



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2009

Project# 1001970

09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST**, zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)[*Deferred from 2/18/09*]

1. At the February 25, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the sidewalk exhibit.
2. The sidealk waiver was approved as shown for Lot 11 only.
3. With the signing of the infrastructure list, and with an approved grading and drainage plan engineer stamp dated 2/11/09, the preliminary lat was approved.
4. 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 with the condition of approval by AMAFCA.

(A)(1) The easement vacation request was filed by the owners of a majority of the rear 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. The vacated property shall be shown on a 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 March 12, 2009 in the manner described below.

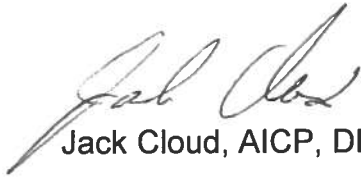
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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, AICP, DRB Chair

Cc: Thompson Engineering Consultants, Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil, Inc.- 6506 Calle Redondo NW – Albuquerque, NM 87120



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1001970
10DRB-70045 EXT OF MAJOR PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned R-LT, located on ST. JOSEPH'S AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10)

At the February 17, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The plat must be filed by March 12, 2010 or the vacation request must be re-advertised and re-approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by March 4, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. 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).


Jack Cloud, AICP, DRB Chair

Cc: Thompson Engineering Consultants – P.O. Box 65760 – Albuquerque, NM 87193
Cc: Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1001970

10DRB-70162 VACATION OF PUBLIC EASEMENT
10DRB-70177 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIVGIL GIL, INC request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST SUBDIVISION**, zoned R-LT, located on ST JOSEPHS AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10)

At the June 30, 2010 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.

(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) Based on proposed platting, the public welfare is in no way served by retaining the public easements.

(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. The vacated property shall be shown on a 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.

The final plat was approved with delegation to City Engineer for AMAFCA signature and to Planning Department for AGIS DXF file and to record.

If you wish to appeal this decision, you must do so by July 15, 2010 in the manner described below.

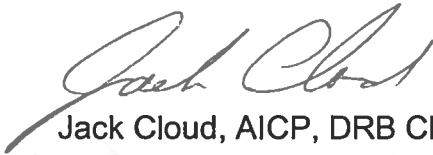
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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, AICP, DRB Chair

Cc: Thompson engineering Consultant INC – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120

Marilyn Maldonado

Scott Howell

File

Thompson
87193
Virgil
Marilyn
Scott Howell
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2012

Project# 1001970

11DRB-70360 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the referenced/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acre(s). (G-10)

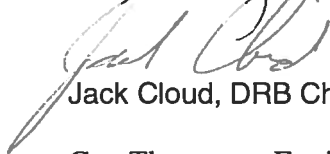
At the January 11, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 26, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. 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).


Jack Cloud, DRB Chair

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