

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

July 19, 2019

Novus Properties
7916 Ranchitos Loop NE
ABQ, NM 87113

Project# PR-2018-001695
Application#
**SD-2019-00124 – VACATION OF PRIVATE
EASEMENT**

LEGAL DESCRIPTION:

All or a portion of TRACTS C, F + G PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located at 4584 NUNZIO AV NW, north of PASEO DEL NORTE NW and west of EAGLE RANCH RD NW, containing approximately 4.6606 acre(s). (C-12)

On July 17, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests based on the following Findings:

1. The applicant proposes to vacate a 25-foot-wide floating easement for water, sewer and drainage, as shown on the Easement Vacation Exhibit.
2. The public welfare does not require that the public right-of-way or easement be retained because the applicant will grant new defined easements when the property with the required replat.

Conditions:

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

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 1, 2019**. 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.

Official Notice of Decision

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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

Terra Land Surveys PO Box 2532 Corrales , NM 87048