



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 8, 2009

**Project# 1003570**

09DRB-70107 BULK LAND VARIANCE  
09DRB-70108 - PRELIMINARY/ FINAL PLAT APPROVAL  
09DRB-70130 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-9E-1-A and B-9F-1, **SEVEN BAR RANCH** (TBKA: CIBOLA LOOP SUBDIVISION) zoned SU-1/R-2 USES, located on the north side of ELLISON DR NW between EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13)

At the April 8, 2009 Development Review Board meeting the preliminary plat was approved with final sign-off delegated to transportation for comments regarding easements and to planning for clarification of easements and to record. The site plan for subdivision was approved with final sign off delegated to transportation for written comments and to planning for case planner's written comments. 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.

If you wish to appeal this decision, you must do so by April 23, 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).

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: Mark Goodwin & Associates – P.O Box 90606 – Albuquerque, NM 87199

Cc: The Haskell Company – P.O Box 44100 – Jacksonville, FL 32231

Marilyn Maldonado

File