

**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

Novus Properties LLC
7916 Ranchitos Lp. NE
Albuquerque, NM 87113

Project #PR-2018-001695

Application#

**SD-2020-00029 -VACATION OF PRIVATE
EASEMENT**

SD-2020-00028 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of: TRACT A-2-B FOUNTAIN HILLS
PLAZA, zoned NR-C, located at 4590 PARADISE
BLVD NW, containing approximately 5.4531
acre(s). (C-12)

On February 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

SD-2020-00029 – VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 20' Private Utility Construction Easement and a 10' Utility Maintenance Easement (the 10' Utility Maintenance Easement is located within the 20' Private Utility Construction Easement). These easements were granted in 1990.
2. The public welfare does not require that the existing easements be retained. The vacations are shown on the Plat in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2020-00028 – PRELIMINARY/FINAL PLAT

1. This Plat subdivides 5.4531 acres into 2 tracts; Tract A-2-B-1 4.2586 acres in size, and Tract A-2-B-2 1.1945 acres in size.
2. The property is zoned NR-C. The lots meet the minimum lot requirements for the zoning category. Future development must be consistent with the underlying zoning.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for utility signatures, and the DXF file.
2. The applicant will obtain final sign off from Planning by March 12, 2020 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 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 **FEBRUARY 27, 2020**. 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,



Jolene Wolfley
DRB Chair