

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

Mesa View United Methodist Church
4701 Montano Road NW
Albuquerque, NM 87120

Project# PR-2019-002606
Application#
SD-2020-00221 VACATION OF PRIVATE
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **27-A-1 & 27-A-2,**
TAYLOR RANCH zoned MX-L, located at **4701**
MONTANO NW between MONTANO PLAZA
DR and TAYLOR RANCH DR, containing
approximately 8.0 acre(s). (E-11)

On January 6, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The applicant proposes to vacate a floating drainage easement on Tract 27-A-1 granted by Tract 27-A-2 in 1982, as shown on the exhibit in the Planning file, that was recorded in 1982.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). Vacating the easement will eliminate any potential interference with future development on the property.
3. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 21, 2021**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions

Official Notice of Decision

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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 "J. Wolfley", written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125