



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 1, 2009

**Project# 1002556**  
09DRB-70099 BULK LAND VARIANCE  
09DRB-70100 - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7 Block(s) 19, and Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, zoned R-1 and C-2, located on the east side of GOLF COURSE RD NW between WESTSIDE BLVD NW and THE BLACK ARROYO containing approximately 18.67 acre(s). (A-12)

At the April 1, 2009 Development Review Board meeting, the bulk land variance was approved. The preliminary plat was approved with final sign off delegated to Transportation for right-of-way exhibit and to Planning for AMAFCA sign-off, 10 foot P.U.E. and site plan sign-off.

If you wish to appeal this decision, you must do so by April 16, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, AICP, DRB Chair

Cc: Bordenave Designs – P.O box 91194 – Albuquerque, NM 87199  
Cc: Calabacillas Group – 801 Encino PL. NE Ste E-6 – Albuquerque, NM 87102



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2005

**3. Project # 1002556**  
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05] (A-12)*

At the November 30, 2005, Development Review Board meeting, the vacation 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. 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.

If you wish to appeal this decision, you must do so by December 15, 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.



## OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script, appearing to read "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc:Calabacillas Group, 8200 Constitution Place NE, 87102  
H. Barker Architects, 209 Gold Ave SW, 87102  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 4, 2008

**Project# 1002556**

08DRB-70221 VACATION OF PUBLIC RIGHT-OF-WAY

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12)

At the June 4, 2008 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 subject to calling out the width of the right-of-way, indication of pavement location, and the distance of face of curb to the property line.

(A)(1) The public utility easment 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 utility 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. Final disposition shall be through the City Real Estate Office
3. 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 June 19, 2008 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.)

A handwritten signature in cursive script, appearing to read "Jack Cloud".

Jack Cloud, AICP, DRB Chair

Cc: Bordenave Designs – P.O. Box 91194 – Albuquerque, NM 87199  
Cc: Calabacillas Group – 8200 Constitution – Albuquerque, NM 87110  
Scott Howell  
Marilyn Maldonado  
File