



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 25, 2007

**3. Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **THE**

At the April 25, 2007, Development Review Board meeting, the vacations were 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.

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07, 04/11/07, 4/18/07] (B-13)

With the approval of the grading plan engineer stamp dated 3/21/07 the preliminary plat was approved with final sign off delegated to Planning for 15-day appeal period and to record.

07DRB-00486 Minor-SiteDev Plan Subd/EPC  
07DRB-00487 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). [Carmen Marrone for Makita Hill, EPC Case Planner] [Deferred from 4/18/07] (B-13)



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The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies.

With the signing of the infrastructure list dated 4/25/07 the site plan for building permit was approved with final sign off delegated to City Engineer for the SIA and Planning for 3 copies.

If you wish to appeal this decision, you must do so by May 10, 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.)

Sheran Matson, AICP, DRB Chair

Cc: AEM & Associates, 788 Crest View Court, Suite 100, Coppell, TX 75019  
George Rainhart Architect & Associates, 2325 San Pedro NE, Suite 2B, 87110  
Coors Eagle Ranch LLC, 4700 Montgomery Blvd NE, 2<sup>nd</sup> Fl, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 23, 2013

### **Project# 1005133**

**13DRB-70690 VACATION OF PUBLIC SIDEWALK EASEMENT  
13DRB-70691 PRELIMINARY/ FINAL PLAT APPROVAL**

ISAACSON AND ARFMAN PA agents for SED DEVELOPMENT, LLC request the referenced/ above actions for Tract N-1-B-2-A, SEVSN BAR RANCH zoned SU-1/ C-2 PERMISSIVE USES, located on the south side of COORS BLVD BYPASS NW west of EAGLE RANCH RD NW containing approximately 1.9788 acres. (B-13)

At the October 23, 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. The Preliminary/ Final Plat was indefinitely deferred pending sidewalk relocation.

### Findings

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

Based on the proposed sidewalk in the public right of way, the public welfare is in no way served by retaining the 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.

### 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 November 7, 2013 in the manner described below.

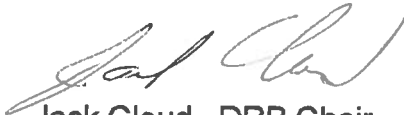
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)



Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA  
file