



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 9, 2011

**Project# 1001725**

11DRB-70263 VACATION OF PUBLIC EASEMENTS  
11DRB-70264 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the referenced/ above action(s) for Lots 1-4 Block 2 and 2-4 Block 25, **SUNSHINE TERRACE ADDITION**, Tracts A & B, **EVER READY OIL CO. SUBDIVISION**, Tracts 4 & 5, **GIBSON TRACTS**, and Tract A, **40/ 25 ASSOCIATES SUBDIVISION** zoned R-1, R-3, C-1, and SU-1 FOR C-2, located on the north side of GIBSON BLVD SE between UNIVERSITY BLVD SE and I-25 containing approximately 46.45 acre(s). (L-15) [*Deferred from 10/12/11, 10/26/11, 11/2/11*] approximately 0.2 acre. (C-20)

At the November 9, 2011 Development Review Board meeting, the vacation actions were approved as shown on the Vacation Exhibit in the planning file per section 14-14-7-2(a)(1) and (b) (1)(3) of the Subdivision Ordinance.

With an approved Grading and Drainage Plan engineer stamp dated 11/4/11 and with the signing of the infrastructure list dated 11/9/11 the preliminary plat was approved subject to execution of the Off-Site Easements referenced on the plat for the continuation of proposed Alumni Drive and the preparation for simultaneous filing of a Temporary Drainage Easement, as well as the following Conditions of Approval:

**CONDITIONS:**

1. The limits of right of way dedications shall be defined by providing exact dimensions; rights of way must meet minimum standards of the Long Range Major Street Plan and the DPM.
2. Approval of a Roadway Easement by AMAFCA must be obtained, to include adequate, associated Slope Easement(s) for proposed Alumni Drive.
3. Public Water and Public Sewer Easements to ABCWUA are to be included within the Roadway Easement for proposed Alumni Drive.
4. The Grading and Drainage Plan shall be revised to conform with the Preliminary Plat.
5. The vacated easements shall be shown on the plat approved by the Development Review Board and the approved plat 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 November 24, 2011 in the manner described below.

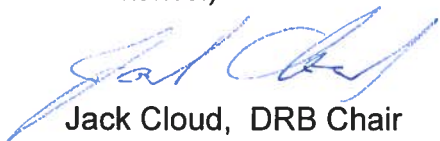
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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: Bohannon Huston Inc. 7500 Jefferson NE – Albuquerque, NM 87109  
Cc: University of New Mexico Real Estate Office – 2811 Campus Blvd NE –  
Albuquerque, NM 87131