

**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

Sonata Green Owner, LLC
Golf Course Rd, Suite D3-338
Albuquerque, NM 87120

Project# PR-2019-001996
Application#
SD-2022-00145 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT G & TRACT D, UNITS 1 & 3, DURANGO SUBDIVISION** zoned **PD**, located on **WEMINUCHE RD NW** between **STRATER ST NW** and **VALLE JARDIN LN NW** containing approximately **3.8066** acre(s). **(C-09)**

On November 2, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides two existing tracts (Tract G, Durango Unit 1 and Tract D, Durango Unit 3) a total of 3.8066 acres in size into 22 lots, and grants easements as depicted and noted on the Plat.
2. The property is zoned PD. Future development must be consistent with the Durango Site Plan for Subdivision (1004606 / 14DRB-70202).
3. An Infrastructure List, updated to add water and sewer services, was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to the acceptance and processing of the Final Plat and placement on a DRB agenda.
4. The project and application numbers must be added to the Infrastructure List.

5. The public vacation easements as referenced by ABCWUA must be approved prior to Final Plat.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 18, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174