

**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

Albuquerque Investors LLC, ATTN:
Woodsonia Real Estate Inc
20010 Manderson St., Suite 101
Elkorn, NE 68022

Project# PR-2019-002284
Application#
SD-2023-00033 PRELIMINARY/FINAL PLAT
SD-2023-00035 VACATION OF PUBLIC STORM
SEWER EASEMENT
SD-2023-00036 VACATION OF PRIVATE
DRAINAGE EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **PARCEL B-1-A
CORRECTION PLAT OF PARCELS C-1-A, V-1-B
and B-1-A, RENAISSANCE CENTER III** zoned
NR-C, located at **1500 DESERT SURF CIRCLE
NE** containing approximately **9.2281** acre(s).
(F-16)

On February 8, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2023-00033 PRELIMINARY/FINAL PLAT

1. This request is a replat of Tract B-1-A of the Renaissance Center III to grant easements and vacate existing easements as depicted on the Plat, creating Parcel B-1-A-1 at 9.2243 acres in size.
2. The property is zoned NR-C (Non-Residential Commercial Zone District). The dimensional standards for this zone district are listed in Table 2-5-1 of the IDO and the allowable uses are shown in Table 4-2-1 of the IDO. Future development must be consistent with the underlying zone district.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The applicant must address street trees along Montano Rd. NE with the Site Plan.
- b. On the Plat, the applicant must remove the DRB reference on the Planning signature line and add a signature line for Hydrology.

SD-2023-00035 VACATION OF PUBLIC EASEMENT (Public Storm Sewer Easement)

1. The applicant proposes to vacate an existing public storm sewer easement recorded on August 17, 2021.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The existing storm sewer easement was set up to accept storm water from water from other parcels that made up The Beach Water Park and have changed over the years to accommodate the redevelopment of the property. The reduction of the storm sewer easement to a smaller area continues to accept upland flow and to protect the public and minimizes the amount of area needed for the drainage to function. This reduction does not negatively impact the existing drainage system which will continue to function as it does today.

SD-2023-00036 VACATION OF PRIVATE EASEMENT (Drainage Easement)

1. The applicant proposes to vacate an existing private drainage easement recorded on June 26, 1987.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The existing drainage easement was set up to accept storm water from water from other parcels that made up The Beach Water Park and have changed over the years to accommodate the redevelopment of the property. The reduction of the drainage easement to a smaller area continues to accept upland flow and to protect the public and minimizes the amount of area needed for the drainage to function. This reduction does not negatively impact the existing drainage system which will continue to function as it does today.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 27, 2023**. The date of the DHO'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.

Official Notice of Decision

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For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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 "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer

DSC/lis

Tierra West LLC, 5571, Midway, Park Place, NE, Albuquerque, NM 87109







PR-2019-002284_February_8_2023 - Notice of Decision

Final Audit Report

2023-02-10

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