



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004677

07DRB-70358 VACATION OF PRIVATE EASEMENT
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70361 SIDEWALK WAIVER
07DRB-70362 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

At the November 28, 2007 Development Review Board meeting, 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)(1) The public utility easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. 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.

The Preliminary Plat was approved. 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 C in the Planning file.

OFFICIAL NOTICE OF DECISION

Page 2

Project# 1004677

If you wish to appeal this decision, you must do so by December 13, 2007 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.)


Andrew Planner, Planner

Cc: Isaacson & Arfman , P.A. – 128 Monroe Street NE – Albuquerque, NM
87102

Cc: Infill Solutions LLC – 723-B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 30, 2008

Project# 1004677
08DRB-70194 SIDEWALK VARIANCE

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s).

At the April 30, 2008 Development Review Board meeting, the sidewalk variance for a 3 foot wide sidewalk around the plaza was approved as shown on Exhibit C in the Planning file. The sidewalks were waived on the North side of Country Club Place per the site development plan.

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, P.A. – 128 Monroe NE – Albuquerque, NM 87108
Cc: Infill Solutions, LLC – 723-B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 27, 2008

Project# 1004677

08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

At the August 27, 2008, Development Review Board meeting, the Subdivision Design Variance from minimum DPM standards as shown on Curb Variance Exhibit A.1 – A.3 was approved.

If you wish to appeal this decision, you must do so by September 11, 2008 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, AICP, DRB Chair

Cc: Isaacson & Arfman P.A. – 128 Monroe NE – Albuquerque, NM 87108
Cc: Infill Solutions LLC – 723 – B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado
File