



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

JANUARY 7, 2004

- 1. Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01535 Minor-Sidewalk Waiver
03DRB-01533 Minor-Temp Defer SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)


At the January 7, 2004, Development Review Board meeting, with the signing of the infrastructure list dated today and the grading and drainage plan dated 12-24-03, the preliminary plat was approved. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. 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 January 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.

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.)

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).

A handwritten signature in black ink that reads "Sheran Matson". The signature is written in a cursive style with a large, looping initial "S".

Sheran Matson, AICP, DRB Chair

cc: Bohannon Huston, Inc., 7500 Jefferson Street NE, Albuquerque, NM 87109
Denish-Kline & Associates, Inc., PO Box 2001, 87103
The Trails LLC, 3077 Warm Springs Road, Las Vegas, NV, 89120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
File