

**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

Yankee Fans, LLC
59 Red Corner Rd.
Douglassville, PA 19518

Project# PR-2020-004538
Application#
SD-2020-00219 PRELIMINARY/FINAL PLAT
SD-2020-00224 VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 1A and TRACT D, ATRISCO BUSINESS PARK UNIT II AND MERIDIAN BUSINESS PARK II** zoned NR-BP, located at **7301 LOS VOLCANES RD NW between GALLATIN PL NW and COORS BLVD NW**, containing approximately 26.21 acre(s).
(J-10)

On January 13, 2021, 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-2020-00219 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat eliminates the interior lot line of two existing tracts and creates two proposed tracts, Tract D-1 at 7.6622 acres in size and Tract D-2 at 18.5233 acres in size.
2. The property is zoned NR-BP. Future development must be consistent with the Atrisco Business Park Master Development Plan.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The applicant justified the vacation pursuant 6-6-(M)(3) in a letter dated December 23, 2020. The applicant states that the public welfare does not require the easement to be maintained because run off that was originally accommodated by the easement is now accommodated in the storm drain in Fortuna Road. Additionally, the vacation provides a public benefit by opening up the vacated area for new development.

Conditions:

1. Final sign-off is delegated to Planning for the application number to be placed onto the Plat,

and for the AGIS DXF file.

2. The applicant will obtain final sign off from Planning by March 13, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00224 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate an existing temporary 210-foot x 220-foot public retention pond easement as depicted on the Plat. The temporary public retention pond easement was recorded in 2008.
2. The applicant proposes to vacate an existing temporary private drainage easement as depicted on the Plat when the temporary drainage pond and diversion are replaced. The temporary private drainage easement was recorded in 1997.
3. The applicant justified the vacation requests for the easement pursuant to 14-16-6-6-(K)(3)(a).
4. 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 **JANUARY 28, 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

Official Notice of Decision

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CSI – Cartesian Surveys, Inc, P.O. Box 44414, Rio Rancho, NM 87174