

**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

David Ballantine
1601 Yale Blvd. SE
Albuquerque, NM 87106

Project# PR-2022-006908
Application#
SD-2022-00199 PRELIMINARY/FINAL PLAT
SD-2022-00200 VACATION OF PRIVATE
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 10 THRU 12, CLAYTON HEIGHTS** zoned **MX-M**, located at **1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE** containing approximately **0.5598** acre(s). **(L-15)**

On December 7, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA, Transportation, and Planning, based on the following Findings:

SD-2022-00199 PRELIMINARY/FINAL PLAT

1. This request is to consolidate three existing lots of the Clayton Heights subdivision into one lot (Lot 12-A) a total of 0.5598 acres in size.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. An amended Infrastructure List including a 5-foot sidewalk along Anderson Avenue SE is required, and a recorded Infrastructure Improvements Agreement (IIA) is needed prior to final sign-off from Planning.
4. 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 a verification exhibit showing the ADA path around the hydrant as indicated.
2. Final sign off is delegated to Transportation for the 5-foot sidewalk along Anderson Avenue SE.
3. Final sign off is delegated to Planning for the application number to be added to the Plat and for the recorded IIA.
4. The applicant will obtain final sign off from ABCWUA, Transportation, and Planning by February 8, 2023 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2022-00200 VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 20-foot perpetual access easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 23, 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-2022-006908 Applications# SD-2022-00199, SD-2022-00200

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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 name being significantly larger and more stylized.

Jolene Wolfley
DRB Chair

JW/jr

JAG Planning & Zoning, P.O. Box 7857, Albuquerque, NM 87194