064 and SD-2019-00069).
3. The property is zoned MX-L and there is no minimum lot size.
4. The applicant provided more than the notice required in Table 6-1-1 of the IDO; the Taylor Ranch , Paradise Civic Association and property owners with 100 feet of the site were notified. No meeting was requested.

Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility/AMAFCA signatures.

SD-2019-00064 - Vacation Drainage Easement

1. The applicant proposes to vacate one Temporary Drainage Easement as shown on sheet 3 of 3, keyed note B.

Official Notice of Decision

Project # PR-2019-002260 SD-2019-00066, SD-2019-00064, SI-2019-00069

April 19, 2019

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2. The easement was created in 1991 as part of a Drainage Master Plan for Black Ranch Tracts 2 and 3.
3. The public welfare does not require that the public right-of-way or easement be retained because the area has developed and now has drainage infrastructure.

SD-2019-00069 - Vacation Drainage Easement

1. The applicant proposes to vacate one Temporary Drainage Easement as shown on sheet 3 of 3, keyed note C.
2. The easement was created in 1991 as part of a Drainage Master Plan for Black Ranch Tracts 2 and 3.
3. The public welfare does not require that the public right-of-way or easement be retained because the area has developed and now has drainage infrastructure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 9, 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

Surv-Tek 9384 Valley View DR ABQ NM 87114