

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

August 16, 2019

PV Trails Albuquerque LLC
4350 La Jolla Village Drive
Suite 110
San Diego, CA. 92122

Project# PR-2018-001996

(1010401, 1004404)

Application#

SD-2019-00024 - PRELIMINARY PLAT

VA-2019-00032 – TEMPORARY DEFERRAL OF
SIDEWALK

VA-2019-00031 – SIDEWALK WAIVER

SD-2019-00029 – VACATION OF PUBLIC
ROADWAY EASEMENT

SD-2019-00025 – VACATION OF A PUBLIC WATER
AND SANITARY SEWER EASEMENT

LEGAL DESCRIPTION:

All or a portion of TRACT H, DURANGO UNIT 1
(AKA DURANGO UNITS 4 & 5), zoned R-1D, located
on WOODMONT AVE between RAINBOW AVE and
PASEO DEL NORTE BLVD, containing
approximately 11.32 acre(s). (C-9)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with based on the following Findings and subject to the Conditions:

SD-2019-00024 - PRELIMINARY PLAT

1. This is preliminary plat (PP) for Durango Unit 4 + 5 to subdivide the approximately 11.32 acre subject site into 39 residential lots and 1 private tract. It will be developed in two phases to be known as Unit 4 + 5.
2. The PP will expire on August 14, 2020.
3. The site is zoned R-1B/R-1D and is a site plan that was originally approved by DRB on June 3, 2015 and amended (AA) on August 14, 2019.
4. All required notice was given as required by the IDO.

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SD-2019-00029 – VACATION OF PUBLIC ROADWAY EASEMENT

SD-2019-00025 – VACATION OF A PUBLIC WATER AND SANITARY SEWER EASEMENT

1. This a request to vacate two existing easements on the site; 50' Public Roadway public roadway easement and a 68' Public Water and Sanitary Sewer Easement.
2. Per Section 14-16-6-6(K)(a), the applicant stated that the public welfare does not require that the public easements be retained as outlined in their justification letter dated January 18, 2019.
3. The vacations are delineated on Exhibit C and a copy is in the DRB file of record.
4. All required notice was given as required by the IDO.

Conditions:

1. A plat is required to complete the vacations. The plat must be recorded within one year of this action.

VA-2019-00032 – TEMPORARY DEFERRAL OF SIDEWALK

1. This is a request to defer the construction of sidewalk along the lot frontage until the construction of each home.
2. This avoids damage to the sidewalks during the construction of the home and lot.
3. The deferrals are delineated on Exhibit B and a copy is in the DRB file of record.

VA-2019-00031 – SIDEWALK WAIVER

1. This is a request to waive the side walk on the west side of Mancos Street.
2. Mancos Street is a single loaded street with lots fronting along the east side.
3. The sidewalk was originally shown along the west side to allow access to the Major Open Space but Open Space/NPS will not allow access in this area.

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 **AUGUST 29, 2019**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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).

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Sincerely,

A handwritten signature in blue ink, appearing to read "Kym Dicome". The signature is stylized with a prominent horizontal stroke at the end.

Kym Dicome
DRB Chair

Cc: Price Land and Development Group 303 Roma Ave NW Suite 110 Albq NM 87109