

**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

Aztec Village Limited Partnership
412 NW 5th Avenue, Suite 200
Portland, OR 97209-3893

Project# PR-2021-006379
Application#
SD-2022-00042 VACATION OF RIGHT OF WAY
SD-2022-00041 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 7 THRU 12**
zoned **MXL**, located at **701 CENTRAL AVE NE**
between CENTRAL AVE NE and COPPER AVE
NE containing approximately **0.9787** acre(s).
(K-14)

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

SD-2022-00042 VACATION OF RIGHT OF WAY

1. This is a request to vacate 718.1 square feet of right-of-way for Copper Avenue NE and 446.5 square feet for High Street NE, for a total of 1,164.6 square feet vacated right-of-way.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The right-of-way was vacated to allow for the placement of ADA ramps within the private property limits.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB is the approving body for the request because the right-of-way vacation of the portions of Copper Avenue NE and High Street NE as proposed is less than 5,000 square feet.

SD-2022-00041 PRELIMINARY/FINAL PLAT

1. This Plat consolidates six lots into a single tract (Tract A) a total of 0.9977 acres in size. The Plat grants easements as depicted on the Plat, and dedicates right-of-way along Central Avenue NE as depicted on the Plat.

2. The property is zoned MX-L. Future development must be consistent with the underlying zone districts.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

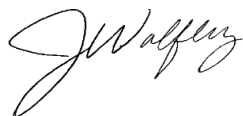
1. Final Sign off is delegated to ABCWUA for the northern vacated area to be additionally dedicated as a public waterline and/or transportation easement as required.
2. Final sign off is delegated to Planning for the property corner radii at Copper Avenue NE, for the project and application numbers to be added to the Plat, the AMAFCA signature, and the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by June 8, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 21, 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