



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

17. Project # 1002472
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19)

At the March 26, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 3/26/03 and approval of the grading plan engineer stamp dated 3/11/03 the preliminary plat was approved with the following condition of final plat:

CONDITION:

1. The private drainage easement on the west side of the subdivision should have the maintenance and beneficiaries stated on the final plat.

The final plat was indefinitely deferred.

The temporary deferral of construction of sidewalks was approved for the front and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 10, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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.



**OFFICIAL NOTICE
PAGE TWO**

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 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 Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

for Sheran Matson, AICP, DRB Chair

cc: Esmail Haidari, 12008 Gazelle PI NE, 87111
Raymond Hensley, 4001 Juan Tabo NE, Suite A, 87111
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File