



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 31, 2007

5. Project # 1005182

06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] [*Deferred from 1/17/07 & 1/24/07*] (C-10/C-11)

At the January 31, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 1/31/07 and approval of the grading plan engineer stamp dated 1/19/07 the preliminary plat was approved with the following conditions of final plat approval:

Make all public storm drain easements 20-feet wide maximum.

The President of the Home Owner's Association must sign the final plat.

An approved wall design is required.

Designate all applicable tracts as Private Open Space for Recreational Purposes.

Breaks in the walls every 500 to 600 feet for pedestrian access are required.

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011)

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



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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.)

Sheran Matson, AICP, DRB Chair

Cc: La Cuentista II LLC, Michael Knight, 1015 Chelwood Park Blvd NE, 87112
Wilson & Company, Kristine Susco, 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

June 6, 2007

14. Project# 1005182
07DRB-70014 AMENDMENT TO PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11)

At the June 6, 2007, Development Review Board meeting, with the signing of the new infrastructure list dated 6/6/07 the previous infrastructure list is void, however, this infrastructure list will have the same date as the voided one. The amended preliminary plat was approved with the following conditions of final plat approval:

Revise gate quequing analysis.

Re-evaluate right-of-way widths at entrances of subdivision.

This amendment does not extend the expiration date of the already approved preliminary plat.



Sheran Matson, AICP, DRB Chair

Cc: La Cuentista II, LLC. (Michael Knight), 2518 Eubank NE, 87112
Kristina Susco-Wilson and Company, 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

September 3, 2008

- Project# 1005182**
08DRB-70354 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for LA CUENTISIA II SALES, LLC request(s) the referenced/ above action(s) for all or a portion of **LA CUENTISTA SUBDIVISION Unit II**, zoned SU-2 SRSL 26, located on the south side of ROSA PARKS RD NW BETWEEN ALOE RD NW AND KIMMICK RD NW containing approximately 35.4714 acre(s). (C-10 & C-11)

At the September 3, 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 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 Avenue NE – Albuquerque, NM 87109

Cc: La Cuentista II Sales, LLC (Michael Knight) – 2518 Eubank NE – Albuquerque, NM 87112