

**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**

August 2, 2019

Titan Development  
6300 Riverside Plaza Lane NW suite 200  
ABQ, NM 87120

### **Project #PR-2019-002402**

Application#

**SD-2019-00111** – PRELIMINARY PLAT

**SD-2019-00112** – VACATION OF PUBLIC  
EASEMENT

**SD-2019-00116** – FINAL PLAT

#### **LEGAL DESCRIPTION:**

All or a portion of TRACT 11 PLAT OF TRACTS 11 THRU 12 AVALON SUBDIVISION UNIT 5, zoned NR-BP, located at the NEC of BLUEWATER RD NW and 98<sup>TH</sup> STREET NW, containing approximately 16.6729 acre(s). (K-9)

On **July 31, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and Transportation for issues discussed at the meeting, based on the following Findings:

#### **SD-2019-00111-PRELIMINARY**

1. This Preliminary Plat divides the existing lot into two new tracts; Tract 11A - 13.6696 acres and 11B - 3.0033 acres.
2. The property is zoned NR-BP and has no minimum lot size. The lots meet the minimum lot width requirement.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

#### **SD-2019-00112 – VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate a 10-foot-wide Public Utility Easement.
2. The public welfare does not require that the existing easement be retained because a new easement will be located to the southern edge of the site. The vacation is shown on exhibit in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

Project PR-2019-002402, SD-2019-00111, SD-2019-00112, SD-2019-00116

July 31, 2019

Page 2 of 3

Condition:

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

**SD-2019-00116-FINAL PLAT**

1. This Final Plat divides the existing lot into two new tracts; Tract 11A 13.6696 acres and 11B 3.0033 acres and dedicated the required easements.
2. The property is zoned NR-BP and has no minimum lot size. The lot meet the minimum lot width requirement.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Final Plat is consistent with the approved Preliminary Plat.

Condition:

1. Final sign off delegated to Planning for Execution of the Infrastructure Improvements Agreement (IIA) and Transportation to address comments.
2. If any additions or changes to the Drainage and Transportation Infrastructure are identified by the City during the course of receiving the Grading and Drainage Plans/Reports, the applicant must submit the modified infrastructure list to the DRB for approval and any IIAs modified accordingly.

**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 **AUGUST 15, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

Official Notice of Decision

Project PR-2019-002402, SD-2019-00111, SD-2019-00112, SD-2019-00116

July 31, 2019

Page 3 of 3

KD/mg

Bohannon Huston 7500 Jefferson ST NE ABQ NM 87109