



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

**5. Project # 1002718**  
04DRB-00758 Major-Preliminary Plat Approval  
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/8/04 the preliminary plat was approved with the following condition:

A note shall be added to the 25-foot private pedestrian easement on Lot 8.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 1, 2004 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.

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: TS McNaney & Associates, 1015 Tijeras Ave NW, Suite 210, 87102  
Tierra West LLC, 8509 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 26, 2011

**Project# 1002718**  
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNITS 1 & 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)


At the October 26, 2011 Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved for all interior sidewalks in Riverview Acres Units 1 & 2.

If you wish to appeal this decision, you must do so by November 3, 2011, 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: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes, Inc. – P.O. Box 1443 – Corrales NM 87048  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 6, 2004

**11. Project # 1002718**  
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12)

At the October 6, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

**FINDINGS:**

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

**CONDITIONS:**

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: T S McNaney & Associates, 1015 Tijeras Ave NW, Suite 210, 87102  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 31, 2007

**Project# 1002718**

07DRB-70334 SIDEWALK WAIVER

07DRB-70335 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12

At the October 31, 2007 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

A two-year extension to the four-year agreement for the deferral of sidewalks was approved.



Sheran Matson, AICP, DRB Chair

Cc: Tierra West, LLC – 5571 Midway Park Place, NE – Albuquerque, NM 87109

Cc: TS McNaney & Associates – 1015 Tijeras Ave NW, Suite 210, Albuquerque, NM  
87102

Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 30, 2010

**Project# 1002718**

10DRB-70179 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS VI LLC request(s) the above action(s) for all or a portion of **RIVERVIEW ACRES**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN AND GABALDON NW containing approximately 9.8 acre(s). (H-17)

At the June 30, 2010 Development Review Board meeting, a two year extension to the SIA for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 15, 2010 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, AICP, DRB Chair

Cc: David Soule/Rio Grande Engineering – P.O. Box 67305 – Albuquerque, NM 87193

Cc: STV Investments VI, LC – 122 Tulane Dr SE – Albuquerque, NM 87106

Marilyn Maldonado

File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 7, 2011

**Project# 1002718**  
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, RIVERVIEW ACRES, UNIT 2 zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)

At the September 7, 2011 Development Review Board meeting, a sidewalk variance for waiver of the interior sidewalks was approved.

If you wish to appeal this decision, you must do so by September 22, 2011, 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: Mark Goodwin & Assoc. – p.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes Inc. – P.O. Box 1443 – Corrales, NM 87048  
Marilyn Maldonado  
File