

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

AMENDED OFFICIAL NOTIFICATION OF DECISION

August 30, 2019

PV Trails, LLC
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

**Project# #PR-2018-001991
SI-2019-001254– SITE PLAN AMENDMENT**

LEGAL DESCRIPTION:

For all or a portion of portion of LOTS 1-32 and TRACTS A, C, D, and OS-3A, VALLE PRADO UNIT 1; LOTS 1 – 29 VALLE PRADO UNIT 2; LOTS 1-24 and TRACTS A and B VALLE PRADO UNIT 3, TRACTS H1 and H2; TRACT 6 THE TRAILS UNIT 3A; and TRACT C VALLE PRADO UNIT 3 (AKA KNOWN AS VALLE PRADO), zoned R1-B, located on WOODMONT AVE NW west of RAINBOW BLVD NW and south of PASEO DEL NORTE NW, containing approximately 39.43 acre(s). (C-9)

On August 28, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Hydrology, based on the following Findings

1. This is a request to amend the existing, DRB approved Site Plan to increase the number of lots from 167 to 175 and reconfigure HOA tracts as shown on the amended site plan.
2. This constitutes a major amendment to the site plan and will replace the previously approved site plan (April 29, 2015 #1004404/14DRB-70173).
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. The additional lots are allowed under the R1-B zone and meet the minimum lot size requirements.
5. The Parks Department had no comments for the request.

Official Notice of Decision

Project# PR-2018-001991 Application# SI-2019-00254

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Conditions:

1. Final Sign off is delegated to Planning and Hydrology to check for AMAFCA's signature and to add a typical lot detail showing setbacks/dimensions.
2. The applicant will obtain final sign off by October 2, 2019.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 12, 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,



Maggie Gould
Acting DRB Chair

KD/mg

Consensus Planning 308 8th Street NW ABQ, NM 87102