



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 2, 2014

**Project# 1005029**  
**14DRB-70059 VACATION OF PUBLIC EASEMENTS**

ISAACSON AND ARFMAN PA agents for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request the referenced/ above action for Tracts B & J, **THE CROSSING** and TRACT R, **STORMCLOUD UNIT 3**, zoned SU-2/R-LT and R-D, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NW containing approximately 86.2777 acres. (H-9)

At the April 2, 2014 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.

### Findings

The request was filed by the owner of all the frontage of the proposed vacation.

Based on the proposed replat, the public welfare is in no way served by retaining the easement(s).

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. 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 April 17, 2014 in the manner described below.

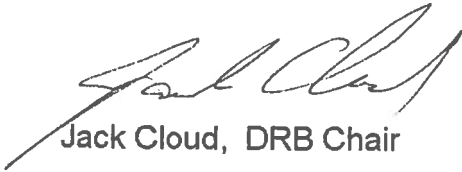
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

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.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 30, 2012

**Project# 1005029**

12DRB-70138 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

ISAACSON & ARFMAN, P.A. agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the referenced/ above action(s) for THE MIREHAVEN ARROYO as part of Tract(s) B & J **THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION Unit(s) 3 & 4**, zoned SU-2/R-LT, located west of UNSER BLVD NW between TIERRA PINTADA BLVD NW and LADER BLVD NW containing approximately 2.8 acre(s). (H-9)

At the May 30, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 14, 2012, 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, DRB Chair

Cc: Isaacson & Arfman P.A.  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 18, 2012

### Project# 1005029

12DRB-70043 VACATION OF PUBLIC EASEMENT  
12DRB-70044 SIDEWALK WAIVER  
12DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS  
12DRB-70046 MINOR - TEMP DEFR SWDK CONST  
12DRB-70047 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON & ARFMAN PA agents(s) for WESTERN ALBUQUERQUE LAND HOLDINGS LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING** and Tract R **STORMCLOUD UNIT 3** zoned SU-2 RLT and RD, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NW containing approximately 55.2416 acre(s). (H-9)[*Deferred from 3/7/12, 3/21/12, 4/11/12*

At the **April 18, 2012** 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. The sidewalk waiver was approved as shown on exhibit b1 and b2 in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit b1 and b2 in the planning file. subdivision design variance from minimum DPM design standards was approved as shown on exhibit 'C' in the planning file. With an approved grading and drainage plan engineer stamp dated 3/26/12, and with the signing of the infrastructure list dated 4/18/12, the preliminary plat was approved. The original preliminary plat is void.

### Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

#### **The public welfare is in no way served by retaining the way or easement;**

The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

#### **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:

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.

If you wish to appeal this decision, you must do so by May 3, 2012 in the manner described below.

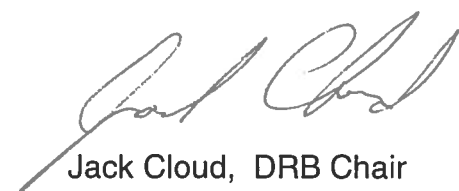
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)



Jack Cloud, DRB Chair

Cc: Thomas Borst – 1908 Selway Pl. – Albuquerque, NM 87120

Cc: Don Gretsinger – 8322 Calle Ensueno NW – Albuquerque, NM 87120

Marilyn Maldonado

file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 10, 2013

**Project# 1005029**  
13DRB-70478 VACATION OF PUBLIC EASEMENTS

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the referenced/ above action(s) for for all or a portion of Tract(s) B & J, **THE CROSSING** and Tract R **STORMCLOUD UNIT 3** zoned SU-2 RLT and RD, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NW containing approximately 55.2416 acre(s). (H-9)

At the **April 10, 2013** 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.

### Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

**The public welfare is in no way served by retaining the way or easement;**

The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

**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 **April 25, 2013** 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.)



Richard Dourte, Acting DRB Chair

Cc: ISAACSON AND ARFMAN PA  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 11, 2006

### 4. Project # 1005029

06DRB-01234 Major-Preliminary Plat Approval  
06DRB-01235 Major-Vacation of Public Easements  
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] [Deferred from 9/20/06 & 10/4/06] (H-9)

At the October 11, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 10/11/06 and approval of the grading plan engineer stamp dated 10/2/06 the preliminary plat was approved with the following condition of final plat:

Home Owner's Association President shall sign the final plat.

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.

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

### 06DRB-01398 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] [Deferred from 10/4/06] (H-9)

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





## OFFICIAL NOTICE OF DECISION

### PAGE 2

If you wish to appeal this decision, you must do so by October 26, 2006, 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.)

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.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co., Inc., 401 Coors Blvd NW, 87121  
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 2, 2008

**Project# 1005029**

07DRB-70426 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70427 VACATION OF PUBLIC EASEMENT

07DRB-70428 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

07DRB-70429 MINOR - TEMP DEFR SWDK CONST

ADVANCED ENGINEERING AND CONSULTING agent(s) for SUNCAL NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) B & J **THE CROSSING**, and Tract R, **STORMCLOUD SUBDIVISION**, zoned SU-2 FOR R-LT, located on the south side of TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS RD NW containing approximately 4.05 acre(s). (H-9-Z)

At the January 2, 2008 Development Review Board meeting, the preliminary plat was approved with an approved grading and drainage plan engineer stamp dated 10/2/06.

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.)

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 easements.

(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 design variance was approved based on single loaded street with lots on one side only.

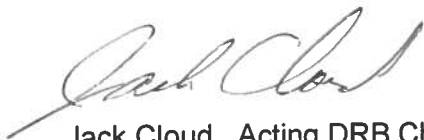
The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit C.

If you wish to appeal these decisions, you must do so by January 17, 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, Acting DRB Chair

Cc: Suncal New Mexico Inc. – 401 Coors Blvd., NW – Albuquerque, NM 87121  
Cc: Advanced Engineering and Consulting LLC – 4416 Anaheim Ave. NE – Alb., NM 87113  
Cc: Michael W. Kilrain – 2131 Calle Azulejo – Albuquerque, NM 87120  
Marilyn Maldonado  
Scott Howell  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 30, 2008

**1. Project# 1005029**  
08DRB-70165 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

SUNCAL COMPANIES/ WESTLAND DevCo LP (f.k.a WESTLAND DEVELOPMENT CO. INC.). request(s) the above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4**, (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5**), zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9)

At the April 30, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 15, 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: Westland DevCo LP (FKA Westland Dev. Co. Inc. – 201 3<sup>rd</sup> St NW Ste 500 – Alb.  
NM 87102



**OFFICIAL NOTICE OF DECISION  
AMENDED**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 30, 2008

**1. Project# 1005029/DRB – 95-537**  
08DRB-70165 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

SUNCAL COMPANIES/ WESTLAND DevCo LP (f.k.a WESTLAND DEVELOPMENT CO. INC.). request(s) the above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9)

At the April 30, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 15, 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: Westland DevCo LP (FKA Westland Dev. Co. Inc. – 201 3<sup>rd</sup> St NW Ste 500 – Alb.  
NM 87102  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 17, 2008

**Project# 1005029**

08DRB-70495 VACATION OF PUBLIC EASEMENT  
08DRB-70496 EXTENSION OF MAJOR PRELIMINARY PLAT  
[INCLUDES 07DRB-70428 SUBDIVISION DESIGN VARIANCE and 07DRB-70429  
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION]

ADVANCED ENGINEERING AND CONSULTING agent(s) for SUNCAL NEW MEXICO INC. request(s) the referenced/ above action(s) for all or a portion of Tract(s) B & J **THE CROSSING**, and Tract R, **STORMCLOUD SUBDIVISION**, zoned SU-2 FOR R-LT, located on the south side of TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS RD NW containing approximately 4.05 acre(s). (H-9-Z)

At the December 17, 2008 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 easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

(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. 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.

A one-year extension of the preliminary plat was approved. This approval includes the subdivision design variance and temporary deferral of sidewalk construction.

If you wish to appeal these decisions, you must do so by January 2, 2009 in the manner described below.

If you wish to appeal these decisions, you must do so by January 2, 2009 in the manner described below.

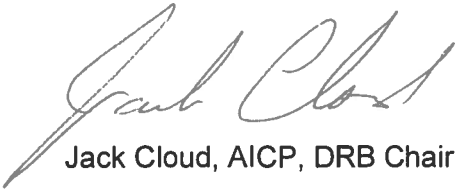
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Advanced Engineering and Consulting LLC – 4416 Anaheim Ave NE –  
Albuquerque, NM 87113

Cc: Suncal New Mexico, Inc. – 401 Coors Blvd NW – Albuquerque, NM 87121

Marilyn Maldonado

File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 16, 2009

**Project# 1005029**

09DRB-70371 EXT OF MAJOR PRELIMINARY PLAT

WESTLAND DEV CO request(s) the above action(s) for all or a portion of Tract(s) B & J THE CROSSING, **STORM CLOUD Unit(s) 4 & 5**, zoned SU-2 FOR RLT, located on TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS RD NW containing approximately 55.24 acre(s). (H-9)

At the December 16, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair  
Marilyn Maldonado  
file





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 20, 2010

**Project# 1005029**  
09DRB-70394 VACATION OF PUBLIC EASEMENT(S)

WESTLAND DEVELOPMENT CO LP request(s) the referenced/ above action(s) for all or a portion of certain Waterline, Temporary Drainage, and Temporary Turnaround Easements on Tract(s) B & J, **THE CROSSING**, zoned SUK-2/ RLT and R-D, located on the south side of TIERRA PINTADA BLVD NW between CALLE AZUELO NW and ARKANSAS RD NW. (H-09)

At the January 20, 2010 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), (2) and (3) of the Subdivision Ordinance.

### Findings

(A)(1) The January 20, 2010, vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easements once a final plat is filed, and will enforce conditions at replat regarding dedication of right of way in this area to serve the easement purposes.

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; is the opinion of Development Review board that the removal of the existing easements will provide a net benefit to the public welfare by allowing the final plat to proceed.

(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 that will be enforced at replat will provide appropriate access to all property owners. As such, this vacation abridges no substantial property 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.

If you wish to appeal this decision, you must do so by February 4, 2010 in the manner described below.

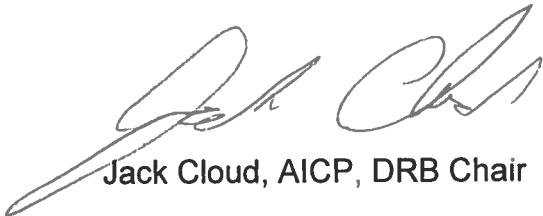
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)



Jack Cloud, AICP, DRB Chair

Cc: Westland Dev Co LP – 201 3<sup>rd</sup> St NW – Albuquerque, NM 87102  
Kristin Wilde – 8319 Calle Ensueno NW – Albuquerque, NM 87120  
Kerrie Greenfelder – 8305 8305 Camino Del Venado – Albuquerque, NM 87120  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 12, 2010

**Project# 1005029**

10DRB-70122 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

WESTLAND DEV CO LP request(s) the request(s) the referenced/ above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4**, (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5**), zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9)

At the May 12, 2010 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by May 27, 2010 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.

  
Jack Cloud, AICP, DRB Chair

Cc: Westland DevCo LP (Suncal Companies) - 201 3<sup>rd</sup> St NW – Albuquerque, NM  
87102

Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1005029  
10DRB-70258 EXT OF MAJOR PRELIMINARY PLAT

GARRETT DEVELOPMENT CORP agent(s) for DOUGLAS WILSON COMPANY request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B & J OF THE CROSSINGS, **STORM CLOUD Unit(s) 4 & 5**, zoned SU-2 RLT, located on TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS NW containing approximately 55.24 acre(s). (H-09)[*Deferred from 9/22/10*]

At the December 1, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The conditions of final plat still apply and is subject to a current vacation approval for conflicting easements. If you wish to appeal this decision, you must do so by December 16, 2010, 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 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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Jack Cloud, AICP, DRB Chair

Cc: Garrett Development Corporation – 1130 Lanes End NW – Albuquerque, NM  
87114  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2011

**Project# 1005029**

11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3**, zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s).  
(H-9)[*Deferred from 11/16/11*]

At the November 30, 2011 Development Review Board meeting, a 15 day extension was granted through December 15, 2011

If you wish to appeal this decision, you must do so by December 8, 2011, 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.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc:

Marilyn Maldonado  
file