



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2016

Project# 1009721

16DRB-70266 EASEMENT VACATION

16DRB-70267 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

16DRB-70268 SIDEWALK WAIVER

16DRB-70269 - PRELIM/ FINAL PLAT

COMMUNITY SCIENCES CORP agent(s) for JOHN FREED request(s) the above action(s) for all or a portion of Lot(s) 10-A-3, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2/W7, located on CAMPBELL BETWEEN CALLE TRANQUILO NW AND GARDEN RD TRELIS NW containing approximately 1.042 acre(s). (G-12) [deferred on 8/17/16]

At the October 12, 2016 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 subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. With the signing of the infrastructure list dated 10/12/16, the preliminary plat was approved. Final plat was deferred for the subdivision improvements agreement and for clarification of easements.

Findings

Based on proposed services, the public welfare is in no way served by retaining the easement;

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.

If you wish to appeal this decision, you must do so by October 27, 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.)



Jack Cloud, DRB Chair