

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

Jacquilene M. Fishman  
1820 Gabaldon Rd. NW  
Albuquerque, NM 87104

**Project# PR-2022-006769**  
**Application#**  
**SD-2022-00138 VACATION OF PRIVATE**  
**EASEMENT**  
**VA-2022-00269 SIDEWALK WAIVER**  
**SD-2022-00137 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **LOT 1A; LOT A1; AND TRACT 141A1, LANDS OF PAUL AND MARY F. SANCHEZ, ISMAEL VALENZUELA, FRED AND MARY MONDRAGON** zoned **R-A**, located at **1804 & 1820 GABALDON RD NW and 3017 CAMILO LN NW between CAMILO LN NW and MOYA RD NW** containing approximately **2.3981 acre(s). (H-12)**

On September 21, 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-2022-00138 VACATION OF PRIVATE EASEMENT**

1. The applicant proposes to vacate an existing 20-foot wide road easement recorded on April 18, 1979.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**VA-2022-00269 SIDEWALK WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the IDO/DPM requirements to construct a 5-foot sidewalk along Camilo Lane NW.
2. The request is justified per 14-16-6-6(P)(3) of the IDO.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**SD-2022-00137 PRELIMINARY/FINAL PLAT**

1. This request is to create three new parcels (Tract 141A1A at 1.6579 acres in size, Lot 1A1 at 0.4385 acres in size, and Lot A1A at 0.317 acres in size) from three existing parcels a total of 2.3981 acres in size, to vacate an easement as depicted on the Plat, and to grant easements as depicted on the Plat.
2. DRB Determinations were approved for the existing 4-foot wide sidewalk along Gabaldon Road NW, for the existing approximately 40-foot wide right-of-way width for Gabaldon Road NW, and for the existing 14-foot wide right-of-way width for Camilo Lane NW. The requests were justified per 14-16-6-6(P)(3) of the IDO.
3. The property is zoned R-A. Future development must be consistent with the underlying zone district.
4. 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 the AGIS DXF file, and for the dates to be added to the DRB Determinations listed on the Plat.
2. The applicant will obtain final sign off from Planning by October 19, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 6, 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.

Official Notice of Decision

Project # PR-2022-006769 Applications# SD-2022-00138, VA-2022-00269, SD-2022-00137

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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,

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

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