

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

Success Land Holdings, Inc.
Scott Steffen
303 Roma Avenue NW, Suite 110
Albuquerque, NM 87102

Project# PR-2019-002411

Application#

SD-2021-00193 – EXTENSION OF PRELIMINARY
PLAT

SD-2021-00194 – VACATION OF PRIVATE
EASEMENT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT FD1, FD2 & FD3, ASPIRE SUBDIVISION** zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL ABEL SW** containing approximately 27.48 acre(s). (N-08)

On October 20, 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-2021-00193 EXTENSION OF PRELIMINARY PLAT

1. This is a request to extend the Preliminary Plat for the above referenced area to allow the completion of the project.
2. The Preliminary Plat was approved by the DRB on November 4, 2020 and would have expired on November 19, 2021.
3. Pursuant to 14-16-6-4(X)(4)(a) The applicant has made this request in writing prior to the expiration of the previous approval and the DRB, the original approving body, has made a decision using the same procedure required for the initial approval.
4. This action will extend the approval of the Preliminary Plat to November 4, 2022. Per Section 14-16-6-4(X)(4)(a), the IDO allows one extension of any approval action so this is the **final extension.**
5. The proper notice was given as required by the IDO.

SD-2021-00194 VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a temporary emergency access easement as depicted on the Vacation Exhibit in the file.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement was needed with the Unit 1 development to provide a secondary access point. With the Unit 2 development, a permanent roadway easement will be provided to provide access to Amole Mesa Avenue.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 4, 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,



Jolene Wolfley
DRB Chair

JW/jr

Issacson & Arfman, 128 Monroe Street NE, Albuquerque, NM 87108