



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 4, 2004

### 3. Project # 1003417

04DRB-01056 Major-Preliminary Plat Approval  
04DRB-01057 Minor-Subd Design (DPM) Variance  
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [*Deferred from 7/28/04*] (B-19)

At the August 4, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 8/4/04 and approval of the grading plan engineer stamp dated 8/2/04 the preliminary plat was approved.

A sidewalk variance from the design standards 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 August 19, 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: Alpha Equities LLC, P.O. Box 10005, 87184  
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

August 18, 2004

**9. Project # 1003417**  
04DRB-01232 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as MOUNTAIN RIDGE SUBDIVISION)**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB-01056] (B-19)

At the August 18, 2004, Development Review Board meeting, the amended infrastructure list dated 8/18/04 was approved. The amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

If you wish to appeal this decision, you must do so by September 2, 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:Quivera 2, LLC, P.O. Box 10005, 87184  
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

November 19, 2008

**Project# 1003417**

08DRB-70477 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of **MOUNTAIN TRAILS** zoned R-D, located on GLENDALE AVE NE BETWEEN WYOMING AND BARSTOW (B-19)

At the November 19, 2008 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199  
Cc: Quivera 2, LLC – 100 Gold SW, Ste 209 – Albuquerque, NM 87120  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 3, 2010

**Project# 1003417**

10DRB-70299 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of **MOUNTAIN TRAIL**, zoned R-D, located on GLENDALE NE BETWEEN WYOMING NE AND BARSTOW NE (B-19)

At the November 3, 2010 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by November 18, 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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Wal-Mart Stores East LP – 2001 SE 10<sup>th</sup> Street- Bentonville, AR 72716  
Marilyn Maldonado  
file