

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

Dennis & George LLC
3301R Coors Blvd. NW
Albuquerque, NM, 87114

Project# PR-2021-005151
Application#
SD-2023-00138 VACATION OF PUBLIC
EASEMENT
SD-2023-00139 VACATION OF PUBLIC
EASEMENT
SD-2023-00124 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:
TRACT D-1 PLAT OF TRACTS D-1, E-1,
AMAFCA BLACK ARROYO CHANNEL ROW
PARADISE HEIGHTS zoned **MX-M** located
between **GOLF COURSE RE** and **WESTSIDE**
BLVD SE containing approximately **7.6716**
acre(s). **(A-12)**

On August 23, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2023-00138 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 10-foot public utility easement located along Golf Course Road NW (recorded on June 2, 2009).
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The vacated easement would be located 1.5-feet to the east of the existing public utility easement to provide additional area to accommodate 5-feet of landscaping/buffer per Chapter 7, Table 7.2.29 of the DPM. Therefore, the public welfare does not require the easement to be retained in its current location.

SD-2023-00139 VACATION OF PUBLIC EASEMENT

3. The applicant proposes to vacate a 10-foot public utility easement located along Westside Boulevard NW (recorded on December 13, 1966).
4. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The vacated easement would be located 3.3-feet to the south of the existing public utility easement to provide additional area to accommodate 5-feet of landscaping/buffer per Chapter 7, Table 7.2.29 of the DPM. Therefore, the public welfare does not require the easement to be retained in its current location.

SD-2023-00124 PRELIMINARY PLAT

1. This Preliminary Plat request is to subdivide an existing tract (Tract D-1, Paradise Heights Unit 1) into four tracts (Tract D-1-A at 2.0342-acres in size, Tract D-1-B at 1.5311-acres in size, Tract D-1-C at 2.3680-acres in size, and Tract D-1-D at 2.1530-acres in size) a total of 7.5979-acres in size, vacates and grants easements, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of the Final Plat and placement on a DHO agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. Per Table 6-4-3 of the IDO, the Preliminary Plat will expire if a Final Plat is not submitted within 1-year of this DHO approval.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 11TH, 2023**. The date of the DHO'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(V) 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.


Official Notice of Decision

Project # PR-2012-005151 Applications# SD-2023-00138, SD-2023-00139, SD-2023-00124

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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 that reads "David S. Campbell". The signature is written in a cursive style with a large, stylized initial "D".

David S. Campbell
Development Hearing Officer

DSC/jr

Tierra West LLC, 5571 Midway Park Place NE, Albuquerque, NM, 87109







PR-2021-005151_August_23_2023- Notice of Decision

Final Audit Report

2023-08-29

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