

**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**

Legacy Hospitality  
6501 Eagle Rock NE, Suite B-5  
Albuquerque, NM 87113

**Project# PR-2018-001284**  
**Application#**  
**SD-2022-00004 PRELIMINARY/FINAL PLAT**  
**SD-2022-00007 VACATION OF PRIVATE**  
**EASEMENT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACT 2-A and A-2;**  
**TRACT A-2-A-2-A, BEVERLY-WOOD**  
**ADDITION; PARK SQUARE** zoned **MX-H,**  
located at **6500 AMERICAS PARKWAY NE**  
**between INDIAN SCHOOL RD and I-40**  
containing approximately 3.3866 acre(s).  
(J-18)

On January 19, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

### **SD-2021-00252 PRELIMINARY/FINAL PLAT**

1. This is a request to consolidate three existing lots (Tracts 2A and A-2 of Park Square and Tract A-2-A-2-A of Park Square) into one new Tract (Tract A at 3.3866 acres), and grants easements as depicted on the Plat.
2. The property is zoned MX-H. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

1. Final sign off is delegated to Planning for utility and AMAFCA signatures, the application number to be added to the Plat, and for the AGIS DXF File.
2. The applicant will obtain final sign off from Planning by March 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2022-00007 VACATION OF PRIVATE EASEMENT**

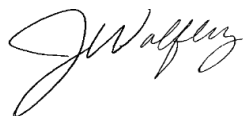
1. The applicant proposes to vacate two reciprocal access easements which were recorded on November 13, 1993.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The access easements are necessary with the consolidation of the three tracts into one, and were not used as designed by the original or current cross-lot access infrastructure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 3, 2022**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto: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

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174