



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 8, 2006

10. Project # 1004670
06DRB-00127 Minor-Prelim&Final Plat Approval
06DRB-00126 Minor-Vacation of Private Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18)

At the February 8, 2006, Development Review Board meeting, the preliminary and final plat was approved with final sign off delegated to Transportation Development for 3-foot public right-of-way or a 3-foot right-of-way dedication along Central to be granted by the plat and to Planning for the AGIS dxf file and to record the plat.

The vacation of private easements was approved as shown on Exhibit C 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.

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: Fox Plaza Limited Liability Company, 2325 San Pedro NE, Suite 2A, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File