

**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

Michael Dreskin
8928 Ashton Loop NE
ABQ, NM 87122

Project# PR-2020-003887
Application#
**SD-2021-00010 VACATION OF PUBLIC
EASEMENT**
SD-2021-00008 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned MX-M, located at **2818 4TH ST NW, between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s).
(H-14)

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 Planning, based on the following Findings:

SD-2021-00010 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 10-foot public sanitary sewer easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The lot to the south of the Site is already developed and there is no need of any sewer line extension to the south. Therefore, the public sanitary sewer easement does not serve any purpose and is in the middle of the proposed development.

SD-2021-00008 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates the boundaries of nine lots into one lot (Lot 6-A) comprising a total of 1.2690 acres in size.
2. The DRB approved a waiver for the width and length of the existing alleyway along the southwestern boundary of the property.

3. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

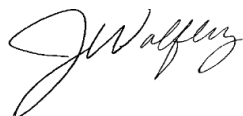
1. Final sign-off is delegated to Planning for utility/AMAFCA signatures, MRGCD signature line and signature on the Plat, the addition of the project (PR-2020-003887) and application (SD-2021-00008) numbers to the Plat, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).
2. The applicant will obtain final sign off from 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.

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 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 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