



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2016

Project# 1009506

16DRB-70179 BULK LAND VARIANCE
16DRB-70180 TEMP DEFR SIDEWALK
16DRB-70181 PRELIMINARY PLAT
16DRB-70182 SITE PLAN/ SUBD

BOHANNAN HUSTON INC agents for VICTORY LAND LLC and THE CITY OF ALBUQUERQUE request the referenced/ above actions for RETALBO ROAD NW and all or a portion of Tracts 7 - 9C, 10B, 10C, & 24-27 of Unit 6, and Tract 14 of Unit 9, **VOLCANO CLIFFS** zoned SU-2/ VCRR, located west of QUIVIRA DR NW between GILA RD NW and VILLA REAL RD NW containing approximately 65.4 acres. (D-9) [deferred from 6/29/16]

At the August 24, 2016 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. with an approved grading and drainage plan engineer stamp dated 8/16/16 and with the signing of the infrastructure list dated 8/24/16, the preliminary plat and the site development plan for subdivision actions were 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.

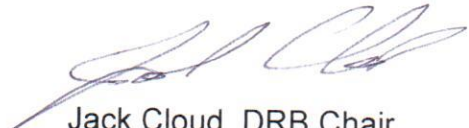
If you wish to appeal this decision, you must do so by September 8, 2016 in the manner described below.

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: