



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2017

Project# 1006864

17DRB-70307 BULK LAND VARIANCE

17DRB-70308 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tracts N-2-B and N-2-C, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on MIREHAVEN PKWY NW west of TIERRA PINTADA BLVD NW north of ARROYO VISTA BLVD NW containing approximately 62 acres. (H-8)

At the November 29, 2017 Development Review Board meeting the Preliminary/Final plat was approved. The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

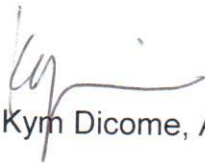
If you wish to appeal this decision, you must do so by December 14, 2017 in the manner described below.

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).

A handwritten signature in black ink, appearing to read 'Kym Dicome', with a horizontal flourish extending to the right.

Kym Dicome, Acting DRB Chair