



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

JANUARY 28, 2004

#### 4. Project # 1003027

03DRB-02159 Major-Preliminary Plat Approval  
03DRB-02161 Minor-Site Plan for Subdivision  
03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Subd.Design Var.  
04DRB-00090 Minor – Sidewalk Variance for Waiver

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] [Deferred from 1/21/04] (C-19)

At the January 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 1/28/04 and approval of the grading plan engineer stamp dated 1/20/04 the preliminary plat was approved with the following condition of final plat:

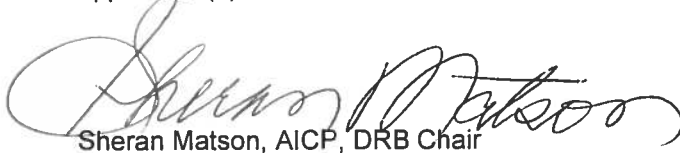
- 1) Remove the PNM easement within the dedicated public right-of-way.

The site plan for subdivision was approved and signed off by the Board. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file. A 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 February 12, 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).



Sheran Matson, AICP, DRB Chair

cc: Interfirst Properties, 12803 Donette Ct NE, 87112  
Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108  
Thompson Engineering Consultants, 4800 Juan Tabo NE, Suite C, 87111  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File