

**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

Pulte Development of New Mexico
7601 Jefferson Street NE, Suite 320
Albuquerque, NM 87109

Project# PR-2020-004276
Application#
SD-2020-000147 PRELIMINARY PLAT
VA-2020-00339 DPM WAIVER
VA-2020-00340 DPM WAIVER
VA-2020-00341 DPM WAIVER
VA-2020-00342 IDO WAIVER
VA-2020-00343 TEMPORARY DEFERRAL OF
SIDEWALK CONSTRUCTION

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS A and B, A BULK PLAT FOR TRACTS A AND B INSPIRATION SUBDIVISION (BEING COMPRISED OF TRACT P WATERSHED SUBDIVISION)**, zoned PC, located on **ARROYO VISTA near 118th ST**, containing approximately 88 acre(s). (H-7, J-7, J-8)

On October 7, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests based on the following Findings:

SD-2020-00147 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 1 lot into 158 new lots comprising 40.24 acres, and features 3 phases: Phase 2-A with 35 lots, Phase 2-B with 45 lots, and Phase 2-C with 78 lots.
2. The Preliminary Plat was previously approved by the DRB on June 12, 2019 and expired on June 27, 2020.
3. The Final Plat must be filed by October 22, 2021 that meets all standards and requirements in the DPM per IDO 6-6(J)(2)(f) 1.
4. The property is zoned PC. Future development must be consistent with the Site Plan for PR-2018-001759, SI-2018-00222, approved by the EPC on December 13, 2018.
5. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was electronically-signed by all DRB members after the hearing.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00339 DPM WAIVER

1. The applicant proposes a waiver to the DPM standard to permit right-of-way and pavement widths for Angel Fire Road and Soda Springs Drive as depicted on the Preliminary Plat. The request is justified because both roads are anticipated to have less than 100 average weekday daily traffic.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00340 DPM WAIVER

1. The applicant proposes a waiver to the DPM standard to permit 5 locations where there is a 75-foot centerline radius; 2 locations on Bear Valley Lane, 1 location on Mammoth Street, 1 location on Copper Mountain Drive, and 1 location on Mount Rose Lane. This request is justified because the 5 locations will have no public thoroughfare and the vehicular speeds will be low allowing for a tighter turning radius.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00341 DPM WAIVER

1. The applicant proposes a waiver to the DPM standard to permit a 4-tier retaining wall on the north side of Soda Spring Drive, adjacent to Mount Rose Lane, and southeast of Mammoth Street, as well as some interior locations as depicted on the Variance Exhibit. This request is justified because the tiered retaining wall on Soda Spring Drive and Mount Rose Lane will have a proposed grade that will be lower than the open space to the north.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00342 IDO WAIVER

3. The applicant proposes a waiver to IDO 6-6(L)(3)(b) to waive the sidewalk on the north side of Angel Fire Lane and Soda Springs Drive, the west side of Mount Rose Lane, and the east side of Deer Valley Lane and Gateway Lane at the main entrances off of Arroyo Vista Boulevard. This request is justified because in the case of the north side of Angel Fire Lane and Soda Springs Drive it will match the existing sidewalks in Del Webb Phase 2, in the case of the east side of Deer Valley Lane and Gateway Lane it will permit only one pedestrian gate at the entrances, and in all cases will still provide pedestrian connections on the opposite sides of the respective streets.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00343 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction as depicted on the Sidewalk Exhibit. The deferral is acceptable to the Board. The deferral allows the deferred sidewalks to be constructed as the development builds out. If the sidewalks were constructed all at once, they could be damaged during the construction process.
2. Transportation engineering had no objections.
3. The sidewalk is shown on the infrastructure list.

Official Notice of Decision

Project # PR-2020-004276 Applications# SD-2020-00147, VA-2020-00339, VA-2020-00340, VA-2020-00341, VA-2020-00342, VA-2020-00343

Page 3 of 3

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 22, 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

Bohannon Huston, Inc., 7500 Jefferson Street NE, Albuquerque, NM 87109