



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: February 20, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1000390\***  
03EPC-02182 EPC Site Development Plan-Building  
Permit

Las Ventanas Ltd. Partnership  
c/o Sandia Properties  
10 Tramway Lp.  
Albuq. NM 87122

**LEGAL DESCRIPTION:** for all or a portion of Lot(s) H1,H2,H3,H4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1000390/ *03EPC 02182*, a request for site development plan for building permit, for Lots H1, H2, H3 and H4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. This proposal includes a convenience store, drive-through restaurant, a bank and retail shops.
2. The site is located in the Ventana Ranch area, which is largely a master Planned residential community. This site was reserved for commercial uses.
3. The request meets the intent *Albuquerque/Bernalillo County Comprehensive Plan* for the following reasons:



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 4, 2017

**Project# 1000032**

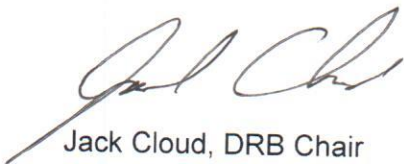
16DRB-70398 PRELIMINARY PLAT

16DRB-70402 VACATION OF PRIVATE BLANKET DRAINAGE EASEMENT

RETAIL SOUTHWEST DEVELOPMENT LLC agents for REDSHAMROCK 10 LLC request the referenced/ above actions for Tract X-1-A2, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3, located on the NW corner of COORS BLVD NW and ST JOSEPH'S DR NW containing approximately 21 acres. (G-11) [*Deferred from 10/19/16, 11/9/16, 11/30/16, 12/21/16*]

At the January 4, 2017 Development Review Board meeting, with the signing of the infrastructure list dated 1/4/17, and with an approved grading and drainage plan engineer stamp dated 12/29/16 the preliminary plat was approved. 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.

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.)



Jack Cloud, DRB Chair