

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

June 14, 2019

WALH C/O Garret real Estate Development

Project# PR-2019-001759

Application#

SD-2019-00129 PRELIMINARY PLAT

VA-2018-00234 DESIGN WAIVER

VA-2019-00025 SIDEWALK WAIVER

VA-2019-00026 TEMP DEF of S/W
CONSTRUCTION

VA-2019-00027 DESIGN WAIVER

LEGAL DESCRIPTION:

All or a portion of TRACT P WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW near 118th/HIGH MESA NW, containing approximately 88.68 acres. (H-07, J-08)

On June 12, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

SD-2019-00129 PRELIMINARY PLAT

1. This Preliminary Plat divides the 88.68 acre parcel into 327 residential lots and 46 private open space parcels.
2. The property is zoned PC and is part of a larger site plan-controlled area. The site plan was approved by EPC at the 12-13-2018 hearing. It was not delegated to the DRB for final sign off and was administratively signed off on January 17, 2019. The applicant sent the required notice pursuant to Table 6-1-1 and notified property owners within 100 feet and the affected Neighborhood Associations.

Conditions:

1. The Final Plat must be signed off within one year of approval, June 27, 2020.

VA-2018-00234 DESIGN WAIVER roadway width

1. This waiver allows paving and Right of Way width to be reduced on Angel Fire Road and Soda Spring Drive (see exhibit Variance Exhibit December 2018). Both roads have

Official Notice of Decision

Project # PR-2018-001759 SD-2019-00129, VA-2018-00234, VA-2019-00025, VA-2019-00026, VA-2019-00027

June 14, 2019

Page 2 of 3

- a low Average Daily Traffic Volumes.
2. Transportation had no objection to the waivers.

VA-2019-00025 SIDEWALK WAIVER

1. This request waives sidewalks on the north side of Angel Fire Lane and Soda Spring Drive. This will match the existing sidewalks in Del Webb Phase 2 and will still provide a pedestrian confection on the south side of the street. Additionally, these streets are adjacent to the Open Space buffer. The request waives the sidewalk east of Bear Valley Lane at the western entrance and along the east side of Gateway Lane between Bear Valley Lane and Arroyo Vista Blvd. (see exhibit Variance Exhibit December 2018). This request meets the criteria in 6-6-(L)(3)(b).
2. Transportation had no objection to the waivers.

VA-2019-00026 TEMP DEF of S/W CONSTRUCTION

1. The temporary deferral of sidewalk construction is acceptable to the DRB and will allow the sidewalks to be constructed as the residential units are constructed.

VA-2019-00027 DESIGN WAIVER

1. This waiver allows a 75' centerline radius for 5 locations with turns that are at or near 90 degrees. (See exhibit Variance Exhibit December 2018).
2. Transportation had no objection to the waivers.

APPEAL: If you wish to appeal the Waiver request (per the IDO, a Preliminary Plat cannot be appealed), you must do so within 15 days of the DRB's decision or by **JUNE 27, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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,



Kym Dicome
DRB Chair

Official Notice of Decision

Project # PR-2018-001759 SD-2019-00129, VA-2018-00234, VA-2019-00025, VA-2019-00026, VA-2019-00027

June 14, 2019

Page 3 of 3

KD/mg

BHI (Yolanda Padilla Moyer) 7500 Jefferson St NE ABQ, NM 87109