

**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**

Pay and Save  
1804 Hall Avenue  
Littlefield, TX 79339

**Project# PR-2021-005019**  
**Application#**  
**SD-2021-00110 PRELIMINARY/FINAL PLAT**  
**SD-2021-00109 VACATION OF PUBLIC**  
**EASEMENT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT A-2, TRACT A LOTS 1-5 AND 11-17,  
LANDS OF M.S.T & T, FURR'S PROPERTIES  
INC.; RIVERA PLACE, zoned MX-M, located at  
4701 4TH ST NW between GRIEGOS RD NW  
and PALO DURO AVE NW, containing  
approximately 3.3677 acre(s). (F-14)**

On September 22, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

**SD-2021-00110 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat consolidates 15 lots into 1 tract (Tract A) 3.3676 acres in size. This Preliminary/Final Plat grants a 10-foot public utility easement.
2. The property is zoned MX-M, future development must be consistent with the underlying zone.
3. The width of the existing sidewalk fronting along Griegos Road from the west right-of-way line for 4<sup>th</sup> Street to Tract A-1 will be retained per a DRB staff determination.
4. An Infrastructure List was approved with the Plat.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

1. Final sign-off is delegated to Transportation for the construction of a 6-foot wide sidewalk and 24-foot wide curb cut as listed in the Infrastructure List approved with this Plat.
2. Final sign-off is delegated to Planning.
3. The applicant will obtain final sign off from Transportation and Planning by January 22, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2021-00109 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate a public utility easement reserved in the vacated portion of Rivera Place recorded on November 18, 1964, shown as Easement #5 on the Plat.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The right-of-way and residual easement reserving that space was retained to protect existing utilities at the time of right-of-way vacation for Rivera Place, and these utilities will remain protected with the prior dedication of right-of-way into Griegos Road involving the residual parcel and with an existing public SAS easement. Further, a large portion of the former right-of-way is currently occupied by a commercial building (Lowe's Supermarket) and the nearby parking lot offers area to serve for a turnaround and access to the subject lots the vacated right-of-way used to serve.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 7, 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.

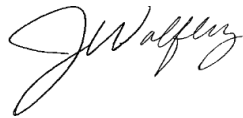
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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).

Official Notice of Decision

Project # PR-2021-005019 Applications# SD-2021-00110, SD-2021-00109

Page 3 of 3

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/jr

CSI – Cartesian Survey's, Inc., P.O. Box 44414, Rio Rancho, NM 87174