



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 18, 2009

Project# 1008065

09DRB-70352 VACATION OF PRIVATE EASEMENT

09DRB-70353 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) TR A-1-A-1-A, B-1-B-1-A-2 & B-1-B-1-A-1, **WEST 66 ADDITION** zoned SU-2 /IP, located on 221 AIRPORT DR NW BETWEEN CENTRAL AVE NW AND BLUEWATER NW containing approximately 13.5751 acre(s). (K-10)

At the November 18, 2009 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.

(A)(1) The private easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public 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.
2. Alternate easements must be provided to correspond with the approved grading and drainage plan dated 6/24/08.

The Preliminary/Final plat was approved with delegation to Transportation for exhibit indicating location of sidewalk and distance of face of curb to property line for all of Airport Drive and frontage along Central Avenue, and to City Engineer for alternate easements per approved site plan dated 6/24/08.

If you wish to appeal this decision, you must do so by December 3, 2009 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, AICP, DRB Chair

Cc: The Survey Office, LLC – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: JJ & J Properties LLC – P.O.Box 27730 Albuquerque, NM 87125

Scott Howell

Marilyn Maldonado

File