



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 4, 2004

2. Project # 1002529
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] [**Makita Hill, EPC Case Planner**] [*Deferred from 7/28/04*] (B-13)

At the August 4, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 8/4/04 and approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved with the following condition of final plat:

A public sidewalk easement for the meandering sidewalk needs to be added.

The site plan for subdivision was approved with final sign off delegated to Transportation Development for MRGCOG "MTB" approval for access from Coors.

If you wish to appeal this decision, you must do so by August 19, 2004 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).



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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.)

Sheran Matson, AICP, DRB Chair

Cc: Randy Eastburg, CAS LLC, 5704 Lomas NE, 87110
Consensus Planning Inc., 924 Park Ave SW, 87102
Marilyn Maldonado, 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

February 16, 2005

12. Project # 1002529

05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374][**Makita Hill, EPC Case Planner**](B-13/B-14)

At the February 16, 2005, Development Review Board meeting, site plan for subdivision was approved and signed off by the Board. The site plan for building permit was approved and signed off by the Board.

The amended preliminary plat was approved with the following condition of final plat approval:

A public sidewalk easement for the meandering sidewalk needs to be added.

The amended infrastructure list dated 2/16/05 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

SM Sheran Matson, AICP, DRB Chair

Cc: CAS LLC, 5704 Lomas NE, 87110
Consensus Planning, 924 Park Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File