

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

SWCW LLC
6100 4th Street NW, suite 106
ABQ, NM 87107

Project# #PR-2019-003092

SD-2019-00210– VACATION OF RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of **LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY**, zoned MX-M, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD**, containing approximately 0.3657 acre(s). (L-17)

On January 8, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and APPROVED the Vacation of Public Right of Way, based on the following Findings:

SD-2019-00210– VACATION OF RIGHT-OF-WAY

1. This is a request to vacate a 3,600 square foot alley.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will be recommending the body on the request because the vacation contains more than 500 square feet and the entire of an alley. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained. Transportation supported the request. Staff did not receive any public comment on the request. The request eliminates an oddly angled turn from San Mateo Boulevard that may be a safety hazard.
5. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is*

clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.

The applicant provided proper notice, the vacation removes access from San Mateo Boulevard and allows the applicant to secure the site, but leaves access from Truman Street to the south for other property owners.

Conditions:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of City Council approval.

Sincerely,



Jolene Wolfley
DRB Chair

JW/mg

Tierra west 5571 Midway Park Pl NE ABQ, NM 87109