



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2017

Project# 1010793

17DRB-70142 RIGHT-OF-WAY VACATION
17DRB-70143 SIDEWALK WAIVER
17DRB-70144 TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
17DRB-70145 PRELIMINARY PLAT
17DRB-70153 – SITE DEVELOPMENT PLAN FOR SUBDIVISION

CONSENSUS PLANNING and MARK GOODWIN AND ASSOCIATES P.A. agents for BOKAY CONSTRUCTION request the referenced/ above actions for Lots 15-18 Block 28, Tract A Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ NC, located on the west side of LOUISIANA BLVD NE between OAKLAND AVE NE and ALAMEDA BLVD NE containing approximately 3 acres. (C-18) *[Deferred from 6/28/17]*

At the July 12, 2017 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 sidewalk waiver was approved as shown on exhibit C in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With the signing of the infrastructure list dated July 12, 2017, the preliminary plat was approved with the condition of approval from the Fire Marshall and payment of pro-rata. The site development plan for subdivision was approved.

(A)(1) The public 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 easement.

(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. 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.

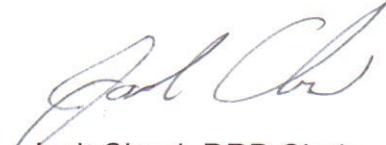
If you wish to appeal this decision, you must do so by July 27, 2017 in the manner described below.

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