

**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 Valle Prado LLC
4340 E. Indian School Road Suite 21-292
Phoenix, AZ 85018

Project #PR-001991
Application#
SD-2020-00107 FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C, CORRECTION PLAT OF VALLE PRADO UNIT 3**, zoned R-1B, located at **WOODMONT AVE between RAINBOW BLVD and PASEO DEL NORTE**, containing approximately 15.52 acre(s). (C-9)

On July 15, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning for issues discussed at the meeting, based on the following Findings:

1. This Final Plat divides the existing 15.52 acres into 52 residential tracts.
2. The property is zoned R-1B. Future development must be consistent with the underlying zoning.
3. The applicant provided a recorded Infrastructure Improvements Agreement dated February 20, 2020.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat.

Conditions:

1. Final sign off is delegated to ABCWUA for a plat note as follows:
Only lots within 4W can be served (i.e. Lots 1, 2, 3, 12, 13, and 14) from the existing Pressure Zone 4W water system. Subject to the terms of the development agreement (R-19-16), temporary service to properties within the Water Authority's Pressure Zone 5W may be provided via a connection from the existing Corrales 5W closed loop system in the Corrales Trunk. The Water Authority will allow such connection to this closed loop system and issue water meters for properties in 5W when construction of the transmission line and reservoir associated with the Master Plan Infrastructure has commenced. Commencement of construction shall require obtaining any needed construction permits and beginning actual excavation work to install the Master Plan Infrastructure.

2. Final sign off is delegated to Planning for utility company signatures and the AGIS DXF file with the following condition:
The plat will be conditioned to follow 5-2(H)(2)(A)11 of the IDO to prevent and mitigate construction impact per the DPM to preserve the large rock outcrop on the northern border of the site.
3. The applicant will obtain final sign off from ABCWUA and Planning by September 15, 2020 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 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 **JULY 30, 2020**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to 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

