



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-6-2003

18. Project # 1002400
03DRB-00267 Minor-Temp Defer SDWK
03DRB-00256 Minor-Sidewalk Waiver

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4 5 AND 6, **MONKBRIDGE ADDITION**, zoned SU-2 RT / RC, located on CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094] (G-14)

At the March 5, 2003, Development Review Board meeting, the temporary deferral of construction of sidewalks was approved for the front and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by March 20, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).


Sheran Matson, AICP, DRB Chair

cc: Jay Rembe, 7620 Jefferson Blvd NE, 87109
ABQ Engineering Inc., 1631 Eubank NE, Suite C, 87112
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-22-2003

5. Project # 1002400
03DRB-00580 Major-Vacation of Public Easements
03DRB-00581 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) west ½ of Lot(s) 4, 5 & 6, Block(s) 18, MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on the NORTH SIDE OF CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094, 03DRB-00267, 03DRB-00256, 02DRB-01935] [Deferred from 5/7/03] (G-14)

At the May 21, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the following Findings and Conditions of the Subdivision Ordinance:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The final plat was approved with final sign off delegated to Transportation Development for the following note: There will not be any sight obstructions over 3 feet in height within the 5 foot landscaping easement adjacent to Candelaria. It was also delegated to Planning for the 15-day appeal period.



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If you wish to appeal this decision, you must do so by June 5, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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.)

Sheran Matson, AICP, DRB Chair

cc: Centex Homes, 5120 Masthead NE, 87109
ABQ Engineering, 1631 Eubank NE, Suite C, 87112
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File