



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

- 1. Project # 1002516**
03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8)

At the March 26, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was approved with final sign off delegated to Transportation Development for correction of easement notes #11 and #12 and Planning for DXF file and the 15-day appeal period.

If you wish to appeal this decision, you must do so by April 10, 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.



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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 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 Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

For Sheran Matson, AICP, DRB Chair

cc: Curb Inc., and Avalon West LLC, 6301 Indian School Rd NE, Suite 208, 87110
Aldrich Land Surveying Inc., P.O. Box 30701, 87190
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File