



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 20, 2014

### **Project# 1009881**

14DRB-70169– SDP FOR SUBDIVISION 14DRB-70245 - PRELIMINARY PLAT  
14DRB-70246 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

RIO GRANDE ENGINEERING agents for VANDY LLC request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18)[*Deferred from 8/6/14, 8/13/14*]

At the August 20, 2014 Development Review Board meeting, the Site Development Plan for Subdivision was approved with final sign-off delegated to The Planning Department for 15 day appeal period. With the signing of the infrastructure list dated 8/20/14 and with an approved grading and drainage plan engineer stamp dated 8/19/14, the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Conditions of final plat include 1) completion of a Landscape Agreement with the City, 2) show the Flood Zone on the plat and/ or add a Flood Zone note, 3) expansion of the Temporary Drainage Easement to 60' x 60' to match the approved Grading Plan, and 4) a recorded Subdivision Improvements Agreement with financial guarantees or completion and acceptance by the City of Infrastructure Improvements.

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 **September 4, 2014**, in the manner described: 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: RIO GRANDE ENGINEERING