



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 20, 2005

### 9. Project # 1003470

04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81<sup>ST</sup> ST NW and southwest of ATRISCO NW between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9)

At the April 20, 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 deferred at the agent's request to April 27, 2005. The temporary deferral of sidewalks was deferred at the agent's request to April 27, 2005.



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05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9)

The preliminary and final plat were approved and signed off by the Board.

If you wish to appeal this decision, you must do so by May 5, 2005, 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).

FM Sheran Matson, AICP, DRB Chair

Cc: SPS LLC, 828 Carmel Ave NE, 87109  
Wilson & Company, 4900 Lang Ave 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

April 27, 2005

### 5. Project # 1003470

04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located east of 81<sup>ST</sup> ST NW and south east of ATRISCO NW between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05*] (D-9)

At the April 27, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 4/27/05 and approval of the grading plan engineer stamp dated 4/26/05 the preliminary plat as approved with the following condition of final plat:

The Development Agreement as approved by the Albuquerque/Bernalillo County Water Utility Authority shall be made part of the record.

Temporary deferral of construction of side walks on the interior streets as approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 12, 2005, 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.

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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:SPS LLC, 8300 Carmel NE, 87122  
Wilson & Company Inc., 4900 Lang Ave NE, Suite A, 87109  
William Allen, P.O. Box 2758, Corrales, NM 87048  
Rene Horvath, 5515 Palomino Dr NW, 87120  
Marian Pendleton, 5608 Equestrian NW, 87120  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 24, 2005

**8. Project #1003470**  
05DRB-01289 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1 residential zone, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

At the August 24, 2005, Development Review Board meeting, 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: Scott Schiabor, SPS, LC, 8300 Carmel NE, 87122  
Wilson & Company, Robert MacLake, 4900 Lang Ave, NE, 87109  
William Allen, P.O. Box 2758, Corrales, NM 87048  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 8, 2006

**5. Project # 1003470**  
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1**, located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

At the March 8 2006, Development Review Board meeting, the vacation was 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.
3. The required water line easements are retained/granted with the replat.

If you wish to appeal this decision, you must do so by March 23, 2006, in the manner described below.



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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).

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: KB Home of New Mexico, 6330 Riverside Plaza Ln NW, Suite 200, 87120  
Wilson & Company Inc., Attn: Robert MacLake, 4900 Lang Ave NE, 87109  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 3, 2008

- Project# 1003470**  
08DRB-70353 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

At the September 3, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 18, 2008 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: Kristine Susco – Wilson & Company – 4900 Lang Avenue NE – Albuquerque, NM 87109  
Cc: KB Home NM, Inc. – 6330 Riverside Plaza Lane, Ste 200 – Albuquerque, NM 87120  
Christine Lopez – 8319 Hawk Eye NW – Albuquerque, NM 87120  
Deena Gutowski – 8315 Hawk Eye NW – Albuquerque, NM 87120  
Andrew Chava – 6824 Old Mesa – Albuquerque, NM 87120  
Alex Corrales – 6831 Vista Del Sol NW – Albuquerque, NM 87120  
Marilyn Maldonado  
File





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 8, 2010

**Project# 1003470**

10DRB-70228 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) 1**, zoned RD, located on VISTA DEL SOL DR NW between VISTA ANTGUA RD NW and GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

At the September 8, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 23, 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.

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Jack Cloud, AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109

KB Home New Mexico, Inc – 601 Menaul Blvd, Ste # 4507 – Albuquerque, NM 87107

Marilyn Maldonado

File