

**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**

January 18, 2019

Western ABQ Land Holdings  
6991 East Camelback RD, Suite D-212  
Phoenix, AZ 85016

**Project# PR-2018-001759**

**Application#**

**SD-2019-00004** Preliminary and Final Plat

**VA-2019-00016** Bulk Land Variance

### **LEGAL DESCRIPTION:**

All or a portion of TRACT P WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW near 118<sup>TH</sup> STREET NW, containing approximately 88.68 acre(s). (H-7, J-7 & 8)

On January 16, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning Hydrology to address minor issues, based on the following Findings:

#### **SD-2019-00004 Preliminary and Final Plat**

1. This replat is to consolidate the existing tract into two parcels.
2. This replat meets the applicable requirements of the IDO and DPM.
3. The applicant met the notification requirements of the IDO.

#### **VA-2019-00016 Bulk Land Variance**

1. Pursuant to 6-6(L)(2)(b) Bulk Land Subdivision, all of the following procedures were followed:
  1. The use of the land for development and/or building purposes shall require review during the Subdivision or Site Plan approval process. Approval of a Variance for a bulk land transfer does not indicate that land within that transfer complies with applicable Subdivision or Site Plan standards.
  2. The plat shall reflect the applicant's agreement that building permits shall not be issued for any area where the Variances apply before further subdivision and that recording of a final subdivision plat for the subject area has been completed.
2. The subject site will return to the DRB for future platting action and no building

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permits can be issued. The DRB may require infrastructure at that time.

3. The applicant met the notification requirements of the IDO.

Conditions:

1. Final sign off is delegated to Planning and Hydrology to check for utility signatures, the DXF file and an easement to address ABCWUA comments.
2. The applicant will obtain final sign off from Planning by **January 31, 2019** 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 **JANUARY 31, 2019**. 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). 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).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg

Yolanda Padilla BHI Inc - via email