

**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**

Pulte Development of New Mexico  
7601 Jefferson ST NE Suite 320  
ABQ, NM 87109

**Project #PR-2018-001759**  
Application#  
**SD-2020-00045 FINAL PLAT**

**LEGAL DESCRIPTION:**

All or a portion of **TR P PLAT OF WATERSHED SUBDIVISION, TRACT P, WATERSHED SUBDIVISION**, zoned PC, located on **ARROYO VISTA BLVD NW between 118<sup>TH</sup> ST NW and CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE**, containing approximately 61.68 acre(s). (H-7, J-7 & 8)

On March 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and Hydrology for issues discussed at the meeting, based on the following Findings:

**SD-2019-00217-FINAL PLAT**

1. This Final Plat divides the existing 61.68 acres into 73 residential tracts and 15 private open space tracts.
2. The property is zoned PC. Future development must be consistent with the approved plan tied to the underlying zoning.
3. The private park should follow Parks and Recreation Department requirements for irrigation. The applicant should coordinate with the Parks and Recreation Department regarding these standards.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat and DRB approved Site Development Plan.

Conditions:

1. Final sign off is delegated to Planning for the DXF file, and to Hydrology for the

drainage easement note.

2. The applicant will obtain final sign off from Planning by March 25, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 19, 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/mg  
BHI 7500 Jefferson St NE