

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

Elk Haven
13 Bishop Lamy Road
Lamy NM, 87540

Project# PR-2021-004968

Application#

SD-2021-00145 – BULK PLAT

**SD-2021-00146 – VACATION OF PUBLIC EASEMENT
20' waterline note 3**

**SD-2021-00147 – VACATION OF PUBLIC EASEMENT
20' waterline note 4**

**SD-2021-00148 – VACATION OF PUBLIC
EASEMENT 20' waterline note 5**

**SD-2021-00149 – VACATION OF PUBLIC EASEMENT
Roadway**

**SD-2021-00150 – VACATION OF PUBLIC EASEMENT
Storm Drain**

LEGAL DESCRIPTION:

For all or a portion of:

TRACT B-1 & B-2, LA CUENTISTA

SUBDIVISION zoned R-ML, located on

ROSA PARKS RD NW between UNSER

BLVD NW and KIMMICK DR NW

containing approximately 59.0 acres (C-10)

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 ABCWUA and Planning, based on the following Findings:

SD-2021-00145 BULK PLAT

1. This Bulk Plat Tract B-1 and B-2 at La Cuentista Subdivision into two (2) tracts, Tract B-1-A and Tract B-2-A. The bulk land plat allows the parcels to be platted without the infrastructure requirement because the parcels will return to the DRB for additional development activity.
2. The plat contains the required notes regarding future development as required by 6-6 (L)(2)(c)

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

Conditions:

1. Final sign off is delegated to ABCWUA for the addition of two notes to be listed on the cover sheet of the plat and approved by the ABCWUA with respect to the pending litigation and future water and sewer service lines as discussed.
2. Final sign off is delegated to Planning for utility Signatures and Project and Application numbers to added to the plat.
3. 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-2021-00146 – VACATION OF PUBLIC EASEMENT

1. This request removes a 20 -foot-wide Public waterline easement shown as note 3 on sheet 2 of 2 of the plat.
2. 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 easement is no longer needed. New easemnets will be dedicated with future platting actions.

SD-2021-00147 – VACATION OF PUBLIC EASEMENT

1. This request removes a 20 -foot-wide Public waterline easement shown as note 4 on sheet 2 of 2 of the plat.
2. 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 easement is no longer needed. New easemnets will be dedicated with future platting actions.

SD-2021-00148 – VACATION OF PUBLIC EASEMENT

1. This request removes a 20 -foot-wide Public waterline easement shown as note 5 on sheet 2 of 2 of the plat.
2. 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 easement is no longer needed. New easemnets will be dedicated with future platting actions.

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SD-2021-00149 – VACATION OF PUBLIC EASEMENT

1. This request removes a 55.59 foot wide permanent roadway easement shown as note 6 on sheet 2 of 2 of the plat.
2. 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 easement is no longer needed. New easemnets will be dedicated with future platting actions.

SD-2021-00146 – VACATION OF PUBLIC EASEMENT

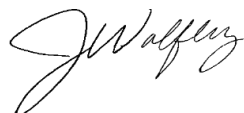
1. This request removes a 20 -foot-wide public storm drain easement shown as note 7 on sheet 2 of 2 of the plat.
2. Future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The applicant has justified the request pursuant to 6-6-(P)(3), the easement is no longer needed. New easemnets will be dedicated with future platting actions.

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,



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Jolene Wolfley
DRB Chair

JW/mg

BHI 7500 Jefferson NE ABQ NM 87109