

**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

Heritage Trails Development I, LLC
303 Roma Avenue NW, Suite 110
Albuquerque, NM 87102

Project #PR-2019-002411
Application#
SD-2021-00012 FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **TRACTS A1-A and B-1, ANDERSON HEIGHTS, UNIT 4** zoned R-1A, located at **118TH ST between AMOLE MESA AVE and COLOBEL AVE**, containing approximately 82.92 acre(s). (N-8)

On January 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning for issues discussed at the meeting, based on the following Findings:

1. This Final Plat divides 2 lots consisting of 82.92 acres into 20 tracts and 151 residential lots.
2. The property is zoned R-1A. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved on November 4, 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 public sewer easement to protect Tract FD2 from being landlocked from sanitary sewer service.
2. Final sign off is delegated to Planning for utility company signatures, the project ad application numbers listed on the Plat, the AGIS DXF file, and a recorded Infrastructure Improvements Agreement (IIA).
3. The applicant will obtain final sign off from ABCWUA and Planning by March 20, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

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 **FEBRUARY 4, 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