



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 14, 2014

Project# 1000875

14DRB-70107 VACATION OF PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN
ACCESS EASEMENTS

14DRB-70143 EPC APPROVED SDP FOR BUILDING PERMIT

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for INLAND
GROUP request the referenced/ above action for easements on Parcels B-1 & D-1,
FINELAND DEVELOPMENT zoned SU-1 for C-1/ R-2, located on the north side of
MCMAHON BLVD NW between UNSER BLVD NW and MONTEREY PARK DR
NW containing approximately 6.648 acres. (A-11)

At the May 14, 2014 Development Review Board meeting, the vacation was approved as
shown on exhibit B in the Planning file per section 14-14-2(a)(1) and (b)(1)(3) of the
subdivision ordinance. The site plan for building permit was deferred to 5/21/14.

Findings

The request was filed by the owners of a majority of the frontage of the proposed
vacation.

Based on the proposed development and alternative easements, the public welfare is in
no way served by retaining the easements proposed for vacation.

There is no convincing evidence that any substantial property right is being abridged
against the will of the owner of the right. Property owners of record abutting the
proposed vacation were notified by first class mail at least six days prior to the
Development Review Board hearing approving the vacation and no objection regarding
access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the
Development Review Board and the approved replat shall be filed for record with the
Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by May 29, 2014 in the manner
described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any
determination of the Development Review Board may file an appeal on the Planning

Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are *reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).*

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC & CONSENSUS PLANNING
File