

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

Presbyterian Healthcare Services
1100 Central Ave. SE
ABQ, NM

Project #PR-2019-002294

Application#

SD-2019-00134 – VACATION OF PUBLIC
EASEMENT 15 foot gas easement

SD-2019-00135 – VACATION OF PUBLIC
EASEMENT 25 foot SAS and water easement

SD-2019-00136 – VACATION OF PUBLIC
EASEMENT 16 foot SAS and PUE

SD-2019-00137 – VACATION OF PUBLIC
EASEMENT water easement

SD-2019-00138 – VACATION OF PUBLIC
EASEMENT 16 foot sewer easement

SD-2019-00139 – PRELIMINARY/FINAL PLAT
Tract 1-A-1, 2-A-1, 3-A-1, 4-A-1

SD-2019-00140 – PRELIMINARY/FINAL PLAT Tract
5-A

LEGAL DESCRIPTION:

All or a portion of LOTS 1-A THRU 4-A AND 5-9
PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE
ONE, zoned MX-H, located at 1100 CENTRAL AV
SE east of I-25 and north of LEAD AVE SE,
containing approximately 11.9575 acre(s). (K-15

On **October 9, 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-2019-00134 – VACATION OF PUBLIC EASEMENT 15 foot gas line easement

1. The applicant proposes to vacate a 15 foot wide Gas line Easement.
2. The vacation is needed to allow for new construction on the site. Existing utility easements remain to accommodate service. The public welfare is not served by

retaining the easements because the service provided by these easements will be addressed by service in the existing easements.

3. The vacation is shown on exhibit in the file.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2019-00135 – VACATION OF PUBLIC EASEMENT 25 foot SAS and water

1. The applicant proposes to vacate a 25 foot wide Sanitary Sewer and Public Utility Easement.
2. The vacation is needed to allow for new construction on the site. Existing utility easements remain to accommodate service. The public welfare is not served by retaining the easements because the service provided by these easements will be addressed by service in the existing easements.
3. The vacation is shown on exhibit in the file.
4. 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-2019-00136 – VACATION OF PUBLIC EASEMENT 16 foot SAS and PUE

1. The applicant proposes to vacate a 16-footwide Sanitary Sewer and Public Utility Easement.
2. The vacation is needed to allow for new construction on the site. Existing utility easements remain to accommodate service. The public welfare is not served by retaining the easements because the service provided by these easements will be addressed by service in the existing easements.
3. The vacation is shown on exhibit in the file.
4. 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-2019-00137 – VACATION OF PUBLIC EASEMENT water

1. The applicant proposes to vacate a 10-footwide water line easement.
2. The vacation is needed to allow for new construction on the site. Existing utility easements remain to accommodate service. The public welfare is not served by retaining the easements because the service provided by these easements will be addressed by service in the existing easements.
3. The vacation is shown on exhibit in the file.
4. 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-2019-00138 – VACATION OF PUBLIC EASEMENT 16 foot sewer

1. The applicant proposes to vacate a 16-foot-wide sewer line easement.
2. The vacation is needed to allow for new construction on the site. Existing utility easements remain to accommodate service. The public welfare is not served by retaining the easements because the service provided by these easements will be addressed by service in the existing easements.
3. The vacation is shown on exhibit in the file.
4. 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-2019-00139-PRELIMINARY/FINAL PLAT (Tract 1-A-1, 2-A-1, 3-A-1, 4-A-1)

1. This Preliminary /Final Plat completes the vacation of the 15 foot wide gas easement (SD-2019-0000134), 25 foot wide water and sewer easement (SD-2019-00135), a 10 foot wide water easement (SD-2019-00137) and a 16 foot wide SAS and PUE (PR-2019-00138).
2. The property is zoned MX-H and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. Final sign off is delegated to Planning to check for the DFX file.

SD-2019-00140 – PRELIMINARY/FINAL PLAT (Tract 5-A)

1. This Preliminary /Final Plat completes the vacation of the 16 foot SAS and PUE (SD-2019-0000135).
2. The property is zoned MX-H and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

2. Final sign off is delegated to Planning to check for the DFX file.

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 **OCTOBER 24, 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

Official Notice of Decision

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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,



Maggie Gould
Acting DRB Chair

KD/mg

BHI 7500 Jefferson ST NE ABQ, NM 87109