

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

Red Shamrock 4, LLC  
8220 San Pedro Dr. NE Suite 500  
Albuquerque, NM 87113-2476

**Project# PR-2020-004583**  
**Application#**  
**SD-2020-00182 VACATION OF PRIVATE**  
**EASEMENT**

### LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1 THRU 6 AND LOT 9, COORS PAVILLION**, zoned N-RC, located on **COORS between ST. JOSEPH DR and MINE RD NW** containing approximately 12.4995 acre(s). (G-11)

On October 21, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests based on the following Findings:

### **SD-2020-00182 VACATION OF PRIVATE EASEMENT**

1. The applicant proposes to vacate a 10-foot private sanitary sewer easement, as shown on the exhibit in the Planning file, that was recorded on April 11, 2017.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The private sewer easement is being replaced with a public sewer easement which is intended to be granted on a future subdivision plat.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 5, 2020**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Jolene Wolfley  
DRB Chair

JW/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87121