

**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**

Legacy Development & Management, LLC  
5051 Journal Center Blvd. NE, Suite 500  
Albuquerque, NM 87109

**Project# PR-2021-006307**

**Application#**

**SD-2022-00034 PRELIMINARY/FINAL PLAT  
SD-2022-00035 VACATION OF PRIVATE  
EASEMENT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B,  
NORTH ALBUQUERQUE ACRES zoned MX-L,  
located on GLENDALE AVE NE between SAN  
PEDRO DR NE and LOUISIANA BLVD NE  
containing approximately 3.9970 acre(s).  
(B-18)**

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

### **SD-2022-00034 PRELIMINARY/FINAL PLAT**

1. This Plat consolidates three lots into one lot (Lot A) at 3.77 acres is size. The Plat grants easements as depicted on the Plat.
2. The property is zoned MX-L. 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 ABCWUA for payment of the pro rata.
2. Final sign off is delegated to Planning for the AGIS DXF file.

3. The applicant will obtain final sign off from ABCWUA and Planning by June 8, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2022-00035 VACATION OF PRIVATE EASEMENT**

1. The applicant proposes to vacate a 30-foot permanent, nonexclusive private access easement recorded on July 27, 2015.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement is unnecessary with the consolidation of the lots into a single lot allowing access from Glendale Avenue.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 21, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto: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](mailto: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,



Jay Rodenbeck  
DRB Chair

JW/jr