



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 4, 2015

Project# 1008656

15DRB-70005 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70407 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70408 SIDEWALK VARIANCE
14DRB-70409 SIDEWALK WAIVER
14DRB-70410 AMENDED SDP FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for ASHTON HOMES LLC request the referenced/ above action for a portion of GLENDALE ROAD NE adjacent to Tracts A & B, Unit 1, **ESTATES AT GLENDALE** zoned SU-1 FOR RD-5DU/AC, located on the south side of GLENDALE RD NE between WYOMING BLVD NE and BARSTOW ST NE. (B-19)

At the February 4, 2015, 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 preliminary/ final plat approval, sidewalk variance, sidewalk waiver, and amended sdp for subdivision were indefinitely deferred.

FINDINGS:

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

(B)(1) Based the proposed development, the public welfare is in no way served by retaining the minimal amount of public right of way.

(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 February 19, 2015 in the manner described below.

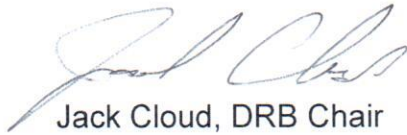
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

Cc: