

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

G & L Investments and M & M Co.
317 6th Street NW
8220 La Mirada Rd. NE, Suite 700
Albuquerque, NM 87102 and 87109

Project #PR-2019-002309

Application#

SD-2019-00223– VACATION OF PRIVATE
EASEMENT

SD-2019-00226– VACATION OF PRIVATE
EASEMENT

SD-2019-00227– VACATION OF PRIVATE
EASEMENT

SD-2019-00221– PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of: LOT 1-A & LOT 5-A, **LA
MIRADA SUBDIVISION**, zoned MX-M, located at
**8330 MONTGOMERY BLVD NE between
MONTGOMERY BLVD and LA MIRADA PL**,
containing approximately 16.0374 acre(s). (G-19)

On **December 18, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Transportation and Planning to address a minor issue as discussed at the meeting, based on the following Findings:

SD-2019-00223 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 30' Utility and Private Access Easement. This easement was granted in 1961.
2. The public welfare does not require that the existing easement be retained. The vacation is shown on the Plat in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2019-00226 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 30' Anchor Easement. This easement was granted in 1961.
2. The public welfare does not require that the existing easement be retained. The vacation is shown on the Plat in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2019-00227 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 5' Private Utility Easement. This easement was granted in 1961.
2. The public welfare does not require that the existing easement be retained. The vacation is shown on the Plat in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2019-00221 – PRELIMINARY/FINAL PLAT

1. This Plat replats Lot 5-A and Lot 1-A.
2. The property is zoned MX-M. The lots meet the minimum lot requirements for the zoning categories. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

Final sign off is delegated to Transportation regarding the Bus Stop and to Planning for Utilities and DXF.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **JANUARY 2ND, 2020**. 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).

Official Notice of Decision

Project PR-2019-002309, SD-2019-00223, SD-2019-00226, SD-2019-00227, SD-2018-00221

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc. 302 8th Street NW Albuquerque, NM 87102