

**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**

Snow Vista Investors  
100 Sun Avenue NE, Suite 210  
Albuquerque, NM 87109

**Project# PR-2020-004645**  
**Application#**  
**SD-2022-00136** AMENDMENT TO  
INFRASTRUCTURE LIST  
**SD-2022-00133** AMENDMENT TO  
PRELIMINARY/FINAL PLAT

### **LEGAL DESCRIPTION:**

**TRACT A, SNOW VISTA INVESTORS** zoned  
**NR-C**, located at **1125 SNOW VISTA BLVD**  
**SW between 98<sup>TH</sup> ST and SAGE RD SW**  
containing approximately **10.7614** acre(s).  
**(M-9)**

On December 7, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning and Hydrology, based on the following Findings:

### **SD-2022-00136 AMENDMENT TO INFRASTRUCTURE LIST**

1. This request amends the Infrastructure List previously approved on July 21, 2021 per PR-2020-004645 / SD-2021-00135.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.

### **SD-2022-00133 AMENDMENT TO PRELIMINARY/FINAL PLAT**

1. The applicant proposes to amend the Minor Preliminary/Final Plat approved on July 21, 2021 per PR-2020-004645 / SD-2021-00135 by removing the previously proposed 24-foot access easement on the Plat. The original Plat approval also had a 24-foot private access road under the proposed access easement which has been removed from the amended Infrastructure List per PR-2020-004645 / SD-2022-00136.
2. The applicant justified the Amendment to the Preliminary/Final Plat request pursuant to 14-16-6-4-(Y)(2)(a) of the IDO.

**Conditions:**

1. Final sign off is delegated to Planning for a letter indicating the construction of improvements as indicated on the Infrastructure List in lieu of an approved Financial Guaranty and recorded Infrastructure Improvements Agreement.
2. Final sign off is delegated to Hydrology for the approval of a revised Grading and Drainage Plan.
3. The applicant will obtain final sign off from Planning and Hydrology by February 8, 2023 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 23, 2022**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. 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

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109