

**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

Maverick INC
185 S State ST
Salt Lake City UT
84111

Project #PR-2019-002294

Application#

SD-2019-00150 – PRELIMINARY PLAT

SD-2019-00152 – VACATION OF PUBLIC
EASEMENT

SD-2019-00151– FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of TRACT C BULK LAND PLAT of TRACTS A THRU D MERIDIAN BUSINESS PARK II (A REPLAT OF LOT 3 & TRACTS S-1A, S-2A-2 ATRISCO BUSINESS PARK UNIT 2), zoned NR-BP, located on GALLATIN PLACE NW between LOS VOLCANES RD NW and FORTUNA RD NW, containing approximately 22.4273 acre(s). (J-10)

On **October 2, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning for issues discussed at the meeting, based on the following Findings:

SD-2019-00150-PRELIMINARY PLAT

1. This Preliminary Plat divides the existing lot into two new tracts; Tract A-1 – 3.9280 acres and 1B-1 – 2.4493 acres.
2. The property is zoned NR-LM and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2019-00152 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 10-foot-wide Public Utility Easement.
2. The public welfare does not require that the existing easement be retained because new easements are dedicated with this plat. The vacation is shown on exhibit in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

Project PR-2019-002294, SD-2019-00152, SD-2019-00151, SD-2019-00150,

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Condition:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of today's approval.

SD-2019-00151-FINAL PLAT

1. This Preliminary Plat divides the existing lot into two new tracts; Tract A-1 – 3.9280 acres and 1B-1 – 2.4493 acres.
2. The property is zoned NR-LM and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Final Plat is consistent with the approved Preliminary Plat.
5. This plat meets the replat requirement for SD-2019-00152 which must still recorded within 1 year of the vacation approval to complete the process.

Condition:

1. Final sign off delegated to Planning for Execution of the Infrastructure Improvements Agreement (IIA) and Transportation to address comments.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **OCTOBER 17, 2019**. 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). 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,



Maggie Gould
Acting DRB Chair

KD/mg

Tierra West 5571 Midway Park PL ABQ NM 87109