



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2007

1. Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22)

At the May 2, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 05/02/07 and approval of the grading plan engineers stamp dated 04/30/07 the preliminary plat was approved with the following conditions of final plat:

To review the cross access between adjacent commercial property and this property.

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

A correction to note 14.

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22)

The site plan for subdivision was approved with final sign off delegated to Planning for removal of the tree over the waterline and 3 copies of the site plan.

If you wish to appeal this decision, you must do so by May 17, 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. 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).



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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: W Investments LLC, 11101 Anaheim Ave NE, 87122
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Consensus Planning Inc, 302 8th St NW, 87102
Lisa Bowyer, 2417 Wisconsin NE, 87110
Chris Foster, 10005 La Grima De Oro NE, 87111
Danny Brandenburg, 2211 Candelaria NE, 87107
Jack & Bing Leroy, 13625 Cedar Brook NE, 87111
Toni Fine, 13633 Cedar Brook NE, 87111
P Robert Garcia, 4116 Shiloh NE, 87111
Silvio Dell Angela, 11209 Camero NE, 87111
Nicolina Nicthe, 4316 Magnolia Ct NE, 87111
Jon Barela, 8309 Mendocino NE, 87122
Al Hayden 4512 Shiloh NE 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File