



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

5. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 8/24/05] (D-9)*

At the August 31, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/31/05 and approval of the grading plan engineer stamp dated 8/30/05 the preliminary plat was approved with the following conditions of final plat approval:

The Home Owner's Association President must sign the final plat. If no such person is available, then the owner of the property can sign.

Drainage easements in Parcels B, C and E shall be vacated and replaced with the new alignment.

The temporary deferral of construction of sidewalk 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 September 15, 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.

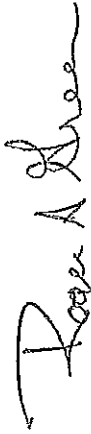
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.



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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.)


for Sheran Matson, AICP, DRB Chair

Cc: Scott Schiabor, SPS LC, 8300 Carmel NE, 87122
Wilson & Company, Robert MacLake, 4900 Lang Ave NE, 87109
James Rousseau, 6325 Mesquite NW, 87120
Rene Horvath, 5515 Palomino NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File