



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 13, 2004

#### 4. Project # 1003685

04DRB-01449 Major-Vacation of Public Easements  
04DRB-01448 Major-Preliminary Plat Approval  
04DRB-01450 Minor-Sidewalk Waiver  
04DRB-01451 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW AND VENTANA WEST PARKWAY NW containing approximately 30 acre(s). (B-8)

At the October 13, 2004, 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. 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.

With the signing of the infrastructure list dated 10/13/04 and approval of the grading plan engineer stamp dated 10/7/04 the preliminary plat was approved with the following Condition of Final Plat :

A variance shall be requested for a setback from face of curb to the property line.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 28, 2004 in the manner described below.



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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 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 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.)

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.)

Sheran Matson, AICP, DRB Chair

Cc: Ventana West LLC, 10 Tramway Loop NE, 87111  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 8, 2004

**15. Project # 1003685**  
04DRB-01814 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8)

At the December 8, 2004, Development Review Board meeting, the amended infrastructure list dated 10/13/04 was approved. The amended preliminary plat was approved with the following condition of final plat approval:

A variance along Vallecito Drive is required.

This amendment does not extend the expiration date of the already approved preliminary plat.

A handwritten signature in cursive script that reads 'Sheran Matson'.

Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109

Ventana West LLC, #10 Tramway Loop NE, 87111

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 9, 2005

**17. Project # 1003685**

05DRB-00127 Major-Final Plat Approval  
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] [*Deferred from 2/2/05*] (B-8)

At the February 9, 2005, Development Review Board meeting, the final plat was approved and signed off by the Board.

The Subdivision Design Variance from minimum DPM design standards as shown on Exhibit D in the Planning file was approved.

  
Sheran Matson, AICP, DRB Chair

Cc:Pulte Homes of New Mexico Inc., 7445 Pan American Freeway NE, 87109  
Bohannan Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File