



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 12, 2016

### **Project# 1006833**

16DRB-70332 EASEMENT VACATIONS  
16DRB-70333 BULK LAND VARIANCE  
16DRB-70334 PRELIM / FINAL PLAT  
16DRB-70354 AMENDED SITE PLAN FOR SUBDIVISION

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 October 12, 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 bulk land variance was approved. The preliminary plat was approved. Final plat was deferred to address comments and pending City Council right-of-way vacation approval. The amended site plan for building subdivision was approved with final sign off delegated to planning.

### Findings

Based on the proposed plat, the public welfare is in no way served by retaining the easement.

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.

If you wish to appeal this decision, you must do so by October 27, 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