



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 23, 2014

**Project# 1007140**  
**14DRB-70102 VACATION OF PRIVATE EASEMENT**

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, JUAN TABO HILLS zoned SU-1/RD, located on JUAN TABO HILLS BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)

At the April 23, 2014 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

The request was filed by the owners of all the frontage of the easement(s) proposed for vacation.

The public welfare is in no way served by retaining the easement(s); based on the proposed development and replat, the City of Albuquerque does not anticipate any need to utilize the existing easement(s).

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. The applicant is both the benefited and burdened party of the easement(s) proposed for vacation.

### 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. An amended site development plan for subdivision shall be approved prior to or concurrent with the required replat.

If you wish to appeal this decision, you must do so by May 8, 2014 in the manner described below.

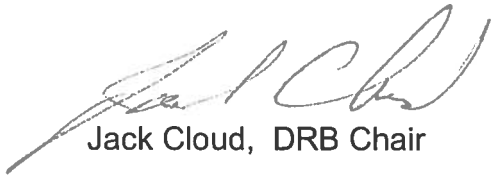
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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 typed name.

Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A  
file