



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 2, 2006

1. **Project # 1004994**
06DRB-00947 Major-Vacation of Pub Easement
06DRB-00949 Major-Preliminary Plat Approval
06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

At the August 2, 2006, Development Review Board meeting, 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.

With the signing of the infrastructure list dated 8/2/06 and approval of the grading plan engineer stamp dated 7/31/06 the preliminary plat was approved with the following condition of final plat approval:

If the final plat is approved after 10/31/06 the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Agreement with Albuquerque Public Schools (APS).

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



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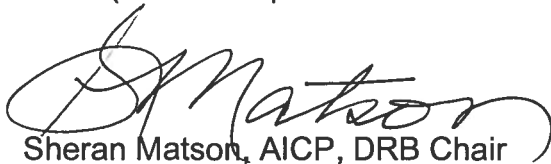
If you wish to appeal this decision, you must do so by August 17, 2006, in the manner described below.

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 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: JD Home Builder Corp., P.O. Box 90218, 87199
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 10, 2008

- Project# 1004994**
08DRB-70362 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JD HOME BUILDER request(s) the above action(s) for all or a portion **SEVILLE SUBDIVISION Unit 7A**, zoned R-1, and located east of KAYENTA BLVD NW and south of MCMAHON BLVD NW at the terminus of PAVON PL NW containing approximately 2.1132 acre(s). (A-10)

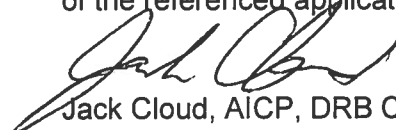
At the September 10, 2008, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by Septemeber 25, 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: JD Homes Builder – P.O. Box 90218 – Albuquerque, NM 87199
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2010

Project# 1004994

10DRB-70279 EXT OF SIA FOR TEMP DEFR SDWK CONST

JD HOME BUILDER request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-2 & B-1, **SEVILLE Unit(s)** , zoned R-LT, located on KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW containing approximately 2.1132 acre(s). [REF:] (A-10)

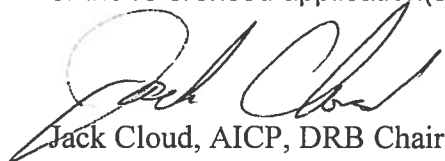
At the October 13, 2010 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by October 28, 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: JD HomeBuilder – P.O. Box 90925 – Albuquerque, NM 87199
Marilyn Maldonado
file