



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2004

16. Project # 1003430
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13)

At the June 30, 2004, Development Review Board meeting, the preliminary and final plat were approved with final plat sign off delegated to Planning for a vacation exhibit and fee simple language placed above the owner's signature on the plat.

04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13)

At the June 30, 2004, Development Review Board meeting, The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



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If you wish to appeal this decision, you must do so by July 15, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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.)

Sheran Matson, AICP, DRB Chair

cc: Ronald & Jeri Nasci, 4524 Barrett Ave NW, 87114
Aldrich Land Surveying Inc., P.O. Box 30701, 87190
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File