

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

Sonata Green Owner, LLC
8201 Golf Course Rd. NW #D3-338
Albuquerque, NM 87120

Project# PR-2019-001996
Application#
SD-2022-00176 VACATION OF PUBLIC
EASEMENT (Waterline)
SD-2022-00177 VACATION OF PUBLIC
EASEMENT (Roadway)
SD-2022-00178 VACATION OF PUBLIC
EASEMENT (Drainage)

LEGAL DESCRIPTION:

TRACT G, TRACT D, DURANGO SUBD zoned
R-1B, located on **STRATER ST NW** near
WEMINUCHE RD NW containing
approximately **3.8065** acre(s). **(C-09)**

On November 16, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2022-00176 VACATION OF PUBLIC EASEMENT (Waterline)

1. The applicant proposes to vacate an existing public waterline easement recorded on 12/6/19.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The existing public waterline easement will be made redundant with the dedication of right-of-way from the Preliminary Plat per PR-2019-001996 / SD-2022-00145, and waterlines will be placed in right-of-way per a Utility Plan and Infrastructure List.

SD-2022-00177 VACATION OF PUBLIC EASEMENT (Roadway)

1. The applicant proposes to vacate an existing public roadway easement recorded on 12/3/19.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The existing public roadway easement was granted to the City to reserve a defined space for roadway improvements, and with the dedication of right-of-way on the Preliminary Plat per PR-2019-001996 / SD-2022-00145, the existing easement will be made redundant.

SD-2022-00178 VACATION OF PUBLIC EASEMENT (Drainage)

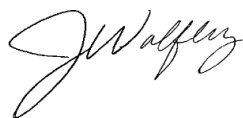
1. The applicant proposes to vacate an existing public drainage easement recorded on 4/21/16.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The existing public drainage easement was granted to the City to preserve drainage across the tract. With the approval of the Grading and Drainage Plan, the blanket drainage easement becomes unnecessary since there is now a drainage plan governing the land, with water channeled along storm drain lines.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 3, 2022**. 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