

**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

July 26, 2019

Sundance Village Limited Partnership
412 NW 5th Ave Suite 200
Portland OR 97209

Project# PR-2019-002331

Application#

**SD-2019-00123 – VACATION OF PUBLIC
EASEMENT**

SD-2019-00108-PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of LOTS 2-7 BLOCK 6 TRACTION PARK AND CITY ELECTRIC ADDITION, zoned MX-M, located on CENTRAL AVENUE SW north of NEW YORK AVE SW and west of CLAYTON ST SW, containing approximately 1.1483 acre(s) (J-12).

On July 24, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning for issues discussed at the meeting, based on the following Findings:

SD-2019-00123 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 5-foot-wide PNM easement.
2. The public welfare does not require that the public right-of-way or easement be retained because with the lot consolidation service will be provided to the entire site deleting the need for an easement to individual lots. No other properties are impacted by the vacation. The vacation is shown on attachment in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of today's approval.

SD-2019-00108-PRELIMINARY /FINAL PLAT

1. This Preliminary/Final Plat consolidates the 6 existing lots into one new lot, Lot 2A
2. The property is zoned MX-M and has no minimum lot size.

Official Notice of Decision

Project# PR-2019-002331, SD-2019-00123, SD-2019-00108

July 26, 2019

Page 2 of 2

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

Condition:

1. Final sign off delegated to Planning for Execution of the Infrastructure Improvements Agreement (IIA).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 8, 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

Design Plus 2415 Princeton Drive NE Suite E, ABQ, NM 87107