



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

5. Project # 1004943

06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] [*Deferred from 9/6/06*] [*Sidewalk Waiver was Withdrawn @ agent's request*] (A-11)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 8/31/06 the preliminary plat was approved with the following condition of final plat approval:

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

The site plan for building permit was approved with final sign off delegated to Planning for 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 September 28, 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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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.)

A handwritten signature in cursive script that reads 'Sheran Matson'.

Sheran Matson, AICP, DRB Chair

Cc: J & J Real Estate Partnership, 106 Industrial Park Loop, Rio Rancho, NM
87124

Isaac Benton & Associates, 624 Tijeras Ave NW, 87102

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File