

**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

PV Valle Prado, LLC (Kevin Wechter)
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Project# PR-2018-001991

Application#

SD-2021-00118 PRELIMINARY PLAT

SD-2021-00119 FINAL PLAT

VA-2021-00235 TEMPORARY DEFERRAL OF
SIDEWALK CONSTRUCTION

LEGAL DESCRIPTION:

For all or a portion of: **TRACT G, VALLE PRADO UNIT 4**, zoned R-1B, located on **WOODMONT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE BLVD NW** containing approximately 15.52 acre(s). (C-9)

On July 14, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning for the Final Plat, based on the following Findings:

SD-2021-00118 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 1 tract a total of 8.41 acres in size into 46 lots and 5 tracts, grants right-of-way to the City of Albuquerque as depicted on the Plat, and grants public easements as depicted on the Plat, for Valle Prado Unit 5.
2. The property is zoned R-1B. Future development must be consistent with the Valle Prado Site Plan for Subdivision approved by the DRB on August 28, 2019 per PR-2018-001991/SI-2019-001254.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2021-00119 FINAL PLAT

1. This Final Plat subdivides 1 tract a total of 8.41 acres in size into 46 lots and 5 tracts, grants right-of-way to the City of Albuquerque as depicted on the Plat, and grants public easements as depicted on the Plat, for Valle Prado Unit 5.
2. The property is zoned R-1B. Future development must be consistent with the Valle Prado Site Plan for Subdivision approved by the DRB on August 28, 2019 per PR-2018-001991/SI-2019-001254.
3. An Infrastructure List was approved with the Preliminary Plat for SD-2021-00118 at the same meeting as the Final Plat, July 14, 2021. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. Administrative Waivers for sidewalk and roadway right-of-way width were approved as depicted on the Plat. The waivers were justified per 6-6(P)(3) of the IDO as they match the dimensions of the sidewalks and roadway right-of-way of Valle Prado Unit 4 and were previously approved per the Preliminary Plat for PR-2018-001991/SD-2019-00026 by the DRB on August 28, 2019 for Valle Prado Units 4 and 5, and which later expired for Valle Prado Unit 5 (necessitating the approval of the Preliminary Plat for SD-2021-00118 at the July 14, 2021 DRB meeting).
5. The Plan shall be referenced regarding future construction of a trail through open space, covering the perimeter with Tract 4, pursuant to the MTP2040 Bikeways and Trails Facilities Plan and the Volcano Trails Sector Plan upon development of the adjacent property.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for the AGIS DXF file, the recorded IIA, a note on the Plat regarding the administrative waivers for sidewalk and ROW to match Valle Prado Unit 4, and for a review of Lots 15 and 16 and Tract "F" to determine if a reconfiguration would improve protection of the rock out-cropping.
2. The applicant will obtain final sign off from Planning by October 14, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2021-00235 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction along roadways with the exception of major roadways such as Woodmont Avenue. The sidewalks within the subdivision will be constructed with the development of each single-family home so when the subdivision is complete there will not be gaps in the sidewalk system.
2. Transportation engineering had no objections.

Official Notice of Decision

Project # PR-2018-001991 Applications# SD-2021-00118, SD-2021-00119, VA-2021-00235

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APPEAL: If you wish to appeal the decisions for the final plat or Temporary Deferral of Sidewalk Construction (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **JULY 29, 2021**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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

Consensus Planning (Michael Vos), 302 Eighth Street NW, Albuquerque, NM 87102