



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1006006

12DRB-70318 VACATION OF PUBLIC EASEMENT
12DRB-70319 VACATION OF PRIVATE EASEMENT
12DRB-70320 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1 thru 16, 19A thru 25-A, and Tract A, Block 1, MONTAGE UNIT 1, zoned PC, located on the west side of UNIVERSITY BLVD SW between STIEGLITZ DR SE and BORUKE-WHITE DR SE containing approximately 1.5270 acre(s). (R-16)

At the October 31, 2012 Development Review Board meeting, the vacations were 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 deferred to November 7, 2012.

Findings

The vacation application was filed by the owner of the entire frontage for the easement.

Based on the proposed replat, the public welfare is in no way served by retaining the easements.

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 15, 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.)

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

Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc.
Mesa Del Sol LLC
Marilyn Maldonado
file

TRANSMISSION VERIFICATION REPORT

TIME : 10/26/2011 13:12
NAME :
FAX : 9243864
TEL : 5059243979
SER. # : BR0L6J570919

DATE, TIME 10/26 13:12
FAX NO./NAME 92479109
DURATION 00:00:23
PAGE(S) 02
RESULT OK
MODE STANDARD
ECM

247-9109
Karin



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1006006

10DRB-70355 VACATION OF PUBLIC EASEMENT
10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, MESA DEL SOL INNOVATION PARK, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) *[Deferred from 1/5/11 and 1/19/11]*

At the January 26, 2011 Development Review Board meeting, the vacation was approved as shown on the Exhibit in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated January 14, 2011 and with the signing of the infrastructure list dated January 25, 2011, the preliminary plat was approved.

CONDITIONS:

1. A Park Dedication and Development Agreement must be in place prior to Final Plat, with the development of the park site to come in later phase(s).



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1006006

10DRB-70355 VACATION OF PUBLIC EASEMENT

10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) *[Deferred from 1/5/11 and 1/19/11]*

At the January 26, 2011 Development Review Board meeting, the vacation was approved as shown on the Exhibit in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated January 14, 2011 and with the signing of the infrastructure list dated January 25, 2011, the preliminary plat was approved.

CONDITIONS:

1. A Park Dedication and Development Agreement must be in place prior to Final Plat, with the development of the park site to come in later phase(s).
2. Sight distance issues at Lot 11 Block 4 and Lot 3 Block 2 must be adequately addressed and provided for prior to Final Plat with right of way dedication or an appropriate easement.
3. Lot 9 Block 2 is not approved and shall be eliminated incorporated into adjacent lots or become a common tract on the Final Plat
4. 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 10, 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.

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: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 – 87106

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1006006
11DRB-70101 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on STRYKER RD / UNIVERSITY containing approximately 67.3 acre(s). (R-15 & 16 AND S-15 & 16)

At the May 4, 2011 Development Review Board meeting, the Amendment to 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.)

If you wish to appeal this decision, you must do so by May 19, 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.

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: Bohannan Huston Inc. 7500 Jefferson St., NE – Albuquerque, NM 87109
Cc: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 - Albuquerque, NM 87106
Marilyn Maldonado
file