



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 21, 2004

4. Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] [*Deferred from 7/14/04*] (C-12)

At the July 21, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/21/04 and approval of the grading plan engineer stamp dated 5/28/04 the preliminary plat was approved with the following conditions of Final Plat approval:

Vacation of 20-foot roadway easement on Lot 1. Applicant/agent needs to apply for a sidewalk variance. This language shall be placed on the plat: "Said owner(s) warrant(s) that he/she (they) hold complete and indefensible title in fee simple to the land subdivided."

If you wish to appeal this decision, you must do so by August 5, 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).



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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: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering, Inc., 6739 Academy Rd NE, Suite 130, 87109
Richard Berget, 4301 Rosecliff NW, 87114
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 20, 2004

8. Project # 1003187
04DRB-01586 Minor-Amnd Prelim Plat Approval

ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB01365, 04DRB01366, 04DRB00910] (C-12)

At the October 20, 2004, Development Review Board meeting, with the signing of the amended infrastructure list dated 10/20/04 the amended preliminary plat was approved.

This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering, 6739 Academy NE, Suite 130, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 17, 2004

19. Project # 1003187

04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12)

At the November 17, 2004, Development Review Board meeting, final plat was approved with final sign off delegated to Parks for cash-in-lieu receipt.

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

Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File