



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 8, 2011

**Project# 1003429**

11DRB-70151 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of **SIERRA RANCH UNIT 1** zoned RD & R-LT, located on GIBSON BLVD WEST OF UNSER BLVD SW (N-8)

At the June 8, 2011 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 June 23, 2011, 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, DRB Chair

Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 17, 2009

**Project# 1003429**

09DRB-70198 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB INC request(s) the above action(s) for all or a portion of **SIERRA RANCH UNIT I**, located on GIBSON WEST OF UNSER (N-8)

At the June 17, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 2, 2009 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: Curb Inc. – 5160 San Francisco NE – Albuquerque, NM 87109  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 5, 2005

**8. Project # 1003429**  
04DRB-01891 Major-Bulk Land Variance  
04DRB-01892 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8)

At the January 5, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary plat was approved with final sign off delegated to City Engineer for AMAFCA'S signature and Planning for AGIS dxf file and the 15-day appeal period.

If you wish to appeal this decision, you must do so by January 20, 2005, 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 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.



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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: Rio Bravo Partners, 5160 San Francisco NE, 87109  
Aldrich Land Surveying, 4109 Montgomery Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 26, 2005

### 3. Project # 1003429

04DRB-01950 Major-Preliminary Plat Approval  
04DRB-01951 Major-Vacation of Pub Right-of-Way  
04DRB-01952 Major-Vacation of Public Easements  
04DRB-01953 Minor-Sidewalk Waiver  
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [*Deferred from 1/12/05*] (N-8)

At the January 26, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/26/05 and approval of the grading plan engineer stamp dated 1/25/05 the preliminary plat was approved with the following conditions of final plat:

The AMAFCA Board shall vacate the easements prior to final plat approval.

The final plat needs to have the signature of the Home Owner's Association president.

Add a maintenance and beneficiary note to the plat regarding the pedestrian easements.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

#### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

#### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. 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.



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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 was approved as shown on Exhibit C in the Planning file.

05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and **GIBSON SW** containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8)

The site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by February 10, 2005, 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 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).

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: Curb Inc., 5160 San Francisco NE, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
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

January 11, 2006

**7. Project # 1003429**  
06DRB-00003 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT, R-D, located on GIBSON BLVD SW and AMOLE MESA AVE SW, containing approximately 62 acre(s). (N-8)

At the January 11, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

  
Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco NE, 87109  
Bohannan Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File