



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 3, 2012

Project# 1004607

12DRB-70256 & 12DRB-70257 MAJOR - 1 YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS AGREEMENT (1YR SIA)

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for **VISTA VIEJA SUBDIVISION Unit(s) 3 & 4**, zoned RD, located on the west side of VISTA TERRAZA RD NW and VISTA ANTIGUA DR NW between SCENIC RD NW and VISTA VIEJA AVE NW containing approximately 78.86 acre(s). (D-9) [*Deferred from 9/5/12*]

At the October 3, 2012 Development Review Board meeting, an extension of the subdivision improvement agreement (sia) for unit 3 was approved through October 3, 2013. An extension of the subdivision improvement agreement (SIA) for unit 4 was approved through October 3, 2014. If you wish to appeal this decision, you must do so by October 18, 2012, 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: Wilson & Company Inc.
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 15, 2012

Project# 1004607

12DRB-70248 EXT OF SIA FOR TEMP DEFR SDWK CONST

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of VISTA VIEJA SUBDIVISION UNIT 3, zoned RD, located on VISTA TERRAZA DR. NW containing approximately 77.86 acre(s). (D-9)

12DRB-70249 EXT OF SIA FOR TEMP DEFR SDWK CONST

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of VISTA VIEJA SUBDIVISION UNIT 4, zoned RD, located on GROUNDSEL RD. NW containing approximately 77.86 acre(s). (D-9)

At the August 15, 2012 Development Review Board meeting, 2 year extensions to the agreements for the deferral of sidewalks were 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 30, 2012, 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: WILSON & COMPANY
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 30, 2013

Project# 1004607

13DRB-70700 - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (1YR SIA)

WILSON & COMPANY agents for KB HOME NEW MEXICO, INC. request the referenced/ above action for **VISTA VIEJA SUBDIVISION Unit 3**, zoned RD, located on the west side of VISTA TERRAZA RD NW and VISTA ANTIGUA DR NW between SCENIC RD NW and VISTA VIEJA AVE NW containing approximately 77.86 acres. (D-9)


At the **October 30, 2013** 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 **November 14, 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).



Jack Cloud, DRB Chair

Cc: Wilson & Company
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 9, 2008

Project# 1004607
08DRB-70264 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) vacation for all or a portion of the east/west alleys in Block(s) 15 & 16, **VISTA VIEJA SUBDIVISION UNIT 3**, zoned RD, located north of GROUNDSEL RD NW BETWEEN METE SOL DR NW AND VISTA TERRAZA DR NW. (D-9)

At the July 9, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. A revised grading and drainage plan must be provided prior to plat.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way easement.

(B)(3) 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 the 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.

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

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.)



Jack Cloud, AICP, DRB Chair

Cc: Kristine Susco- Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109

Cc: Salls Brothers Construction, Inc. – 7301 Reading Ave. Se – Albuquerque, NM 87105

Marilyn Maldonado

Scott Howell

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

1. Project# 1004607

08DRB-70356 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

08DRB-70357 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOME NM, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 3**, zoned SU-2/ R-D, located on the west side of VISTA TERRAZA DR NW BETWEEN SCENIC RD NW AND GROUNDSEL RD NW (D-9); and,
WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 4**, zoned SU-2/ R-D, located on the west side of VISTA ANTIGUA DR NW BETWEEN GROUNDSEL RD NW AND VISTA VIEJA AVE NW containing approximately 77.86 acre(s). (D-9)

At the September 3, 2008 Development Review Board meeting, the 2 year extensions of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by September 18, 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: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM
87109

Cc: Cc: KB Home NM Inc. – 6330 Riverside Plaza Lane Ste 200 – Albuquerque, NM
87120

Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2010

Project# 1004607

10DRB-70220 EXT OF SIA FOR TEMP DEFR SDWK CONST
10DRB-70221 EXT OF SIA FOR TEMP DEFR SDWK CONST

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION** zoned RD, located on VISTA ANTUGUA DR NW BETWEEN VISTA VIEJA AVE NW AND GROUND DEL RD NW containing approximately 77.86 acre(s). (D-9)

At the August 18, 2010 Development Review Board meeting, the two year extensions to for the deferral of sidewalks were approved.

If you wish to appeal this decision, you must do so by September 2, 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

Kristine Susco – Wilson & Company – 4900 Lang Ave. NE – Albuquerque, NM 87109
KB Home New Mexico, Inc. – 601 Menaul Blvd, Ste # 4507 – Albuquerque, NM 87107
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2010

Project# 1004607

10DRB-70232 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)
10DRB-70233 MAJOR (2YR SIA)

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) 3 & 4**, zoned RD, located on the west side of VISTA TERRAZA RD NW and VISTA ANTIGUA DR NW between SCENIC RD NW and VISTA VIEJA AVE NW containing approximately 78.86 acre(s). (D-9)

At the September 8, 2010, 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 September 23, 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.

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Jack Cloud, AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109

KB Home New Mexico, Inc – 601 Menaul Blvd, Ste # 4507 – Albuquerque, NM 87107

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 8, 2006

3. Project # 1004607
05DRB-01904 Major-Preliminary Plat Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9)

At the February 8, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 2/8/06 and approval of the grading plan engineer stamp dated 1/24/05 the preliminary plat was approved with the following condition of final plat:

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.

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 February 23, 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.

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OFFICIAL NOTICE OF DECISION
PAGE 2

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: Vista Vieja Investments LLC, 8300 Carmel NE, 87122
Robert MacLake, Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 22, 2007

3. Project# 1004607
07DRB-70147 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 12 & 14, 20, **VISTA VIEJA, UNITS 3 & 4**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW (D-9)

At the August 22, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per Section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance:

(A)(1) The 20-foot alley vacation requests were filed by the owners of a majority of the front footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 20-foot alleys.

(3) 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.

If you wish to appeal this decision, you must do so by September 6, 2007, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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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 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: Wilson & Company Inc, 4900 Lang Ave NE, 89109
KB Homes New Mexico, 6330 Riverside Plaza Ln NW, Ste 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File