

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

Corazar Laboratories, LLC
5951 Office Blvd. NE,
Albuquerque, NM 87109

Project# PR-2020-004432

Application#

SD-2023-00075 PRELIMINARY/FINAL PLAT

**SD-2023-00076 VACATION OF PUBLIC
EASEMENT**

**SD-2023-00077 VACATION OF PRIVATE
EASEMENT**

**SD-2023-00078 VACATION OF PRIVATE
EASEMENT**

**SD-2023-00079 VACATION OF PRIVATE
EASEMENT**

**SD-2023-00080 VACATION OF PRIVATE
EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of:

**TRACTS 64-A1A2 & 64-A1A3 LOT 14,
PORTION OF LOTS 15-17, VACATED PORTION
WESMECO DR SE zoned NR-LM, located at
245 WOODWARD RD SE BETWEEN WILLIAM
ST SE and SAN JOSE DRAIN containing
approximately 14.1471 acre(s). (M-14)**

On April 12, 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-2023-00075 PRELIMINARY/FINAL PLAT

1. This request is to consolidate seven (7) existing tracts and lots (Tracts 64-A1A2 & 64-A1A3; Lot 14 and portions of Lots 15-17, Block A, South Broadway Acres No. 1) into one new tract (Tract A) comprising a total of 14.1471 acres in size.

2. The property is zoned NR-LM (Non-residential Light Manufacturing). The dimensional standards for these zone districts are listed in Table 2-5-5 of the IDO, and the allowable uses are listed in Table 4-2-1 of the IDO. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the final sign-off of the Plat by the DFT staff.
4. A DHO Determination was approved permitting the existing sidewalk along Woodward Road SE to remain at its existing width. The Applicant justified the Determination noting that a parallel trail provides additional pedestrian buffering. Additionally, the location of utilities such as fire hydrants and public signage in the corridor (and the necessity of relocated them) which would make reconstructing and/or widening the sidewalk prohibitive and of a lesser public benefit.
5. 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. A 5-foot sidewalk along Descanso Road SE must be guaranteed or constructed prior to Final Plat under the IIA or work order process.
- b. The application number is to be added to the Plat.
- c. AGIS DXF file.

SD-2023-00076 VACATION OF PUBLIC EASEMENT (Portions of existing public utility easement)

1. The Applicant proposes to vacate an existing public utility easement which was retained with the Vacation of ROW from Wesmeco Drive (vacated in 1940).
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 the easement to be retained, as there are only private utility services and objects in the area, and the large commercial building on the lot considerably encroaches into the easement. Furthermore, the utility companies have all signed the Plat depicting this Vacation.

SD-2023-00077 VACATION OF PRIVATE EASEMENT (Existing 10-foot PNM easement)

1. The applicant proposes to vacate an existing 10-foot PNM easement which was granted to provide space for an overhead utility line.

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 the easement be retained since there are no longer lines to protect in that space and PNM has signed off on the Plat.

SD-2023-00078 VACATION OF PRIVATE EASEMENT (Existing 10-foot anchor easement for PNM and MST&T)

1. The applicant proposes to vacate an existing 10-foot anchor easement for PNM and MST&T which was granted to provide an anchor for the overhead utility line, which is no longer present.
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 the easement be retained since there is no anchor to secure or protect the removed overhead lines for the area, and PNM has signed off on the Plat.

SD-2023-00079 VACATION OF PRIVATE EASEMENT (Existing 10-foot PNM and MST&T easement)

1. The applicant proposes to vacate an existing 10-foot PNM and MST&T easement which was granted to provide space for overhead utility lines, which are no longer present.
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 the easement to be retained since there are no longer lines to protect in that space and PNM has signed off on the Plat.

SD-2023-00080 VACATION OF PRIVATE EASEMENT (Existing 5-foot down guy and anchor easement for PNM and MST&T)

1. The applicant proposes to vacate an existing 5-foot guy down and anchor easement for PNM and MST&T which was granted to provide an anchor for the overhead utility line.
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 the easement to be retained since there is no anchor to secure or protect the overhead lines for the area to the east of the subject property, and PNM has signed off on the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 28, 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.

Official Notice of Decision

Project # PR-2020-004432 Applications# SD-2023-00075, SD-2023-00076, SD-2023-00077, SD-2023-00078, SD-2023-00079, SD-2023-00080

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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. 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,

Ronald R. Bohannon

[Ronald R. Bohannon \(Apr 17, 2023 06:10 MDT\)](#)

Ronald R. Bohannon

Development Hearing Officer

RRB/lis

CSI-Cartesian Surveys Inc., PO Box 44414, Rio Rancho, NM, 87174







PR-2020-004432_April_12_2023 - Notice of Decision

Final Audit Report

2023-04-17

Created:	2023-04-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan
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