

**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

B3 Development LLC
111 Wyoming NE
Albuquerque, NM 87108

Project# PR-2022-006657
Application#
SD-2023-00006 VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1 – 9 AND
RIGHT-OF-WAY OF SAN MATEO BLVD SE**
zoned **MX-L**, located at **1000 SAN MATEO
BLVD SE between SOUTHERN AVE SE and
KATHRYN AVE SE** containing approximately
1.1931 acre(s). **(L-17)**

On January 25, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to vacate a 2,789 square foot portion of San Mateo Blvd. SE abutting the western boundary of the subject property.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The applicant provided correspondence from ABQ Ride confirming that because there is no longer an active bus stop along the proposed vacated area which was formerly a bus pullout, they (ABQ Ride) agree to the request to remove the bus pullout and bus shelter. Therefore the Vacation is warranted.
4. Pursuant to section 14-16-6-6(M)(1)(a), the DHO will be the approving body because the vacation is less than 5,000 square feet and is not the entire width of San Mateo Blvd. SE.
5. The platting application for the Vacation must be submitted within one year of DHO approval or it will be void (see Table 6-4-3 of the IDO).

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 10, 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.

You will receive notification if any person files an appeal. 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, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer

DSC/jr

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







PR-2022-006657_January_25_2023 - Notice of Decision

Final Audit Report

2023-01-27

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