

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

Leonard and Deborah Garcia
627 Cyan court NW
ABQ NM 87120

Project# PR-2021-003309

Application#

SD-2021-00209 PRELIMINARY/FINAL PLAT

SD-2021-00210 – VACATION OF PUBLIC EASEMENT

VA-2021-00377 – WAIVER TO IDO

LEGAL DESCRIPTION:

For all or a portion of:

LEONARD R. AND DEBORAH M. GARCIA requests the aforementioned action(s) for all or a portion of: **LOT 11-C, BLOCK 1, SLOANS ACRES** zoned R1-D, located on **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately 0.5 acre(s). (F-11) [*Deferred from 10/27/21*]

On November 3, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

SD-2021-00209 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat removes the 10-foot-wide utility easement vacated by SD-2021-00210.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for AGIS DXF file.
2. Delegation time frame is eight weeks. The applicant will obtain final sign off from

Transportation and Planning by December 22, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2021-00210 – VACATION OF PUBLIC EASEMENT

1. This request removes a 10-foot-wide Public Utility easement that runs diagonally across that site.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The applicant has justified the request pursuant to 6-6-(P)(3), the existing gas line has been relocated and the easement is no longer needed. The vacation only impacts the applicant's property.

VA-2021-00377 – WAIVER TO IDO

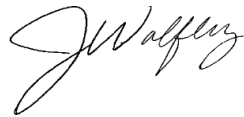
1. This request allows the applicant to forego the sidewalk along the street frontage of the site. The applicant has justified this pursuant to 6-6(P) because there are no existing sidewalks along Estancia Drive and the lack of sidewalk will not create a gap in the system.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone.
3. 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 **NOVEMBER 18, 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/mg

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