



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-4-2003

5. Project # 1002643
03DRB-00734 Major-Bulk Land Variance
03DRB-00735 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PARADISE HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) A-D, **LANDS OF PARADISE HEIGHTS**, zoned R-1, located on DOUGLAS AVE NW, between WESTSIDE BLVD NW and BROOKLINE BLVD NW containing approximately 42 acre(s). (A-10)

At the June 4, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to these provisions:

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 Planning for DXF file, 15-day appeal period and check for AMAFCA's signature.

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



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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: Paradise Heights LLC, 6301 Indian School Rd NE, 87110
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File