



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

5. Project # 1002857

03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT ~~THE HIGHLANDS~~ ^{THE HIGHLANDS} @ **ANDERSON HILLS, UNITS 1, ~~2-3~~**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [*Deferred from 8/13/03*] (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. The agent will be required to provide a cul-de-sac at the eastern terminus of Rio Largo.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.



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5. 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.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. 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 September 11, 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.

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.)

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:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, 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

APRIL 7, 2004

9. Project # 1002857
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [Deferred from 3/17/04 & 3/31/04] (P-9)

At the April 7, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 4/7/04 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following conditions of final plat approval:

- 1) The offsite 2W waterline must be operational.
- 2) Planning must receive photos of already built walls with project number, location and name of subdivision listed.

The sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 22, 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.



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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.)

Sheran Matson, AICP, DRB Chair

cc: Anderson Hills LLC, 8910 Adams NE, 87113
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
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

March 9, 2005

11. Project # 1002857
05DRB-00341 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9)

At the March 9, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

A handwritten signature in cursive script that reads "Roger A. Green".

For Sheran Matson, AICP, DRB Chair

Cc:Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 10, 2006

3. Project # 1002857
06DRB-00532 Major-Two Year SIA

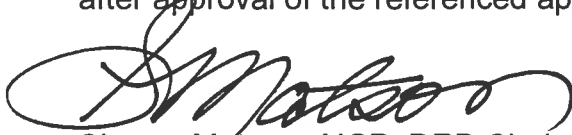
MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9)

At the May 10, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 25, 2006, 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).



Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File