



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 26, 2007

4. Project# 1003597
07DRB-70201 VACATION OF PUBLIC EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] [*Deferred from 9/12/07*] (D-12)

At the September 26, 2007, Development Review Board meeting, the vacations were 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 20-foot public sanitary sewer easment and water meter easement within Tract 1-E-1 vacation requests were filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 20-foot public sanitary sewer easment and water meter easement within Tract 1-E-1.

(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.
3. 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.



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If you wish to appeal this decision, you must do so by October 11, 2007, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Ron Nelson, 6605 Uptown Blvd NE, Ste 340, 87110
ABQ Engineering Inc, 6739 Academy Rd NE, Ste 130, 87109
Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.
File