

**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**

Darin Sand, Winrock Partners LLC  
100 Sun Avenue NE, Suite 210  
ABQ, NM 87109

**Project# PR-2018-001579**  
**Application#**  
**SD-2021-00168 VACATION OF PUBLIC  
EASEMENT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **PARCEL E-1A REPLAT  
OF PARCEL A-1-A-1-A & PARCEL E-1-A,  
WINROCK CENTER ADDITION** zoned MX-M,  
located at **7500 INDIAN SCHOOL RD**  
**between PENNSYLVANIA ST and INDIAN  
SCHOOL RD**, containing approximately 3.88  
acre(s). (J-19)

On February 24, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The applicant proposes to vacate a 12-foot public access easement (for a deceleration lane along Pennsylvania Street NE) that was recorded on August 26, 1988.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. A Traffic Impact Study was conducted that reveals that a deceleration lane is not necessary for the amount of traffic entering onto Winrock Loop from Pennsylvania Street from the north. Pedestrian facilities as well as bike facilities are still accommodated at the same level and are therefore not negatively impacted by the requested vacation. The property is an infill site within a designated Urban Center that has existing infrastructure and public improvements that are of adequate capacity to serve the proposed development already, therefore not adding any additional strain to the public in these areas.

Official Notice of Decision

Project # PR-2018-001579 Application# SD-2021-00168

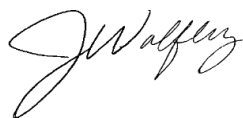
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MARCH 11, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day 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.

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

Will Gleason, Dekker/Perich/Sabatini, 7601 Jefferson Street NE, Suite 100, ABQ, NM 87109