

**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**

John R. Debassiqe  
9204 Black Farm Lane NW  
Albuquerque, NM 87114

**Project# PR-2019-002928**  
**Application#**  
**SD-2020-00074** PRELIMINARY/FINAL PLAT  
**SD-2020-00072** VACATION OF PUBLIC  
EASEMENT  
**SD-2020-00075** VACATION OF PUBLIC  
EASEMENT  
**VA-2020-00107** DPM WAIVER

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 43 THRU 47, BLOCK 4 UNIT 4, PARADISE HEIGHTS**, zoned R-1A, located on **BROOKLINE DR. NW** between **ARDMORE AVE NW** and **ENDEAVOR RD NW**, containing approximately 1.1320 acre(s). (A-10)

On September 30, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

### **SD-2020-00074 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat subdivides 5 lots into 10 new lots, lots 43-47 A and B each containing .1132 acres, comprising a total of 1.1320 acres.
2. The property is zoned R-1A. Future development must be consistent with the underlying zoning.
3. The applicant provided a required Infrastructure List.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign off is delegated to ABCWUA for execution of the service connection agreement.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file, the recorded IIA, and for project and application numbers to be added to the Plat.

3. The applicant will obtain final sign off from ABCWUA and Planning by November 30, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2020-00072 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate the existing 8-foot-wide utility and construction easement that was recorded on May 7, 1968.
2. The applicant justified the vacation request for the existing 8-foot-wide utility and construction easement pursuant to 14-16-6-6-(K)(3)(a). The existing easement is unused and an adjacent subdivision to the south of the Site vacated an unused construction and utility easement, eliminating the requirement for the retainment of the easement.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**SD-2020-00075 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate the existing 7-foot-wide electric and telephone easement that was recorded on May 7, 1968.
2. The applicant justified the vacation request for the existing 7-foot-wide electric and telephone easement pursuant to 14-16-6-6-(K)(3)(a). The existing easement is unused and an adjacent subdivision to the south of the Site vacated an unused construction and utility easement, eliminating the requirement for the retainment of the easement.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00107 DPM WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the 24-foot minimum width for a residential street to permit the existing 22-foot wide width of Brookline Drive. The request is justified because the right-of-way in this portion of Brookline Drive narrows, and is an existing condition that is not caused by the applicant.
2. 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 **OCTOBER 15, 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://wetansfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

Project # PR-2019-002928 Applications# SD-2020-00074, SD-2020-00072, SD-2020-00075, VA-2020-00107

Page 3 of 3

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", written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/jr

Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048