



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

9. Project # 1003522

04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 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) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

At the December 1, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 12/1/04 and approval of the grading plan engineer stamp dated 11/3/04 the Preliminary Plat was approved.

 The site plan for subdivision was approved with final sign off delegated to Planning for landscape plans for open space tracts.

A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior lots was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 16, 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 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).



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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, P.O. Box 90606, 87199
Shirley Salvi, 2721 Indian Farm Ln NW, 87107
Claude Morelli, 2236 Dietz Pl NW, 87107
Sharon Ahern, 3005 Indian Farm Ln NW, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2009

P Project# 1003522

09DRB-70127 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of **SYDNEY PLACE** zoned RA-2, located on CANDELARIA NW BETWEEN INDIAN FARM LANE NW AND LA PLAZA NW containing approximately 4.3758 acre(s). (G-13)

At the DATE 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 April 22, 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: Mark Goodwin & Assoc. – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Alpha Equities, LLC – 100 Gold SW, Ste 209 – Albuquerque, NM 87102

Marilyn Maldonado

File