



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 18, 2012

Project# 1005029

12DRB-70043 VACATION OF PUBLIC EASEMENT
12DRB-70044 SIDEWALK WAIVER
12DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70046 MINOR - TEMP DEFR SWDK CONST
12DRB-70047 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON & ARFMAN PA agents(s) for WESTERN ALBUQUERQUE LAND HOLDINGS LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING** and Tract R **STORMCLOUD UNIT 3** zoned SU-2 RLT and RD, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NW containing approximately 55.2416 acre(s). (H-9)[*Deferred from 3/7/12, 3/21/12, 4/11/12*

At the **April 18, 2012** 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 sidewalk waiver was approved as shown on exhibit b1 and b2 in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit b1 and b2 in the planning file. subdivision design variance from minimum DPM design standards was approved as shown on exhibit 'C' in the planning file. With an approved grading and drainage plan engineer stamp dated 3/26/12, and with the signing of the infrastructure list dated 4/18/12, the preliminary plat was approved. The original preliminary plat is void.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;

The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

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:

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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.

If you wish to appeal this decision, you must do so by May 3, 2012 in the manner described below.

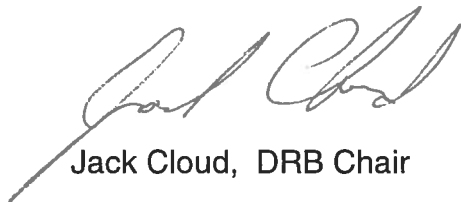
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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: Thomas Borst – 1908 Selway Pl. – Albuquerque, NM 87120

Cc: Don Gretsinger – 8322 Calle Ensueno NW – Albuquerque, NM 87120

Marilyn Maldonado

file