

## Vacation request and Purpose

To: City of Albuquerque Development Review Board

RE: Sketch Plat Lots 43 thru 47, inclusive, Block 4, Paradise Heights Unit 4

IMPROVEMENTS: The attached sidewalk and utility exhibits depict current (2017) conditions for the site (2018 MRCOG Orthophoto). There are no sidewalks or curbing on the frontage street (west side, Brookline Drive NW.) It is requested that sidewalk and street light improvements be waived or deferred.

Note: Brookline Drive R/W was narrowed by vacation and platting action north of this property from 50' R/W to 38' R/W (plat of Paradise Skies Unit 10 Filed 7/23/2003, Book 2003C, Page 224 Case 1002379 / 03-DRB-01159). An appropriate final curbing width is requested to be determined.

### LOT SIZE CONSISTENCY AND RE-PLAT:

The proposal is to create 10 lots on 1.1320 Acres by re-platting 5 existing lots. The proposed lot size is consistent with the size of lots to the south and east (0.11 Ac.) within the R1 – A zone.

### EXISTING PLAT AND VACATIONS:

The adjacent subdivision to the south (Paradise Heights Unit 4 DRB Case 1002379) vacated an unused Construction and Utility Easement which crosses the rear of this site. It is requested this easement also be vacated (original plat of Paradise Skies Unit 10 Filed 7/23/2003, Book 2003C, Page 224 Case 1002379 / 03-DRB-01159). Interior lot lines to be vacated and re-established by the proposed replat.