

**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**

June 21, 2019

Clearbrook Investments  
8801 Jefferson St NE #A  
ABQ, NM 87113

**Project# PR-2018-001842**

**Application#**

**SD-2019-00100 PRELIMINARY /FINAL PLAT**

**SD-2019-00102 VACATION OF PUBLIC  
EASEMENT**

### **LEGAL DESCRIPTION:**

All or a portion of TRACT 4 CORRECTED PLAT FOR TRACTS 1,2,3 &4 LANDS OF HIS ACQUISITION NO. 120 , zoned NR-LM, located on HORIZON BLVD NE between ALAMEDA BLVD NE and BALLOON MUSEUM DR NE, containing approximately 5.9432 acres. (C-17)

On June 19, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

#### **SD-2019-00100 PRELIMINARY /FINAL PLAT**

1. This preliminary/final plat divides the existing 5.94-acre tracts into two tracts; Tract 4-A, 2.9201 acres and Tract 4-B, 3.0232 acres. The Tract boundaries match the EPC approval for the zone change from LR-LM to MX-M and R-ML (PR-2018-001842, RZ-2018-00055). The proposed Tract 4-A will be R-ML and Tract 4-B will be MX-M.
2. This platting action satisfies EPC condition of approval. The required Zoning Certification can be issued once the replat is recorded.
3. The property is zoned NR-LM and has no minimum lot size. The MX-M and R-ML zones that the property converts to with the approval of this plat meet the lot size requirements.
4. The applicant sent notice to the affected Neighborhood Associations.

#### **SD-2019-00102 VACATION OF PUBLIC EASEMENT**

1. This is a request to vacate a 25 foot wide sanitary sewer easement. The easement will be relocated slightly to the east to serve both Tract 4-A and 4-B (see sheet 3 of 3).
2. The public welfare does not require the easement to be retained because it will be

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relocated. The relocation of the easement contributes to the development of the site.

Conditions for **SD-2019-00100 and SD-2019-00102:**

1. Final sign off is delegated to Planning to check DXF, Utility Signatures and Transportation comments and to ABCWUA to address comments.
2. The applicant will obtain final sign off from Planning by **JULY 10, 2019** 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 **JULY 5, 2019**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome

DRB Chair

KD/mg

Ron Hensley The Group 300 Branding Iron Rd SE Rio Rancho NM 87124