

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

Group II U26 VC, LLC & Tract 5 U26, LLC
2400 Louisiana Blvd. NE Bldg. 3
Albuquerque, NM 87110

Project# PR-2022-007712

Application#

SD-2022-00158 VACATION OF PRIVATE
EASEMENT Utility Easement – Rosa Parks Rd.

SD-2022-00161 VACATION OF PRIVATE
EASEMENT Utility Easement – Paseo del Norte

SD-2022-00162 VACATION OF PRIVATE
EASEMENT Blanket Cross Lot Drainage and
Access Easement

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 5 & 1, BLOCKS 6 & 2 UNIT 26, VOLCANO CLIFFS UNIT 26** zoned **MX-L & MX-M**, located on **ROSA PARKS RD & PASEO DEL NORTE NW** between **PASEO DE NORTE** and **ROS PARKS RD** containing approximately **18.23** acre(s). **(C-11)**

On November 9, 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-2022-00158 VACATION OF PRIVATE EASEMENT Utility Easement – Rosa Parks Rd.

1. The applicant proposes to vacate a 10-foot utility easement along the north side of Rosa Parks Rd.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The utility easement is being replaced by another 10-foot utility easement to the north of the new right-of-way per City Transportation's request for additional right-of-way to be dedicated along the north side of Rosa Parks Rd.

3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

SD-2022-00161 VACATION OF PRIVATE EASEMENT Utility Easement – Paseo del Norte

1. The applicant proposes to vacate a 10-foot utility easement along the south side of Paseo del Norte.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. City Transportation has requested additional right-of-way to be dedicated along the south side of Paseo del Norte, and the existing utility easement is located within the area to be dedicated.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

SD-2022-00162 VACATION OF PRIVATE EASEMENT Blanket Cross Lot Drainage and Access Easement

1. The applicant proposes to vacate a blanket cross lot drainage and access easement on Tract 1-B for the benefit of Tract 1-A and 1-C.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. This easement has been replaced by another private blanket cross lot drainage and access easement on Tract 1-A.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB’s decision or by **NOVEMBER 26, 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wetransfer.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-2022-007712 Applications# SD-2022-00158, SD-2022-00161, SD-2022-00162

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc., 702 Eighth Street NW, Albuquerque, NM 87102