



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 8, 2013

Project# 1002455

13DRB-70505 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70516 VACATION OF PRIVATE EASEMENT

THE STROUP CO. request(s) the above action(s) for all or a portion of Lot(s) 4A-7A, JJ SUBDIVISION zoned SU, located on SAN ANTONIO BETWEEN I-25 AND SAN PEDRO containing approximately 5.07 acre(s). (E-18) [*Deferred from 4/17/13, 4/24/13*]

At the May 8, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The preliminary/final plat was approved with final sign off delegated to Planning for removal of zoning note from plat and AGIS DXF.

Findings

The public welfare is in no way served by retaining the way or easement, based on the proposed replat and replacement easement.

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:

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 23, 2013 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: THE STROUP CO.
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

1. Project # 1002455
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

At the May 31, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 15, 2006, 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).


Sheran Matson, AICP, DRB Chair

Cc: J Group, 7508 Northridge Ave NE, 87109
Timothy Ott, 5620 Venice NE, Suite #G, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 11, 2008

Project # 1002455
07DRB-70004 VACATION OF
PRIVATE EASEMENT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ** **SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s).
[Deferred from 5/30/07, 5/28/08 & 6/4/08] (E-18)

At the June 11, 2008, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. 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.

07DRB-70005 MINOR-PRELIMINARY/FINAL PLAT APPROVAL

With the signing of the infrastructure list dated June 11, 2008, the Preliminary/Final was approved with final sign off delegated to planning for AMAFCA signature.

06DRB-01648 EPC SDP FOR SUBD.

The site plan for subdivision was approved. 3 copies of the approved site plan must be provided to Planning.

06DRB-01649 EPC SDP FOR BUILDING PERMIT

The site plan for building permit was deferred to 6/18/08 at the agent's request.

If you wish to appeal these decisions, you must do so by June 26, 2008 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, AICP, DRB Chair

Cc: Rex Vogler, P.S. – P.O. Box 7155 – Albuquerque, NM 87194

Cc: San Antonio Properties – Douglas Simms - LLC – 2712 Castaneda Dr. NW
– Albuquerque, NM 87107