



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2014

Project# 1004976

14DRB-70089 VACATION OF PUBLIC UTILITY EASEMENT

14DRB-70090 VACATION OF PUBLIC RIGHT OF WAY

14DRB-70185 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

BORDENAVE DESIGNS agents for CALABACILLAS GROUP request the referenced/ above actions for the P.U.E. on, and a portion of GOLF COURSE RD NW adjacent to, Tract A-1-A-1 **BLACK ARROYO DAM**, located on the west side of GOLF COURSE RD NW between WESTSIDE BLVD NW and the CALABACILLAS ARROYO containing approximately 8.0350 acres. (A-12)) [*Deferred from 4/23/14, 5/7/14, 5/21/14*]

At the June 4, 2014 Development Review Board meeting, the vacations were approved to allow the property line to be 10 feet behind the curb per the DPM 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 the applications and exhibit in the Planning file.

Findings

The request was filed by the owners of a majority of the frontage of the proposed vacation.

Based on the existing development and sidewalk location, the public welfare is in no way served by retaining the right of way proposed for vacation.

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.

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.

If you wish to appeal this decision, you must do so by June 19, 2014 in the manner described below.



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

11. Project # 1004976

06DRB-01548 Minor-SiteDev Plan Subd/EPC

06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12)

At the March 28, 2007, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the plan. The site plan for building permit was approved with final sign off delegated to Planning for 3 copies of the plan.

07DRB-00303 Minor-Prelim&Final Plat Approval

07DRB-00304 Minor-Vacation of Private Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12)

With the signing of the infrastructure list dated 3/28/07 and approval of the grading plan engineer stamp dated 3/12/07 the preliminary plat was approved.

The final plat was indefinitely deferred for the SIA.

Sheran Matson, AICP, DRB Chair

Cc: Calabacillas Group, 8200 Constitution PI NE, 87110

H. Barker Architects, 209 Gold Ave SW, 87102

Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110

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

File