

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

Westway Homes
9600 Tennyson ST NE
ABQ, 87122

Project# PR-2021-004964
Application#
SD-2021-00048 PRELIMINARY/FINAL PLAT
SD-2021-00049 VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 1 & 2 BLOCK 12 UNIT 3B, MESA DEL SOL MONTAGE zoned PC, located on **O'KEEFE AVE** between **WITKIN ST SE** and **STRYKER RD SE**, containing approximately 0.2231 acre(s). (S-16)

On March 31, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2021-00040 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 5 foot wide drainage easement between lots 1 and 2, Block 12, Unit 3B that was recorded on September 27, 2019.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement is being relocated to match the lot adjustment and will still provide drainage capacity. The plat dedicates a 5 foot wide drainage easement with 2.5 feet on each lot, on each side of the property line.

SD-2021-00043 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat revises the lot line between lots 1 and 2 to create Lot 1-A, .1212 acres and Lot 2-A, .1019 acres. The plat dedicates a 5 foot wide drainage easement with 2.5 feet on each lot, on each side of the property line.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol

Official Notice of Decision

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Community Master Plan.

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 the addition of the application number (SD-2021-00048) to the Plat.
2. The applicant will obtain final sign off from Planning by May 26, 2021 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 this decision, you must do so within 15 days of the DRB's decision or by **APRIL 15, 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). Files larger than 9MB can be sent to 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,



Jolene Wolfley
DRB Chair

JW/mg

Cartesian Surveys PO BOX 44414 Rio Rancho NM 87174