



## AMENDED OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 15, 2010

### **Project# 1008360**

10DRB-70226 VACATION OF PRIVATE EASEMENT  
10DRB-70227 VACATION OF PUBLIC RIGHT-OF-WAY  
10DRB-70229 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the referenced/ above action(s) for certain Private Utility and Pedestrian Access Easements within Block 14, plus portions of Trumbull Avenue SE and Bell Avenue SE adjacent to and including Lot(s) 1-12 & 14-24, Block(s) 14, **EMIL MANN ADDITION ( to be known as PLAZA FELIZ)** zoned R-2, located between ESPANOLA ST SE and SAN PABLO ST SE, between BELL AVE SE and TRUMBULL AVE SE containing approximately 3.56 acre(s). (L-19)

At the September 8, 2010, Development Review Board meeting, The preliminary/final plat was deferred to the September 15, 2010 Development Review Board meeting. Subject to the acknowledgment of the utility company via signature, the vacation of private easement 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 Vacation of 4 feet of Trumbull Avenue and 5 feet of Bell street 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 easement vacation requests were filed by the owners of a majority of the rear footage of land abutting the proposed vacations.

(B)(1) The public welfare is in no way served by retaining the public right of way; the City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

(B)(3) 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. Final disposition shall be through the City Real Estate Office.
2. 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 September 30, 2010 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: Integrated Design & Architecture – 624 Tijeras Ave NW – Albuquerque, NM 87102

Cc: Greater Albuquerque Housing Partnership – 320 Gold Ave SW # 918 –  
Albuquerque, NM 87102

Cc: James Witt – 601 B Four Hills Rd SE – Albuquerque, NM 87123

Cc: Scott Howell

Cc: Marilyn Maldonado

File