

**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

Sunset Villa LLC
4402 Canyon Ct. NE
Albuquerque, NM 87111

Project# PR-2020-003239
Application#
SD-2020-00114 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **16-A, 23-A, 45-A, 49-A, 59-A, SUNSET VILLA**, zoned PD, located at **600 GARDEN PATCH LN SW, 1620 and 1701 GARDEN WAY, 508 TWILIGHT VISTA LN SW, 506 TYRACK LN SW between SUNSET GARDENS RD and HOOPER RD**, containing approximately 4.6535 acre(s). (K12)

On August 5, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Preliminary/Final Plat divides the existing 4.6535 acres into 12 residential tracts.
2. The property is zoned PD. Future development must be consistent with the Sunset Villa Site Plan for Subdivision (Project # 1003613; 07DRB-00129) approved by the DRB on February 14, 2007, which is consistent with a Site Plan for Subdivision approved by the Environmental Planning Commission (EPC) on November 18, 2004.
3. 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 utility company signatures, AMAFCA signature, and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by September 16, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 20, 2020**. 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

Arch + Plan Land Use Consultants, P.O. 25911, Albuquerque, NM 87125