



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

10. Project # 1003613

06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. [*Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06*] (K-12)

At the September 27, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/27/06 and approval of the grading plan engineer stamp dated 9/18/06 the preliminary plat was approved with the following conditions of final plat approval:

An easement shall be provided to Tract 11.

Dedication of right-of-way along Sunset Gardens is required.

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. 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.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.



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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 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 October 12, 2006, 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).

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.)

A handwritten signature in cursive script, reading "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 14, 2007

3. Project # 1003613

07DRB-00129 Minor-Amnd SiteDev Plan Subd/EPC

07DRB-00130 Minor-Amnd Prelim Plat Approval

07DRB-00131 Minor-Sidewalk Waiver

07DRB-00132 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOULDING & DOOR CORP request(s) the above action(s) for all or a portion of Lot(s) 11 and 1-4, Tract(s) 34, M.R.G.C.D. MAP 39, RANCHO RICO, POWELL GARDENS ADDITION & SUNSET VILLA ADDITION (to be known as **SUNSET VILLA SUBDIVISION**) zoned SU-1 FOR PRD, located on SUNSET GARDENS RD SW, between ATRISCO RD SW and SUNSET RD SW containing approximately 15 acre(s). [REF: 06DRB00854] (K-12)

At the February 14, 2007, Development Review Board meeting, the amended site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan. With the approval of the amended grading plan engineer stamp dated 1/26/07 the amended preliminary plat was approved. The previous conditions of final plat still apply. This amendment does not extend the expiration date of the already approved preliminary plat.

A sidewalk variance for waiver of sidewalks was re-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.

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Moulding & Door Corporation, 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 22, 2009

Project# 1003613

09DRB-70217 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 76-P1, **SUNSET VILLA**, zoned SU-1 PRD, located on SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW containing approximately 14.71 acre(s). (K-12)

At the July 22, 2009 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 6, 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: Garcia/Kraemer & Associates – 200 Lomas NW, Ste 111 – Albuquerque, NM 87102

Cc: Sunset Villa LLC – 447 Avital NE – Albuquerque, NM 87123

Cc: Jerry P. Maya – 1810 Sunset Garden – Albuquerque, NM 87105

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1003613

11DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 76-P1, **SUNSET VILLA** zoned SU-1/PRD, located on SUNSET GARDENS BETWEEN ATRISCO AND POWELL containing approximately 14.71 acre(s). (K-12)

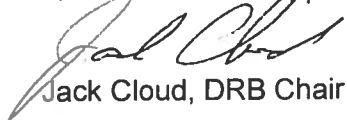
At the July 27, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 11, 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

Cc: Garcia/Kraemer & Assoc. – 600 1st str nw Ste 211 – Albuquerque, NM 87102
Cc: Sunset villa LLC – 4402 Canyon Ct NE – Albuquerque, NM 87113
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 29, 2014

Project# 1003613

13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[*Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13, 1/15/14*]

At the January 29, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 15, 2014, 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

Cc: RIO GRANDE ENGINEERING
file