



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 27, 2010

**Project# 1007759**

09DRB-70397 - BULK LAND VARIANCE  
09DRB-70398 - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION  
09DRB-70399 – SITE DEVELOPMENT PLAN FOR SUBDIVISION  
09DRB-70400 - PRELIMINARY/ FINAL PLAT APPROVAL

LARKIN GROUP NM INC and CONSENSUS PLANNING INC, agent(s) for VIRGINIA & ONORIO COLUCCI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT**, zoned SU-2/ PDA, located on the west side of 98TH ST SW between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 8.6662 acre(s). (L-09)

At the January 27, 2010 Development Review Board meeting, the Site Plan for Subdivision was approved with final sign-off delegated to Transportation to address written comments, and to Planning to clarify vis a vis the sector plan. With the signing of the infrastructure list dated 1/27/10, the preliminary plat was approved. The Final Plat was deferred for the SIA. The Bulk Land Variance was approved for lot 2, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

**BULK LAND VARIANCE:**

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

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4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

If you wish to appeal this decision, you must do so by February 25, 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: Onorio Colucci – P.O. Box 14274 – Albuquerque, NM 87191

Cc: Larkin Group NM, Inc. – 8500 Menaul Blvd. NE Ste A-440 – Albuquerque, NM 87112

Kelly Chappelle – 9135 Santa Catalina – Albuquerque, NM 87121

Marilyn Maldonado

file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 12, 2011

**Project# 1007759**  
11DRB-70000 EXT OF PRELIMINARY PLAT

LARKIN GROUP NM INC agent(s) for ONORIO COLUCCI request(s) the above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT**, zoned SU-2 PDA, located on 98TH ST SW BETWEEN CENTRAL AVE SW AND SUNSET GARDENS SW containing approximately 8.6662 acre(s). (L-9)

At the January 12, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved. If you wish to appeal this decision, you must do so by January 27, 2011, in the manner described below.

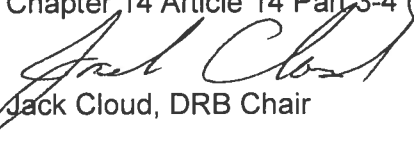
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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).

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Larkin Group NM, Inc. – 8500 Menaul Blvd NE, Ste A-440 – Albuquerque, NM 87112  
Onorio Colucci – P.O. Box 14374 – Albuquerque, NM 87191  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 11, 2012

**Project# 1007759**

11DRB-70367 EXT OF MAJOR PRELIMINARY PLAT

LARKIN GROUP NM, INC agent(s) for ONORIO COLUCCI request(s) the above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT** zoned SU-2 PDA, located on 98TH BETWEEN CENTRAL AND SUNSET GARDENS containing approximately 8.6662 acre(s). (L-9)

At the **January 11, 2012** Development Review Board meeting, the one-year extension of the preliminary plat was approved. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by January 26, 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).

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Larkin Group NM, Inc. – 8500 Menaul Blvd NE, Ste A-440 – Albuquerque, NM 87112

Cc: Onorio Colucci – P.O. Box 14374 – Albuquerque, NM 87191  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 9, 2013

**Project# 1007759**

12DRB-70400 EXT OF MAJOR PRELIMINARY PLAT

LARKIN GROUP NM, INC agent(s) for ONORIO COLUCCI request(s) the above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT** zoned SU-2 PDA, located on 98TH ST SW BETWEEN CENTRAL AVE AND SUNSET GARDENS SW containing approximately 8.6662 acre(s). (L-9)

At the **January 9, 2013** Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Richard Dourte".

Richard Dourte, Acting DRB Chair

Cc: Larkin Group NM, Inc.  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 8, 2014

**Project# 1007759**  
13DRB-70812 EXT OF MAJOR PRELIMINARY PLAT

LARKIN GROUP NM, INC agent(s) for ONORIO COLUCCI request(s) the above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT** zoned SU-2 PDA, located on 98TH ST SW BETWEEN CENTRAL AVE AND SUNSET GARDENS SW containing approximately 8.6662 acre(s). (L-9)

At the January 8, 2014 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: LARKIN GROUP NM, INC  
File