

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

August 16, 2019

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

**Project# PR-2018-001996
(1010401, 1004404)**

Application#

SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT

SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT

SD-2019-00030 – VACATION OF A PUBLIC WATER EASEMENT

SD-2019-00031 – VACATION OF A PUBLIC ROADWAY EASEMENT

LEGAL DESCRIPTION:

All or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with based on the following Findings and subject to the Conditions:

SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT

1. This is an amendment to the originally approved preliminary plat (PP) for Durango Unit 3 to subdivide into two phases. The originally approved PP was approved on August 19, 2015 and annually extended through the DRB with the most recent extension approved on July 19, 2018. This application was submitted for the February 13, 2019 DRB meeting. The case was deferred 9 times until it was approved on August 14, 2019.
2. The PP will expire on August 14, 2020. Per the IDO, this is the final amendment. A Final Plat must be recorded prior to the August 14, 2020 deadline.
3. The site is zoned R-1B and is a site plan that was originally approved by DRB on June 3, 2015 and amended (AA) on August 14, 2019.
4. All required notice was given as required by the IDO.

SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT

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1. This a request to vacate three existing easements on the site; 30' temporary public roadway easement, 20' public water easement and a 46' public roadway easement.
2. Per Section 14-16-6-6(K)(a), the applicant stated that the public welfare does not require that the public easements be retained as outlined in their justification letter dated January 18, 2019.
3. The vacations are delineated on Exhibit B and a copy is in the DRB file of record.
4. All required notice was given as required by the IDO.

Conditions:

1. A plat is required to complete the vacations. The plat must be recorded within one year of this action.

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 **AUGUST 29, 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,

Kym Dicome



DRB Chair

Cc: Price Land and Development Group 303 Roma Ave NW Suite 110 Albq NM 87109