



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2005

**5. Project # 1003523**  
05DRB-01369 Major-Preliminary Plat Approval  
05DRB-01368 Major-SiteDev Plan Subd  
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF:04EPC-01003, 04EPC-01352, 04EPC-01489] [*Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05*](J-8)

At the November 30, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 11/30/05 and approval of the grading plan engineer stamp dated 11/21/05 the preliminary plat was approved with the following conditions of final plat approval:

P-1 lot designations.

Entrada Vista Court shall become a private access easement. Maintenance and Beneficiary Statement shall be placed on the plat.

A sidewalk waiver shall be applied for.

The Home Owners Association or the owner's signature is required on the final plat.

The zoning designation shall be on the final plat.

The site plan for subdivision was approved with final sign off delegated to Planning for the 15-day appeal period and 3 copies of the site plan.

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 December 15, 2005, 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 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:GHP, LLC, 7600 Pan American Freeway, 87109  
Rio Grande Engineering, 1606 Central SE, Suite 201, 87106  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 1, 2007

**6. Project# 1003523**  
07DRB-70154 SIDEWALK VARIANCE

MONTEREY LAND GROUP II LLC request(s) the above action(s) for Land of Atrisco Grant, **PRIMA ENTRADA SUBDIVISION**, zoned SU-2 for RLT, located on 94<sup>th</sup> ST NW BETWEEN ENDEE RD NW AND SONTERRO AVE NW containing approximately 5.5 acre(s). (J-8 & J-9)

At the August 1, 2007, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Monterey Land Group II LLC, 5111 San Mateo Blvd NE, 87109  
Rio Grande Engineering, 2105 Golf Course Rd SE, Rio Rancho, NM 87124  
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 6, 2008

- Project# 1003523**  
08DRB-70011 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)  
08DRB-70012 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for MONTERAY LAND GROUP II LLC request(s) the above action(s) for all or a portion of **PRIMA ENTRADA SUBDIVISION**, zoned SU-2/RLT, located on 98TH ST NW BETWEEN ENDEE RD NW AND I-40 containing approximately 14.35 acre(s). (J8 & 9)

At the February 6, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved. The two year extension for the temporary deferral of sidewalk construction was approved.

If you wish to appeal this decision, you must do so by February 21, 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: Rio Grande Engineering – 1606 Central SE Ste 201 – Albuquerque, NM 87109  
Cc: Monterey Land Group II, LLC – 5111 San Mateo – Albuquerque, NM 87106



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 3, 2010

**Project# 1003523**

10DRB-70057 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for MONTERAY LAND GROUPS II LLC request(s) the above action(s) for all or a portion of **PRIMA ENTRADA SUBDIVISION** zoned SU-2 FOR R-LT, located on 94TH ST NW BETWEEN I-40 AND ENDEE RD NW containing approximately 9 acre(s). (J-8)

At the March 3, 2010 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 March 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: Rio Grande Engineering – P.O. Box 67305 – Albuquerque, NM 87193  
Cc: Monteray Law Group II LLC – 5111 San Mateo – Albuquerque, NM 87109  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 16, 2013

**Project# 1003523**

12DRB-70392 EXT OF SIA FOR TEMP DEFR SDWK CONST

MONTEREY LAND GROUP II LLC request(s) the above action(s) for all or a portion of **PRIMA ENTRADA** located on NE CORNER OF ARROYO VISTA AND I-40 containing approximately 12 acre(s). (J-8 & 9) [*Deferred from 1/9/13*]

At the January 16, 2013 Development Review Board meeting, a one 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 **January 31, 2013**, 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).

Richard Dourte, Acting DRB Chair

Cc: Monterey Land Group II LLC  
Marilyn Maldonado  
file