



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2016

Project# 1003902

16DRB-70390 VACATION OF PUBLIC SANITARY SEWER EASEMENT
16DRB-70391 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agents for FOX PLAZA LLC request the referenced/ above actions for Tracts 3A-1, 4A & 8, **TIJERAS PLACE IMPROVEMENT COMPANY, INC** zoned C-2, located on the SW corner of CENTRAL AVE SE and SAN PEDRO DR SE containing approximately 3 acres. (K-18) *[deferred from 11/30/16]*

At the December 7, 2016 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 the Water Authority for completion of sewer relocation and to Planning.

Findings

Based on the proposed redevelopment, the public welfare is in no way served by retaining the existing 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:

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. The existing sewer line shall be relocated and a new easement satisfactory to ABCWUA shall be provided with the required replat.

If you wish to appeal this decision, you must do so by December 22, 2016 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