



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 27, 2015

Project# 1004472

15DRB-70180 PRELIMINARY/ FINAL PLAT

15DRB-70181 BULK LAND VARIANCE

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS ET. AL. request the referenced/ above actions for Lots 8, 9 and 23-29, Block 25, plus Lots 8-10 and 29-A, Block 26, **NORTH ALBUQUERQUE ACRES Tact A Unit B** zoned SU-2/ NC, located between SAN PEDRO BLVD NE and LOUISIANA BLVD NE, between GLENDALE AVE NE and EAGLE ROCK AVE NE containing approximately 19.5578 acres. (B-18 & C-18)

At the May 27, 2015 Development Review Board meeting, the preliminary/final plat was approved with final sign off delegated to city engineer for resolution to easement language and AMAFCA signature and to Planning. The bulk land variance was approved.

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.

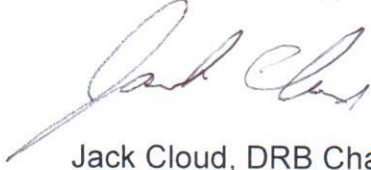
If you wish to appeal this decision, you must do so by June 11, 2015 in the manner described below.

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).

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Jack Cloud, DRB Chair