



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 25, 2014

**Project# 1004606**

14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION  
14DRB-70162 VACATION OF PRIVATE STREET/ PUBLIC EASEMENTS  
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM  
STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) [Deferred from 6/18/14]

At the June 25, 2014 Development Review Board meeting, the site development plan for subdivision was approved. 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 subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file.

FINDINGS:

The vacation request was filed by the owner of a majority of the frontage of the easement.

Based on the proposed replat and new easement, the public welfare is in no way served by retaining the existing easement.

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.

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14DRB-70204 PRELIMINARY/ FINAL PLAT APPROVAL  
14DRB-70205 SIDEWALK WAIVER  
14DRB-70206 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of

WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3.65 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary plat was approved and the Final Plat was indefinitely deferred. The sidewalk waiver 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 in the planning file.

CONDITIONS:

1. A Street Tree/ Landscape Agreement shall be recorded prior to Final Plat.

**Project# 1004606**

14DRB-70207 PRELIMINARY/ FINAL PLAT APPROVAL

14DRB-70208 SIDEWALK WAIVER

14DRB-70209 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 4-10, 15-18 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver 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 in the planning file.

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14DRB-70210 PRELIMINARY/ FINAL PLAT APPROVAL

14DRB-70211 SIDEWALK WAIVER

14DRB-70212 TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 6-14 and Tract A, VALLE VISTA AT THE TRAILS UNIT 2, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) *[Deferred from 6/18/14]*

At the June 25, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 6/25/14, the preliminary/final plat was approved with final sign off delegated to parks. The sidewalk waiver 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 in the planning file.

CONDITIONS:

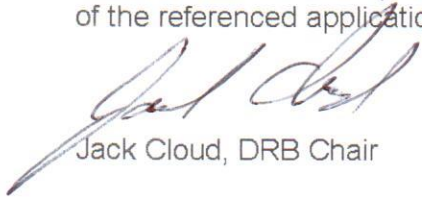
1. The location of the sub-inlets in Valle Jardin Lane must be acceptable as demonstrated on the construction plans prior to Final Plat.

If you wish to appeal this decision, you must do so by July 10, 2014, 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", is written over the typed name below it.

Jack Cloud, DRB Chair