

**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-2020-00049 FINAL PLAT PHASE 1-B

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 118TH ST NW and CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE**, containing approximately 61.68 acre(s). (H-7, J-7 & 8)

On March 11, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and ABCWUA for issues discussed at the meeting, based on the following Findings:

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1. This Final Plat divides the existing 14.31 acres into 67 residential tracts and 9 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 applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Final Plat is consistent with the approved Preliminary Plat and DRB approved Site Development Plan.

Conditions:

1. Final sign off is delegated to ABCWUA for the easement note and Planning for final signature.
2. The applicant will obtain final sign off from Planning by April 8, 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 26, 2020**. 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,



Jolene Wolfley
DRB Chair

JW/mg
BHI 7500 Jefferson St NE