

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Eastside Development, Inc.  
P.O. Box 57060  
Albuquerque, NM 87187

**Project# PR-2018-001326**

**Application#**

**SD-2020-00016**

TEMPORARY DEFERRAL OF SIDEWALK  
CONSTRUCTION

**SD-2020-00003**

2 YEAR EXTENSION OF THE INFRASTRUCTURE  
IMPROVEMENTS AGREEMENT

### **LEGAL DESCRIPTION:**

All or a portion of TR A JUAN TABO HILLS WEST & TRACT 1-A-1 JUAN TABO HILLS UNIT 2, zoned PD & NR-PO-C, located along JUAN TABO HILLS BOULEVARD between ROCKY TOP DR and the BERNALILLO COUNTY LINE and containing approximately 98.4699 acre(s). (M-21)

On February 12, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

### **SD-2020-00016 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

1. The deferral is acceptable to the Board. The deferral allows the sidewalks to be constructed as the development builds out. If the sidewalks were constructed all at once, they could be damaged during the construction process.
2. Transportation engineering had no objections.
3. The sidewalk is shown on the infrastructure list.

### **SD-2020-00003 – 2 YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

1. This is a request to extend the Infrastructure List for the above referenced area to allow the

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- completion of the project. It is a request for a 2-year extension.
2. The current Infrastructure List was approved in 2017. The project is under development and this extension allows time for project completion.
  3. Pursuant to 14-16-6-4(W)(4)(a) The applicant has made this request in writing prior to the expiration of the previous approval and the DRB, the original approving body, has made a decision using the same procedure required for the initial approval.
  4. This action will extend the approval of the IIA to February 27, 2022. Per Section 14-16-6-4(W)(4)(a)(1), the IDO allows one extension of any approval action so this is the **final extension**.
  5. The proper notice was given as required by the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 27, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr

Mark Goodwin & Associates, PA, P.O. Box 90606, ABQ, NM 87199