

**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**

PV Trails Albuquerque LLC  
303 Roma Avenue NW  
ABQ, NM

### **Project #PR-2018-001198**

Application#

**VA-2019-00111- WAIVER**

**VA-2019-00113-TEMPORARY DEFERRAL OF  
SIDEWALK**

**SD-2019-00068 – PRELIMINARY PLAT**

**SD-2019-00067 – VACATION OF PUBLIC  
EASEMENT**

**VA-2019-00143-SIDEWALK WAIVER**

**SI-2019-00348- EPC SITE PLAN FINAL SIGN OFF**

### **LEGAL DESCRIPTION:**

All or a portion of TRACTS 1 AND TRACT 2, BULK LAND PLAT OF THE TRAILS, UNIT 3A, zoned R-1B and R1-D, located on WOODMONT AVE NW, between the PETROGLYPH NATIONAL MONUMENT and PASEO DEL NORTE, containing approximately 20.5 acre(s).

On **November 6, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and Hydrology for issues discussed at the meeting, based on the following Findings:

#### **VA-2019-00111- WAIVER**

1. This request allows for a block length greater than the 600 foot long recommended block length on Tarragona Road. The road is adjacent to Major Public Open Space and will be developed with large lots (10,000 square feet). This layout is reflected in the EPC approved Site Plan. The request meets waiver criteria in 6-6-(L)(3) because it is not contrary to public safety health or welfare and is acceptable to Transportation, the request does not conflict significantly with any provisions in applicable ordinances, the waiver is the minimum needed, 124 feet and will not be inconsistent with the provisions of 5-3(E)(2).

#### **VA-2019-00113-TEMPORARY DEFERRAL OF SIDEWALK**

1. The deferral is acceptable to the Board. Transportation had no objections. The sidewalk is shown on the infrastructure list.

**SD-2019-00068-PRELIMINARY PLAT**

1. This Preliminary Plat divides the existing lot into 78 residential lots and 10 associated open space/HOA tracts. The plat dedicates the necessary easements.
2. The property is zoned R-D and R-1D. The lots meet the minimum lot requirements for the zoning categories.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The plat is consistent with the EPC approved Site Plan.
5. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was signed by all DRB members at the hearing.

Conditions:

1. Final sign off is delegated to Planning until the IIA is executed.

**SD-2019-00067 – VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate a 50' Public Roadway, Water and Sewer Easement. This easement is to provide access for roadway and utilities to the Tract 5 to the west of the site boundary.
2. This easement will be replaced by a 53' Right-of-Way Roadway, Girona Avenue, which will be dedicated with the Final Plat for Catalonia.
3. The public welfare does not require that the existing easement be retained because a new easement will be granted. The vacation is shown on the exhibit in the file.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of today's approval.

**VA-2019-00143-SIDEWALK WAIVER**

1. The request waives the sidewalk along the south side of Tarragona Road. The request meets waiver criteria in 6-6-(L)(3) because the road is adjacent to the Major Public Open Space. There is no access to the Major Public Open Space. The area has historic and archeological significance. The waiver may deter unwanted access into the Major Public Open Space. The request meets waiver criteria in 6-6-(L)(3) because it is not contrary to public safety health or welfare and is acceptable to Transportation, the request does not conflict with significantly with any provisions in applicable ordinances.
2. The waiver reflects the EPC approved site plan.

**SI-2019-00348- EPC SITE PLAN FINAL SIGN OFF**

1. The EPC approved this project on July 11, 2019. The original approval included a variance to allow 75% of the building to reach 26 feet in height instead of the 50% allowed and a variance to decrease the garage setback from 5 feet to 2 feet. This decision was appealed and the appeal was upheld. The approved site plan does not

Official Notice of Decision

Project PR-2018-001198, VA-2019-00111, VA-2019-00113, SD-2019-00068, SD-2019-00067, VA-2019-00143, SI-2019-00348

Page 3 of 3

reflect these variances.

2. The site plan meets the EPC conditions. The applicant met with the Urban Design and Development Manager to confirm this.
3. Additional notes were added to the site plan to address the re-vegetation of the off-site drainage ponds

Condition:

1. Final sign off delegated to Planning and Hydrology to check for drainage covenants.

**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 **NOVEMBER 21, 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,



Jolene Wolfley  
DRB Chair

JW/mg

Bohannon Huston 7500 Jefferson ST NE ABQ, NM  
Consensus Planning 302 8<sup>th</sup> street ABQ, NM 87102