



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahan Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

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.



OFFICIAL NOTICE OF DECISION

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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.

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. The sidewalk waiver (06DRB-00782) was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by July 13, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
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

March 12, 2008

1. **Project# 1003684**
08DRB-70074 - 2YEAR EXTENSION FOR SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above/ referenced action for **ANASAZI RIDGE Unit 1**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10)

At the March 12, 2008, Development Review Board meeting, the 18 month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 27, 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: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Capital Alliance Investment/Collatz – 6300 Jefferson NE # 120 – Albuquerque, NM 87109



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1003684

10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10)

At the March 10, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 25, 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.



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1003684

10DRB-70212 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the September 1, 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 16, 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: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz, Inc. – P.O. box 2010 – Corrales, NM 87048

Marilyn Maldonado

file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1003684
11DRB-70010 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE**, zoned R-1, located on MCMAHON NW BETWEEN UNSER NW AND CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the January 26, 2011 Development Review Board meeting, based on exhibit C.1 and based on the limited number of side yards not built, the temporary deferral of sidewalk construction of sidewalks on the interior streets was approved.

If you wish to appeal this decision, you must do so by February 10, 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, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM
87199
Calabacillas Properties LLC, Inc. – P.O. Box 9470 – Albuquerque, NM 87119
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, an extension of the Subdivision Improvements Agreement was granted through March 31st 2010.

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).

If you wish to appeal this decision, you must do so by December 24, 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.


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

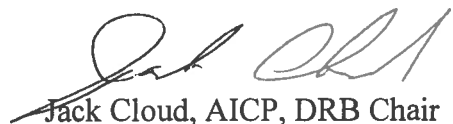
November 12, 2008

Project# 1003684

08DRB-70450 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT FOR STORM DRAIN OUTFALL

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE
INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of
ANASAZI RIDGE, Unit 2, zoned R-1, located on the north side of MCMAHON BLVD
NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

At the November 12, 2008 Development Review Board meeting, a one year extension of
subdivision improvements agreement for storm drain outfall was approved



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin and Associates PA
Cc: Capital Alliance Investments LLC
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2011

Project# 1003684

11DRB-70188 MAJOR - 2-YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.491 acre(s). (A-10)

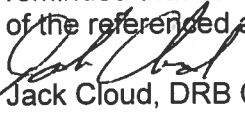
At the September 28, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 13, 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: Collatz Inc – P.O. Box 2010 – Corrales NM, 87048`
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

7. **Project # 1003684**

06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26//6*] (A-10)

At the May 3, 2006, Development Review Board meeting, 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.



OFFICIAL NOTICE OF DECISION

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With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following condition of final plat:

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in effect.* In accordance with City Council Resolution R-05-297 each subdivision and its effect on the design capacity of APS area schools must be resolved prior to final plat approval.

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.

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.)

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: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File