

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

YES Housing
901 Pennsylvania
Albuquerque, NM 87110

Project# PR-2020-003847

Application#

SD-2021-00219– PRELIMINARY/FINAL PLAT

SD-2021-00220 - VACATION OF PRIVATE EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2,
BLOCK 1, FITZGERALD ADDITION** zoned **MX-**

M, located at **420 FITZGERALD ROAD NW**

between 4TH ST NW and 7TH ST NW containing
approximately 5.0036 acre(s). (G-14)

On December 1, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning, based on the following Findings:

SD-2021-00219 PRELIMINARY/FINAL PLAT

1. This is a request to create two new lots (Tract A at 2.47 acres and tract B at 2.9 acres) from three existing lots.
2. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. Final sign off is delegated to Planning for recorded IIA, application numbers to be added to the plat, AMAFCA signature and AGIS DFX file.
2. The applicant will obtain final sign off from Planning by January 26, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SD-2021-00220 VACATION OF PRIVATE EASEMENT

This is a request to vacate a 5 foot wide ditch easement This easement is longer needed because the ditch no longer runs on the property.

Official Notice of Decision

Project # PR-2020-003847 Application# SD-2021-00219, 220

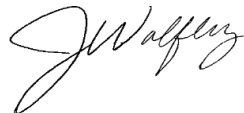
Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 16, 2021**. 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). Appeals should be submitted via email to 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 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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/mg Cartesian Surveys, Inc Po Box 44414 Rio Rancho NM, 87174