

**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

Worque, LLC
1 Crestview Trail NE
Albuquerque, NM 87122

Project# PR-2020-004360
Application#
SD-2020-00156 PRELIMINARY/FINAL PLAT
SD-2020-00154 VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 28-A**, zoned
MX-L, located at **910 CHELWOOD PARK**
BLVD NE between ALICE NE and LOMAS NE,
containing approximately .39 acre(s). (K-22)

On October 14, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning, based on the following Findings:

SD-2020-00156 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat dedicates 0.0016 acres of right-of-way and vacates a 250 square foot portion of a public utility easement on Lot 28-A, Block 11 of the Grandview Heights Subdivision, comprising a total of 0.3888 acres after the right-of-way dedication.
2. The property is zoned MX-L. Future development must be consistent with the underlying zoning.
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 utility company/AMAFCA signatures, and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by November 14, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00154 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 250 square foot portion of an existing public utility easement utilized for a guy anchor that was recorded on September 15, 1954.

Official Notice of Decision

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2. The applicant justified the vacation request for the existing 250 square foot portion of an existing public utility easement pursuant to 14-16-6-6-(K)(3)(a). The existing 250 square foot portion of the easement for the guy anchor is no longer needed because the PNM pole has been moved, eliminating the need for a public utility easement for a guy anchor as well as the public purpose of the easement portion.
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 **OCTOBER 29, 2020**. 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

Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048