



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1003094

12DRB-70307 VACATION OF PRIVATE EASEMENTS
12DRB-70308 VACATION OF PUBLIC EASEMENTS
12DRB-70329 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for CASITAS DE COLORES, LLC request(s) the referenced/ above action(s) for all or a portion of **SILVER TOWNHOMES** zoned SU-3, located on the south side of SILVER AVE SW between 2ND ST SW and 3RD ST SW containing approximately 1.5145 acre(s). (K-14)

At the October 24, 2012 Development Review Board meeting, the vacations were 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. The preliminary/final plat was approved with final sign off delegated to Planning for AGIS DXF and to record.

Findings

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easements.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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 November 8, 2012 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

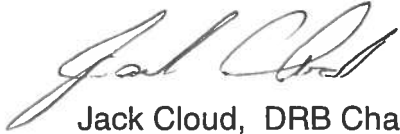
Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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, DRB Chair

Cc: ISAACSON & ARFMAN PA
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2007

4. Project # 1003094
07DRB-00616 Major-Preliminary Plat Approval
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as between 2nd ST SW and 3rd ST SW containing approximately 2 acre(s)).[REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14)

At the June 6, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 6/06/07 and approval of the Grading Plan Engineer stamp dated 5/10/07 the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

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.)

A handwritten signature in cursive script that reads "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: Romero Rose LLC, Alvarado-SG LLC, 601 Tijeras NW, Ste 200-A, 87102
Ruth Lozann, Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 11, 2008

Project# 1003094
08DRB-70250 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for ALVARADO -SG LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE TBK SILVER TOWNHOMES** zoned SU-3 TOWNHOUSES, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD SW (K-14)

At the June 11, 2008 Development Review Board meeting, a preliminary plat extension was approved through 6/6/09.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, PA – 128 Monroe St. SE – Albuquerque, NM 87108
Cc: Alvarado SG – LLC – 5021 Indian School Rd NE Ste 100 – Albuquerque, NM 87108
Marilyn Maldonado

TRANSMISSION VERIFICATION REPORT

TIME : 08/07/2008 10:36
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME	08/07 10:35
FAX NO./NAME	92682632
DURATION	00:00:13
PAGE(S)	01
RESULT	OK
MODE	STANDARD ECM



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 11, 2008

Project# 1003094
08DRB-70250 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for ALVARADO -SG LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE TBK SILVER TOWNHOMES** zoned SU-3 TOWNHOUSES, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD SW (K-14)

At the June 11, 2008 Development Review Board meeting, a preliminary plat extension was approved through 6/6/09.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 7, 2009

Project# 1003094

09DRB-70307 VACATION OF PRIVATE EASEMENT
09DRB-70308 AMENDMENT TO PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for ALVARDO-SG, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE (TO BE KNOWN AS SILVER TOWNHOME)** zoned SU-3 FOR HOUSING FOCUS, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately 2.0637 acre(s). (K-14)

At the October 7, 2009 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public 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. 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.

The Amendment to the Preliminary Plat was approved with delegation to Planning Department for easement revision note on Tract A, and AGIS DXF file.

If you wish to appeal this decision, you must do so by October 22, 2009 in the manner described below.

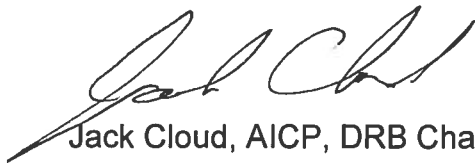
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Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman PA – 128 Monroe Street NE – Albuquerque, NM 87108

Cc: Alvarado – SG, LLC – 5021 Indian School Road NE, Ste 300 –
Albuquerque, NM 87108

Marilyn Maldonado

File