



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2016

Project# 1005224

16DRB-70214 EASEMENT VACATION
16DRB-70215 SIDEWALK VARIANCE
16DRB-70216 SIDEWALK DEFERRAL
16DRB-70217 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for LGI HOMES, INC. request the referenced/ above actions for Lots A-1-A & A-1-B, **SALAZAR FAMILY TRUST** zoned R-LT, located on the south side of COLOBEL AVE SW and the west side of 98TH ST SW containing approximately 41.8 acres. (N-9) *[Deferred from 7/20/16, 8/3/16, 8/17/16]*

At the August 24, 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. A sidewalk variance to sidewalks was approved as shown on exhibit in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With an approved grading and drainage plan engineer stamp dated 8/18/16 and with the signing of the infrastructure list dated 8/24/16, the preliminary plat was approved.

FINDINGS:

- (A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.
- (B)(1) The public welfare is in no way served by retaining the public easement.
- (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:

The vacated property shall be shown on the 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 September 8, 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.)

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a large initial "J" and "C".

Jack Cloud, DRB Chair