

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

AIM Management Corp
303 Roma NW
Albuquerque, NM 87102

Project# PR-2021-005746

Application#

SD-2021-00202– PRELIMINARY/FINAL PLAT
SD-2021-00203 – VACATION OF PUBLIC EASEMENT
SD-2021-00204 – VACATION OF PRIVATE EASEMENT
SD-2021-00205 – VACATION OF PRIVATE EASEMENT
SD-2021-00206 – VACATION OF PRIVATE EASEMENT
SD-2021-00207 - VACATION OF PRIVATE EASEMENT
SD-2021-00208 - VACATION OF PRIVATE EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 1-A AND 1-B, FRATERNAL ORDER OF THE
POLICE ADDITION** zoned NR-BP located on
**5800 JEFFERSON & 5910 JEFFERSON NE
between BALLON PARK RD NE and JEFFERSON
PLAZA NE** containing approximately 4.6540
acre(s). (E-17)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

SD-2021-00202– PRELIMINARY/FINAL PLAT

1. This is a request to create two new lots (1-A-1 at 1.47 acres and 1-B-1 at 2.9 acres) from two existing lots; vacate public and private easements; and grant new easements.
2. The applicant provided notice as required by 6-1-1 of the IDO.

1. SD-2021-00203 – VACATION OF PUBLIC EASEMENT

This a request to vacate a 20-foot-wide Public Sewer easement. The easement is no longer needed and new service will be accommodated in newly granted easements.

1. SD-2021-00204 – VACATION OF PRIVATE EASEMENT
This a request to vacate a private sign easement. The easement is no longer needed. New signage will be provided as part a site plan, SI-2021-01051.
1. SD-2021-00205 – VACATION OF PRIVATE EASEMENT
This is a request to vacate a 30-foot-wide private pedestrian access and waterline easement. New easements are granted to accommodate the waterline. Access to the trail along the Bear Arroyo is provide as shown on the site plan, SD-2021-001051.
1. SD-2021-00206 – VACATION OF PRIVATE EASEMENT
This is a request to vacate a private access and utility easement. This easement is longer needed because the site has been divided and developed with new utility easements granted and access established.
1. SD-2021-00207 - VACATION OF PRIVATE EASEMENT
This is a request to vacate a 20 foot wide private drainage, water, sewer and public utility easement. New easements are granted for water and sewer lines, grading and drainage plans have been developed for the subject site and adjacent sites.
1. SD-2021-00208 - VACATION OF PRIVATE EASEMENT
This is a request to vacate a private cross lot drainage and parking easement. This easement is longer needed because the site has been divided and developed with grading and drainage plan and parking for each use.

Conditions:

1. Final sign off is delegated to ABCWUA for a finding indicating approval of the paper easement, the recording of the plat, and finally for the signing and recording of the paper easement, in that order.
2. Final sign off is delegated to Planning.
3. The applicant will obtain final sign off from ABCWUA and Planning by January 6, 2021 or the case may be scheduled for the next DRB hearing and could be denied her 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 **DECEMBER 2, 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.

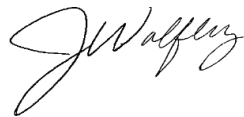
Official Notice of Decision

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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 word being capitalized and prominent.

Jolene Wolfley
DRB Chair

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