

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

Solare Collegiate Foundation
8801 Gibson Blvd. SW
Albuquerque, NM 87121

Project# PR-2019-002042

Application#

SD-2022-00020 PRELIMINARY PLAT

SD-2022-00048 VACATION OF PUBLIC
EASEMENT

SD-2022-00049 VACATION OF PUBLIC
EASEMENT

SD-2022-00050 VACATION OF PUBLIC
EASEMENT

SD-2022-00051 VACATION OF PUBLIC
EASEMENT

SD-2022-00052 VACATION OF PRIVATE
EASEMENT

SD-2022-00053 VACATION OF PRIVATE
EASEMENT

VA-2022-00069 IDO WAIVER

VA-2022-00071 DEFERRAL OF SIDEWALK
CONSTRUCTION

LEGAL DESCRIPTION:

For all or a portion of: **12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1** zoned **MX-M**, located at **8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW** containing approximately **10.9989** acre(s). **(M-9)**

On March 30, 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-2022-00020 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 2 existing tracts into 75 lots and 6 tracts. The Preliminary Plat vacates and grants easements as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone districts.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2022-00048 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 10-foot PNM recorded on February 22, 2001.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The PNM easement is not used by PNM and is not required for access to PNM facilities.

SD-2022-00049 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 50-foot permanent access road and waterline easement recorded on October 25, 1985.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The permanent access road and waterline easement is vacant and will not be used.

SD-2022-00050 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate an existing public drainage covenant easement recorded on September 17, 2019.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. This area was intended to be a drainage pond, which is no longer needed pursuant to the approved grading and drainage plan.

SD-2022-00051 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate an existing 20-foot public permanent waterline easement recorded on October 25, 1985.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The waterline easement is vacant and will not be used.

SD-2022-00052 VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 25-foot private storm drain easement recorded on December 12, 2019.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The storm drain easement will be relocated with the subdivision development.

SD-2022-00053 VACATION OF PRIVATE EASEMENT

11. The applicant proposes to vacate an existing private access easement recorded on December 12, 2019.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The applicant proposes the dedication of a public street on the eastern portion of the subject property, replacing the private access easement.

VA-2022-00069 IDO WAIVER

1. The applicant proposes a waiver to permit rear yards for the lots along Gibson Boulevard, an arterial street. 5-4(F)(2)(b) discourages layouts where the rear lot line is adjacent to a collector or arterial street.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. Gibson Boulevard will incorporate deeper rear yards, landscape buffers, and a multi-use trail, and the requested waiver will not cause material impacts on surrounding properties.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2022-00071 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction along roadways as depicted on the exhibit in the application submittal. The sidewalks within the subdivision will be constructed with the development of each single-family home so when the subdivision is complete there will not be gaps in the sidewalk system.
2. Transportation engineering had no objections.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 14, 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.

Official Notice of Decision

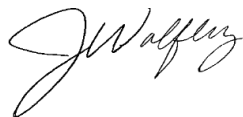
Project # PR-2019-002042 Applications# SD-2022-00020, SD-2022-00048, SD-2022-000049, SD-2022-00050, SD-2022-00051, SD-2022-00052, SD-2022-00053, VA-2022-00069, VA-2022-00071

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley
DRB Chair

JW/jr

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