

**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**

CRP-GREP Overture Andulucia Owner, LLC  
1717 West 6<sup>th</sup> Street, Suite 262  
Austin, TX 78703

**Project# PR-2020-003658**  
**Application#**  
**SD-2021-00092 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TR 4 LOT 4, NORTH ANDALUCIA AT LA LUZ,**  
zoned PD, located at **5301 ANTEQUIERA RD**  
**NW,** containing approximately 7.7007  
acre(s). (E-12)

May 19, 2021, 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 dedicates new areas of public right-of-way and a 10-foot public utility easement, and plats vacated public right-of-way and a 10-foot public utility easement approved by the DRB on March 31, 2021 to match the constructed conditions of Antequera Road NW.
2. The property is zoned PD. Future development must be consistent with any applicable terms and conditions in any previously approved PD zoning covering the property and any related development agreements and/or regulations.
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 the AMAFCA signature on the Plat.
2. The applicant will obtain final sign off from Planning by June 19, 2021 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

Project # PR-2020-003658 Application# SD-2021-00092

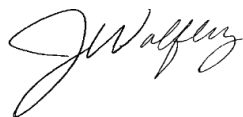
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 3, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls 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://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,

A handwritten signature in black ink, appearing to read "J. Wolfley", written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/jr

Isaacson & Arfman, Inc., 128 Monroe Street NE, Albuquerque, NM 87108