

**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

September 20, 2018

Blake Learmouth and Katherine Blackmon
11116 Deer Lodge Pl SE
ABQ, NM 87123

Project# PR-2018-001559
Application# SD-2018-00079

LEGAL DESCRIPTION:

All or a portion of LOT 10-A-3-B PLATS OF LOTS
10-A-3-A and 10-A-3-B ALVARADO GARDENS
UNIT 2, zoned RA located at 2710 Campbell RD
NW, containing approximately .36 acre(s). (G-12)

On September 19, 2018, the Development Review Board (DRB) voted to APPROVE PR-2018-001559 SD-2018-00079, a Vacation of Private Easement, based on the following Findings:

1. The applicant proposes to vacate 1 private easement, a turnaround easement.
2. Pursuant to section 14-16-6-6(K)(3) The public welfare does not require that the easements be retained because the easement is no longer needed because new road construction provides a new turn around area.
3. The vacation of the easement provides a net benefit to the public welfare because there will be no detriment resulting from the vacation because the easement is longer needed. The applicant provided a letter of authorization from the property owner. The rights of other property owners are not abridged by the request because the easement only impacts the applicant's property.
4. The applicant notified property owners within 100 feet of the site and the Alvarado Gardens and Thomas Village Neighborhood Associations. The Alvarado Gardens NA replied to the applicant asking for clarification regarding the request. The applicant clarified the requested vacation and did not receive any further response.

Condition:

A plat showing the vacated property must be approved by DRB and recorded within one year of today's action.

Official Notice of Decision

Project # PR-2018-001559 SD-2018-00079

September 19, 2018

Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 4, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome
DRB Chair

KD/mg