



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1006520

07DRB-70360 VACATION OF PUBLIC EASEMENT

07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20)

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 and the 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 Preliminary Plat was approved with final sign off delegated to Planning for 15 Day appeal period and AMAFCA Signature.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

OFFICIAL NOTICE OF DECISION

Page 2

Project# 1006520

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: High Mesa Consulting Grp – 6010-B Midway Park Blvd.NE – Albuquerque,
NM 87109

Cc: Hoech Real Estate Corp., Llave Dev., Inc. and Episcopal Church
c/o HREC 8300 Carmel Avenue NE, Ste 60 – Albuquerque, NM 87122

Marilyn Maldonado

File

TRANSMISSION VERIFICATION REPORT

TIME : 02/03/2010 10:51
NAME :
FAX : 9243864
TEL : 5059243979
SER. # : BR0L6J570919

DATE, TIME	02/03 10:50
FAX NO./NAME	93234089
DURATION	00:00:41
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1006520
09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, HOPE PLAZA SUBDIVISION and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES. (C-20)

At the October 21, 2009, Development Review Board meeting, the vacation was denied per section 14-14-7-2 (B) (1), (2), and (3) of the Subdivision Ordinance, based on the following Findings:

(B)(1) There has been no showing that the public welfare is in no way served by retaining the right of way. The City of Albuquerque is utilizing the existing right of way for public roadway purposes, including transit service. Additionally the subject right of way has existing utilities which require some form of public way.

The submitted vacation exhibit shows a proposed alternate right of way, however a complete design and application for subdivision would be a minimum requirement to demonstrate that the public welfare is not served by the right of way proposed for vacation.

(B)(2) There has been no showing that there is a net benefit to the public welfare from the development made possible by the vacation which would clearly be more beneficial to the public welfare than the minor detriment resulting from the vacation. Based on concerns expressed by both private and public agencies



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1006520
09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES. (C-20)**

At the October 21, 2009, Development Review Board meeting, the vacation was denied per section 14-14-7-2 (B) (1), (2), and (3) of the Subdivision Ordinance, based on the following Findings:

(B)(1) There has been no showing that the public welfare is in no way served by retaining the right of way. The City of Albuquerque is utilizing the existing right of way for public roadway purposes, including transit service. Additionally the subject right of way has existing utilities which require some form of public way.

The submitted vacation exhibit shows a proposed alternate right of way, however a complete design and application for subdivision would be a minimum requirement to demonstrate that the public welfare is not served by the right of way proposed for vacation.

(B)(2) There has been no showing that there is a net benefit to the public welfare from the development made possible by the vacation which would clearly be more beneficial to the public welfare than the minor detriment resulting from the vacation. Based on concerns expressed by both private and public agencies from traffic conditions in this area, an acceptable traffic study and alternate public right of way would be a minimum requirement to demonstrate a net benefit.

(B)(3) Based on concerns expressed through this duly advertised public hearing, there is convincing evidence that some substantial property right may be abridged against the will of the owner of the right if the vacation were approved. Affected residents are relying on the existing right of way to maintain adequate traffic control; at a minimum, a traffic impact study would be needed to demonstrate that conditions resulting from this vacation would not abridge any substantial property right.

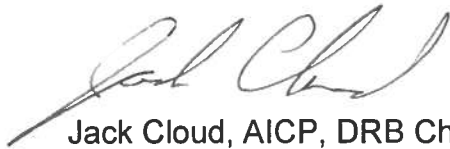
If you wish to appeal this decision, you must do so by November 5, 2009 in the manner described as follows.

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

Howie Tischler – c/o Hope Episcopal Church – 8700 Alameda NE –
Albuquerque, 87122

Cc: Cindy Bothwell – 8604 Greenarbor – Albuquerque, NM 87122
Richard Bothwell – 8604 Greenarbor – Albuquerque, NM 87122
Kristin Vigil – 8814 Greenarbor – Albuquerque, NM 87122
Vera Redigeu – 8605 Greenarbor – Albuquerque, NM 87122
S. Rehman – 8909 Hampton - Albuquerque, NM 87122
LeeAnn Resen – 9036 Village - Albuquerque, NM 87122
Edward Cuzllar – 9701 Hampton - Albuquerque, NM 87122
Denise Penners – 8516 Vineyard Ridge - Albuquerque, NM 87122
Sandra Martin – 8931 Hampton - Albuquerque, NM 87122
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2010

Project# 1006520

10DRB-70141 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL
CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of
HOPE PLAZA zoned SU-2/ O-1 & R-T, located on the south side of
ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE
containing approximately 6.1928 acre(s). (C-20)

At the June 16, 2010, Development Review Board meeting, an extension of the
Subdivision Improvements Agreement was approved and will expire September 11,
2010 to coordinate with the project to the east.

If you wish to appeal this decision, you must do so by July 1, 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).

Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 1st Street NW ste 203 – Albuquerque, NM 87102
Cc: Protestant Episcopal Church in NM – 4304 Carlisle Blvd NE – Albuquerque, NM
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1006520

10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION
IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

At the September 29, 2010, Development Review Board meeting, the six month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 14, 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).


Jack Cloud, AICP, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerque, NM 87109

Cc: Hope in the Desert Episcopal Church – 8700 Alameda Blvd. NE – Albuquerque, NM 87109

Marilyn Maldonado
File