



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 24, 2016

Project# 1005278

15DRB-70170 VACATION/ EASEMENTS
15DRB-70171 SIDEWALK WAIVER
15DRB-70172 TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
15DRB-70173 PRELIMINARY PLAT

HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21) *[Deferred 5/20/15, 1/20/16, 2/3/16, 2/17/16]*

At the February 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. The Sidewalk Waiver and deferral of sidewalk construction was approved as shown on exhibit c in the planning file. With the approval of the grading and drainage plan engineer stamp date 2-22-16 and the signing of the Infrastructure List, 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) Based on the proposed replat, 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. 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. Preliminary Plat is subject to and conditioned upon approval by AMAFCA of the turnkey agreement.
3. Preliminary Plat is subject to and conditioned upon approval by AMAFCA of the proposed ABCWUA easement.
4. Preliminary Plat is subject to and conditioned upon approval by FEMA of the CLOMR.

If you wish to appeal this decision, you must do so by March 10, 2016 in the manner described below.

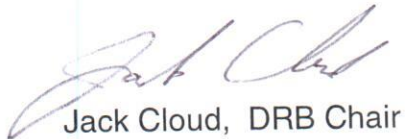
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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