

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

Guardian Airport Parking, LLC
2505 Anthem Village Dr., Suite E390
Henderson, NV 89052

Project# PR-2021-006259
Application#
SD-2022-00002 PRELIMINARY/FINAL PLAT
SD-2022-00006 VACATION OF PRIVATE
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 4-A AND 5 THRU 12, BLOCK 5, CLAYTON HEIGHTS** zoned **MX-M**, located at **1713 YALE BLVD SE between ROSS AVE SE and ANDERSON AVE SE** containing approximately **1.7568** acre(s). (L-15)

On January 19, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

SD-2022-00002 PRELIMINARY/FINAL PLAT

1. This is a request to consolidate nine existing lots into one new lot (Lot 4-A-1, Block 5 at 1.7568 acres) and dedicates ROW as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Administrative Determination was approved for the existing 81-foot ROW width of Yale

Boulevard.

4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Transportation for the verification of sidewalk infrastructure to be in place for a minimum 4-foot path around obstructions along both roads.
2. Final sign off is delegated to Planning for the project and application numbers to be added to the Plat, utility signatures, AGIS DXF file, and for the addition of a note to be added to the Plat regarding approval of the staff determination on the Yale Boulevard ROW.
3. The applicant will obtain final sign off from Transportation and Planning by March 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2022-00006 VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 20-foot access easement which was recorded on July 3, 1950 and September 22, 2003.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The access easement is made unnecessary with the consolidation of the nine lots into one lot.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 3, 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.

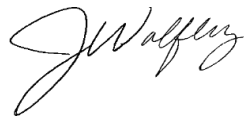
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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).

Official Notice of Decision

Project # PR-2021-006259 Applications# SD-2022-00002, SD-2022-00006

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

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