



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

24. Project # 1002459
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11)

At the April 20, 2005, Development Review Board meeting, the preliminary and final plat was approved with final plat sign off delegated to Planning for a copy of the approved Administrative Amendment showing new lot lines.

The vacation of private easements was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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. 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.

A handwritten signature in black ink, appearing to read 'Sheran Matson'.

For Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113
Quail Ridge LLC, 6300 Riverside Plaza Lane NE, Suite 210, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2005

2. Project # 1002459
05DRB-01500 Major-Two Year SIA

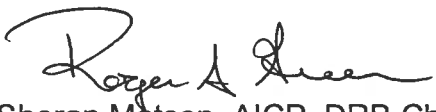
TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57TH STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

At the October 26, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 10, 2005, 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).


for Sheran Matson, AICP, DRB Chair

Cc: Quail Plaza LLC, P.O. Box 66180, 87193-6180
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

DECEMBER 12, 2007

Project# 1002459
07DRB-70420 SIDEWALK WAIVER

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL & RELATED C-2 USES, located on COORS BLVD NW BETWEEN OURAY RD NW AND QUAIL RD NW containing approximately 3.5221 acre(s). (H-11)


At the December 12, 2007 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 27, 2007 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).


Andrew Garcia, Acting Chair

Cc: Quail Ridge LLC – 6300 Riverside Plaza Lane NE Ste 210 – Albuquerque, NM 87109

Cc: Tierra West LLC – 8509 Jefferson NE – Albuquerque, NM 87113
Marilyn Maldonado
File