

**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

Deepesh Kholwadwala
c/o Sun Capital Hotels
8901 Adams St Ste. A
Albuquerque, NM 87109

Project# PR-2021-005439
Application#
**SD-2022-00083 VACATION OF PRIVATE
EASEMENT**
**SD-2022-00082 AMENDMENT TO PRELIMINARY
PLAT**

LEGAL DESCRIPTION:

B-3, 3-A-1-A, ABQ WEST UNIT 2, zoned MX-M, located on HIGH ASSETS WAY between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 4.079 acre(s). (C-13)

On June 8, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2022-00083 VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate an existing 24-foot private access, drainage, sidewalk and utility easement depicted on the Preliminary Plat by hatched lines.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The vacation of the easements will not interfere with the public welfare as this is a private easement. There is access to both lots. There is an existing 50-foot private access, drainage, sidewalks and utility easement around the entire property that will allow for public and pedestrian access to the subject sites.

SD-2022-00082 PRELIMINARY PLAT

1. This Preliminary Plat subdivides three existing lots a total of 4.079 acres in size into two lots (Lot 3-A-1-A-2 at 2.7202 acres in size and Lot 3-A-1-A-1 at 2.1574 acres in size), vacates existing private access, drainage, sidewalk and utility easements, and grants a cross lot drainage easement.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone districts.

3. A vacated easement was depicted on the original Preliminary Plat approved by the DRB on May 18, 2022 per SD-2022-00027, but was not approved separately by the DRB as required, requiring the approval of an amendment of the Preliminary Plat along with the approval of the Vacation of Private Easement.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/jr

Modulus Architects, Inc. & Land Use Planning, 100 Sun Ave. NE, Ste 600, Albuquerque, NM 87109