



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 14, 2015

Project# 1003275

14DRB-70358 PRELIMINARY/FINAL PLAT
14DRB-70359 BULK LAND VARIANCE

TIERRA WEST LLC and CONSENSUS PLANNING agents for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request the referenced/ above actions for Tract 1A1, **EL RANCHO ATRISCO PHASE 3** zoned SU-1, located on the south of LADERA DR NW between UNSER BLVD NW and MARKET ST NW containing approximately 19.98 acres. (H-9 & H-10) [*deferred from 11/12/14, 11/19/14, 12/3/14, 12/10/14, 12/31/14, 1/7/15*]

At the January 14, 2015 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/ Final Plat was approved with final sign off delegated to planning for AGIS .dxf, utility company signatures and expiration of the 15 day appeal period. If you wish to appeal this decision, you must do so by January 29, 2015 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).


Jack Cloud, DRB Chair