

**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**

John O. Pearson  
8105 Countrywood Road NE  
ABQ, NM 87107

**Project# PR-2019-002607**  
**Application#**  
**SD-2020-00026 PRELIMINARY/FINAL PLAT**  
**SD-2020-00107 VACATION OF PRIVATE**  
**EASEMENT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13)

On January 27, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

### **SD-2020-00026 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat subdivides a lot into two lots, Lot 8-B-1 at 0.3804 acres in size, and Lot 8-B-2 at 0.3841 acres in size.
2. The property is zoned R-A. 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:**

1. Final sign-off is delegated to ABCWUA for the signing and recording of an off-site easement and placing the information on the Plat.
2. Final sign-off is delegated to Planning for the MRGCD signature line and signature on the Plat, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).

3. The applicant will obtain final sign off from ABCWUA and Planning by April 27, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2020-00107 VACATION OF PRIVATE EASEMENT**

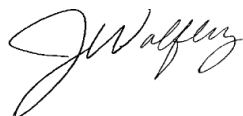
1. The applicant proposes to vacate a 22-foot private sanitary sewer and water easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. Water and sanitary sewer service will not be compromised because it will be replaced with a public water and sanitary sewer easement. The initial private easement was granted to service one lot; as a result of the subdivision of the lot into two lots the private easement no longer achieves the purpose intended when originally granted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 11, 2021**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. 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,



Jolene Wolfley  
DRB Chair

JW/jr