

**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 Group  
7601 Jefferson NE, Suite 180  
Albuquerque, NM 87109

**Project #PR-2020-004276**  
Application#  
**SD-2021-00033** FINAL PLAT (Phase 2A)

### **LEGAL DESCRIPTION:**

All or a portion of: **TRACT B1 INSPIRATION  
SUBDIVISION PHASE 2A**, zoned PC, located on  
**ARROYO VISTA between 118th and HIGH MESA**,  
containing approximately 13.24 acre(s). (H-07,  
J-08 & J-07)

On March 3, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning for issues discussed at the meeting, based on the following Findings:

1. This Final Plat for Phase 2A of the Inspiration Subdivision (a replat of Tract B1 of the Inspiration Subdivision Phase 1A) subdivides the existing 13.24 acres into 35 lots and 4 private open space parcels.
2. 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.
3. An Infrastructure List was approved on October 7, 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 Planning for project and application numbers to be added to the Plat, and for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by May 3, 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

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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 **MARCH 18, 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,



Jolene Wolfley  
DRB Chair

JW/jr

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