

**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

98th and I-40 Land LLC
6300 Riverside Plaza Lane NW Suite 200
Albuquerque, NM 87120

Project# PR-2021-006070

Application#

SD-2021-00240 PRELIMINARY/FINAL PLAT

SD-2021-00245 VACATION OF PRIVATE
EASEMENT – De-siltation

SD-2021-00246 VACATION OF PRIVATE
EASEMENT – DRAINAGE

SD-2021-00247 VACATION OF PRIVATE
EASEMENT – SLOPE

SD-2021-00249 VACATION OF PUBLIC
EASEMENT – ANCHOR

SD-2021-00250 VACATION OF PUBLIC
EASEMENT –

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 9, UNIT 5, AVALON SUBDIVISION
zoned **NR-BP**, located at **BLUEWATER RD NW**
between 94TH ST and 90TH ST containing
approximately **16.1021** acre(s). **(K-09)**

On January 12, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

SD-2021-00240 PRELIMINARY/FINAL PLAT

1. This Plat creates two tracts: Tract 9-B at 6.41 acres in size and Tract 9-A at 9.68 acres in size. The Plat grants easements as depicted on the Plat.

Official Notice of Decision

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2. The property is zoned NR-BP Future development must be consistent with the underlying zone districts.
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 AGIS DFX file.
2. The applicant will obtain final sign off from Planning by March 9, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2021-00245 VACATION OF PRIVATE EASEMENT – De-siltation

1. The applicant proposes to vacate a Private De-siltation easement recorded on February 8, 2016,
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement was granted as temporary measure until the site was built out. The associated site plans address the drainage for site.

SD-2021-00246 VACATION OF PRIVATE EASEMENT – DRAINAGE

1. The applicant proposes to vacate a Private drainage easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement was granted as temporary measure until the site was built out. The associated site plans address the drainage for site.

SD-2021-00247 VACATION OF PRIVATE EASEMENT – SLOPE

1. The applicant proposes to vacate a Private drainage easement recorded on February 8, 2016.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement was granted as temporary measure until the site was built out. The associated site plans address the drainage for site.

SD-2021-00249 VACATION OF PUBLIC EASEMENT – ANCHOR

1. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement currently contains an overhead utility pole. The pole will be relocated and the easement will not be needed.

SD-2021-00247 VACATION OF PRIVATE EASEMENT – PUE

Official Notice of Decision

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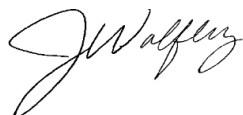
1. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement was granted to host a public utility line and posts; the utility line is being relocated and the easement will not longer be needed.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 27, 2022**. 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,



Jolene Wolfley
DRB Chair

JW/mg

Cartesian Surveys