



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1008800

11DRB-70124 PRELIMINARY PLAT

11DRB-70130 SIDEWALK WAIVER

11DRB-70131 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS

11DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, THE TRAILS UNIT 2 [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9) [Deferred from 6/1/11, 6/15/11, 7/13/11, 7/20/11]

With the signing of the infrastructure list dated July 27, 2011, and with an approved grading plan engineer stamp dated 7/21/11 the preliminary plat was approved subject to compliance with the Site Development Plan for Subdivision which includes the subdivision design variance. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved.

If you wish to appeal this decision, you must do so by August 11, 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).


Jack Cloud, DRB Chair

Cc: Bohannan Huston, Inc (Scott Steffen) – Courtyard I, 7500 Jefferson St NE – Albuquerque, NM 87109

Cc: The Trails. LLC – 6840 Treeline Ave.- Albuquerque, NM 87114

Marilyn Maldonado

file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1008800
12DRB-70230 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9A (TRACT B TIERRA VISTA AT THE TRAILS UNIT 1), **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 7.95 acre(s). (C9)

At the August 8, 2012 Development Review Board meeting, the 30 day extension of the preliminary plat was approved. The final plat was conditionally approved with the following conditions:

- Submission of riders satisfactory to the City Attorneys Office for bonds related to the trails commitment to the Boca Negra Dam agreement as indicated in the MOA.
- Per Section 14-14-3-5 (C)(2)(g) sign-off of final plat by AMAFCA is required. Final plat sign off was delegated to Planning.
- The final plat must be filed prior to expiration of preliminary plat approval.

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.)

If you wish to appeal this decision, you must do so by August 23, 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.

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Jack Cloud, DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 17, 2013

Project# 1008800

13DRB-70622 EXT OF MAJOR PRELIMINARY PLAT
13DRB-70601 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT
13DRB-70620 AMENDMENT TO DESIGN VAR/ PRELIMINARY PLAT

EASTERLING CONSULTANTS LLC agent(s) for RCS-TRAILS 9-A, LLC request(s) *the above action(s) for all or a portion of Lot(s) REPLAT OF TRACT 9A UNIT 2 AT THE TRAILS, TIERRA VISTA UNIT 2 AT THE TRAILS* zoned VTRD, located on WOODMONT AND UNIVERSE containing approximately 9.48 acre(s). (C-9)

At the July 17, 2013 Development Review Board meeting, a one-year extension of the preliminary plat was approved. The amendment to the infrastructure list was approved. The amendment to the design variance/preliminary plat was approved.

The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by August 1, 2013 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: EASTERLING CONSULTANTS LLC
Marilyn Maldonado**