



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 15, 2016

Project# 1007715

16DRB-70175 VACATION-PUBLIC EASEMENT
16DRB-70176 MINOR - PRELIMINARY/ FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agents for MARK PACHECO/ DAVID HADLEY request the referenced/ above actions for all or a portion of Lot 1-A, **LANDS OF BRYANT & WHITAKER** zoned O-1, located on the north side of LAGRIMA DE ORO PD NE east of MORRIS ST NE containing approximately .47 acre. (F-21)

At the June 15, 2016 Development Review Board meeting, the preliminary/final plat was approved with final sign off delegated to Planning for AGIS DXF and 15 day appeal period. 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) Based on the acknowledgement by the franchised utilities 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 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 June 30, 2016 in the manner described below.

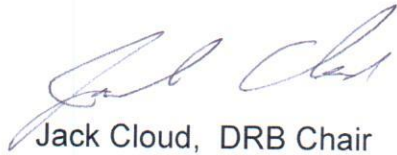
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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 cursive script, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair