



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2016

Project# 1005517

16DRB-70059 VACATION OF PNM & DRAINAGE EASEMENTS
16DRB-70046 PRELIMINARY PLAT APPROVAL
16DRB-70051 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC, CARTESIAN SURVEYS INC & DEKKER PERICH SABATINI, agents for ARGUS JEFFERSON PARTNERS LLC request the referenced/ above actions for all or a portion of Lots 2A1 and 2A2, **ENVIRCO TRACT** zoned M-1, located on the west side of JEFFERSON ST NE north of OSUNA RD NE containing approximately 7 acres. (E-17)

At the March 9, 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.

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) Subject to acknowledgement by PNM signature on the required replat, the public welfare is in no way served by retaining the easements.

(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:

1. 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 March 24, 2106 in the manner described below.

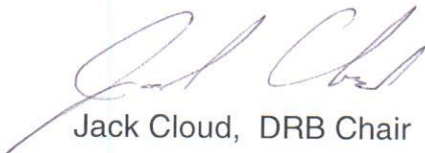
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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", is written over the printed name below.

Jack Cloud, DRB Chair