

**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**

Goodman Lawrence RVT  
4711 Golf Rd. #1000  
Skokie, IL 60076

**Project# PR-2020-004645**  
**Application#**  
**SD-2021-00135 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT A, SNOW VISTA INVESTORS** zoned NR-C, located at **1125 SNOW VISTA SW** between **DEVARGAS RD** and **BENAVIDES RD** containing approximately 10.7788 acre(s). (M-9)

On July 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final Plat consolidates Tract A, a total of 10.7788 acres in size, into 5 lots. Lot 1-A will be 2.0114 acres in size, Lot 1-B will be 4.3637 acres in size, Lot 1-C will be 1.2846 acres in size, Lot 1-D will be 1.3409 acres in size, and Lot 1-E will be 1.7782 acres in size. A 24-foot wide access easement for the benefit of all lots and to be maintained by the owner of each lot has been granted by the Plat. A floating private cross drainage easement for the benefit of all lots and to be maintained by the owner of each lot has been granted by the Plat.
2. The property is zoned NR-C, future development must conform with the underlying zoning.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **Conditions:**

1. Final sign-off is delegated to ABCWUA for a sewer easement encroachment note.
2. Final sign-off is delegated to Planning for the recorded IIA.

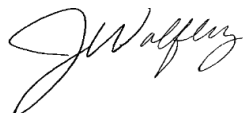
3. The applicant will obtain final sign off from ABCWUA and Planning by September 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 5, 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