

**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 Durango LLC  
4350 La Jolla Village Dr. Suite 110  
San Diego, CA 92122

**Project #PR-2019-001996**  
Application#  
**SD-2020-00138** FINAL PLAT

### **LEGAL DESCRIPTION:**

All or a portion of **TRACT H, UNIT 1, DURANGO** zoned R-1B, and R-1D located on **WOODMONT AV between RAINBOW BLVD and PASEO DEL NORTE**, containing approximately 11.41 acre(s).  
(C-9)

On August 19, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning for issues discussed at the meeting, based on the following Findings:

1. This Final Plat for Durango Units 4 &5 divides the existing 11.4 acres into 2 tracts and 39 residential lots.
2. The property is zoned R-1B and R-1. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved on July 7, 2020.
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.

### Conditions:

1. Final sign off is delegated to ABCWUA for a note regarding service 5W.
2. Final sign off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).
3. The applicant will obtain final sign off from Hydrology and Planning by October 19, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Future development must comply with the plat note regarding IDO 5-2(H)(2)(A)11 to prevent and mitigate construction impact per the DPM to preserve the North Geological Window of the Petroglyph National Monument.

**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 **SEPTEMBER 3, 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wetransfer.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/mg  
Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125