

**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**

Carlisle Associates Limited partnership  
33 South Service Road  
Jericho, NY 11753

**Project# PR-2019-002677**  
**Application#**  
**SD-2023-00110 PRELIMINARY/FINAL PLAT**  
**SD-2023-00111 VACATION OF PUBLIC**  
**EASEMENT**

### **LEGAL DESCRIPTION:**

For all or a portion of **TRACT A-1 and B-1** zoned **MX-M (TRACT A-1) and MX-L (TRACT B-1)**, located at **2100 CARLISLE BLVD NE** containing approximately **10.5726** acre(s). **(H-17)**

On June 14, 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-2023-00110 PRELIMINARY/FINAL PLAT**

1. This request is a replat of Tracts A-1 and B-1 of the Carlisle & Indian School Subdivision to create Tracts for the vacation of a public easement.
2. The property is zoned MX-M (Mixed use- Medium Intensity) and MX-L (Mixed use- Low intensity). The dimensional standards for these zone districts are listed in Table 2-4-3 and Table 2-4-5 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. 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. The project and application numbers must be added to the Plat.
- b. DXF file must be approved by AGIS and approval email submitted.
- c. Following the final sign off of the Plat, a recorded copy of the Plat must be sent to the Planning Department.

**SD-2023-00111 VACATION OF PUBLIC EASEMENT**

1. The Applicant proposes to vacate an existing 20 feet Public Sewer Easement, which was recorded on December 18, 2020.
2. The Applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. There is a net benefit to the public welfare as the vacated easement clarifies the record of the easement (the easement has already been partially vacated) and newer lines are taking its place. Additionally, the public welfare doesn't require the easement be retained, since the improvements it was retained to protect are being removed as part of the ongoing construction 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 **July 3, 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 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,

*Ronald R Bohannan*

[Ronald R Bohannan \(Jun 18, 2023 06:32 MDT\)](#)

Ronald R. Bohannan

Development Hearing Officer

Official Notice of Decision

Project # PR-2019-002677 Applications# SD-2023-00110, SD-2023-00111

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







# PR-2019-002677\_June -14-2023 - Notice of Decision

Final Audit Report

2023-06-18

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