

**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**

Rembe Urban Design + Development  
1718 Central Ave. SW  
Albuquerque, NM 87102

**Project# PR-2022-006844**

**(AKA: PR-2023-008387)**

**Application#**

**SD-2023-00060 PRELIMINARY/FINAL PLAT**

**SD-2023-00062 VACATION OF PRIVATE  
EASEMENT**

### **LEGAL DESCRIPTION:**

Requests the aforementioned action(s) for all or a portion of: **106-A, 107-B, AND 107-C, MAP 38** zoned **MX-M AND R-1A**, located at **1701/1623 CENTRAL AVE NW** containing approximately **0.58** acre(s). **(J-13)**

On March 22, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

### **SD-2023-00060 PRELIMINARY/FINAL PLAT**

1. This is a request to consolidate three existing tracts (Tracts 106-A, 107-B, and 107-C) of Map 38 into one tract (Tract A of The Pearl Addition) at 0.58 acres in size.
2. The property is zoned MX-M & R-1A (portion of Lot 106-A). Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be submitted prior to the final sign-off of the Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. DXF file approval from AGIS prior to final sign-off.
- b. Recorded IIA.

**SD-2023-00062 VACATION OF PRIVATE EASEMENT**

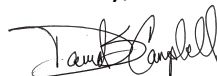
1. The applicant proposes to vacate an existing triangular private easement as shown on Mortgage Deed, Book A70 Page 4145 created for and between Tracts 106-A and 107-A.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the easement be retained, as the easement will be non-functional and unnecessary with the replat of the site.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 7, 2023**. The date of the DHO'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(V) 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,



David S. Campbell  
Development Hearing Officer

DSC/lis

# PR-2022-006844 (2023-008387)\_March \_22\_2023 - Notice of Decision

Final Audit Report

2023-03-27

Created:	2023-03-26
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPW8UD2WlQjHurDzo8l3tJ2cyS48wL1VX

## "PR-2022-006844 (2023-008387)\_March \_22\_2023 - Notice of Decision" History

 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)

2023-03-26 - 7:44:06 PM GMT- IP address: 73.242.135.213

 Document emailed to david@davidscampbell.com for signature

2023-03-26 - 7:44:53 PM GMT

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 Signer david@davidscampbell.com entered name at signing as David S. Campbell

2023-03-27 - 1:52:16 AM GMT- IP address: 73.26.229.89

 Document e-signed by David S. Campbell (david@davidscampbell.com)

Signature Date: 2023-03-27 - 1:52:18 AM GMT - Time Source: server- IP address: 73.26.229.89

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2023-03-27 - 1:52:18 AM GMT

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