



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 2, 2011

Project# 1008663

11DRB-70024 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for DAVID AND LYNN GILL request(s)
Vacation of a Public Drainage Easement on a portion of Lot(s) 2-P1, **ESTRADA COURT SUBDIVISION**, zoned R-D/3DU-A, located on ESTRADA CT NE between BARSTOW ST NE and VENTURA AVE NE containing approximately .3224 acre. (C-20)

At the March 2, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2 (B) (1)(3) of the Subdivision Ordinance.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;

The City of Albuquerque does not anticipate any need to utilize the existing easement for Public Drainage purposes, subject to the conditions of vacation.

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. 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. A private drainage easement shall be provided on the replat for the benefit of the adjacent property.

If you wish to appeal this decision, you must do so by March 17, 2011 in the manner described below.

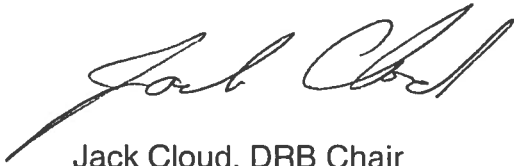
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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, DRB Chair

Cc: Jack's High Country Inc – 8953 2nd NW – Albuquerque, NM 87114
Cc: David & Lynn Gill – 8836 Estrada Ct. NE – Albuquerque, NM 87122
Marilyn Maldonado
Scott Howell
File