From: Tim Borror
To: Gould, Maggie S.
Subject: Re: Vacation justification
Date: Wednesday, January 20, 2021 11:10:39 PM

External

Hi Maggie,

Well, the right-of-way was put in place because there was originally supposed to be a road that angled off from Copper to Tramway, which was never actually carried through with. So, there is no public benefit to this right-of-way. The entire area, which this road serves is fully developed (other than the 10 lots on San Jacinto, three of with are tied into this project). The benefit to the public is that there is a housing shortage; this will provide 10 new townhomes to the area. Also, the Chilwood park area has been in dire need of improvement and new developments, such as this helps improve the area. The property taxes will help pay for municipal improvements. Furthermore, these 10 lots have been sitting there, unimproved, and collecting trash and weeds since they were developed; I am planning on improving the area and need the vacated lot as a parking area for the development, which we will be proceeding with as soon as the area we are wishing to vacate has been approved. Essentially, the right-of-way was created for a roadway which was never put in and there is no need for such a large right-of-way for the developed area; we are improving the neighborhood and providing housing

Tim Borror, MBA
President
Sierra Hacienda Builders LLC
505-220-1525

From: Gould, Maggie S. <MGould@cabq.gov>
Sent: Wednesday, January 20, 2021 9:08 PM
To: Tim Borror <trb607ca@hotmail.com>
Subject: Vacation justification

Hello,
I noticed that your application does not have a complete justification for the vacation.
Please justify the easement vacation pursuant to:
6-6(M)(3) Review and Decision Criteria
An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria:
6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(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 the right.

Let me know if you have any questions.

MAGGIE GOULD
planning manager
land development coordination
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c 505-553-0682
e mgould@cabq.gov
cabq.gov/planning

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