

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

Success Land Holdings, LLC  
303 Roma Ave. NW, Suite 110  
Albuquerque, NM 87102

**Project# PR-2019-002411**

**Application#**

**SD-2020-00102** PRELIMINARY PLAT

**SD-2020-00103** VACATION OF PUBLIC  
EASEMENT

**VA-2020-00154** TEMPORARY DEFERRAL OF  
SIDEWALK CONSTRUCTION

**VA-2020-00155** SIDEWALK WAIVER (A1)

**VA-2020-00157** SIDEWALK WAIVER (A2)

**VA-2020-00174** SIDEWALK WAIVER (A3)

**VA-2020-00179** SIDEWALK WAIVER (A4)

**VA-2020-00160** RDWAY WIDTH WAIVER (B1)

**VA-2020-00182** RDWAY WIDTH WAIVER(B2)

**VA-2020-00183** RDWAY WIDTH WAIVER(B3)

**VA-2020-00163** RDWAY WIDTH WAIVER(B4)

**VA-2020-00164** RDWAY WIDTH WAIVER(C)

**VA-2020-00165** BLOCK WAIVER (D1)

**VA-2020-00166** BLOCK WAIVER (D2)

**VA-2020-00185** BLOCK WAIVER(D3)

**VA-2020-00168** BLOCK WAIVER (D4)

**VA-2020-00169** BLOCK WAIVER (D5)

**VA-2020-00170** BLOCK WAIVER (D6)

**VA-2020-00171** BLOCK WAIVER (D7)

**VA-2020-00172** CUL DE SAC WAIVER (E)

**LEGAL DESCRIPTION:**

For all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08)

Official Notice of Decision

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On November 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

**SD-2020-00102 PRELIMINARY PLAT**

1. This Preliminary/Final subdivides two existing lots consisting of a total of 82.931 acres in size into 506 lots with 51 open space parcels to be developed in four units.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district.
3. Four Infrastructure Lists for Units 1-4 of the Aspire subdivision were approved with the Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. If an approved Traffic Impact Study (TIS) requires it, a revised Infrastructure List(s) with a financial guarantee must address the revisions required by the TIS.

**SD-2020-00103 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate an existing public drainage easement that was recorded on May 11, 2018.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The drainage easement will be replaced with a new easement.

**VA-2020-00154 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

1. The applicant proposes the temporary deferral of sidewalk construction where lots are fronting. The deferral avoids damage during construction of the residential dwellings.
2. Transportation engineering had no objections.

**VA-2020-00155 SIDEWALK WAIVER (A1)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for sidewalks on one side at entrances as shown on the Variance Exhibit. The request is justified because the streets are private, with no public right-of-way.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00157 SIDEWALK WAIVER (A2)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for sidewalks on one side at entrances as shown on the Variance Exhibit. The request is justified because the streets are private, with no public right-of-way.

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2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00174 SIDEWALK WAIVER (A3)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for sidewalks on one side at entrances as shown on the Variance Exhibit. The request is justified because the streets are private, with no public right-of-way.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00179 SIDEWALK WAIVER (A4)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for sidewalks on one side at entrances as shown on the Variance Exhibit. The request is justified because the streets are private, with no public right-of-way.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00160 ROADWAY WIDTH WAIVER (B1)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for narrower street widths and paving widths for short stretches of roadway where roadway classifications change from local access to normal local. The request is justified because the street widths and turnaround meet the requirements for fire access, the streets will be uniform in width and provide continuity for drivers, and the streets are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00182 ROADWAY WIDTH WAIVER (B2)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for narrower street widths and paving widths for short stretches of roadway where roadway classifications change from local access to normal local. The request is justified because the street widths and turnaround meet the requirements for fire access, the streets will be uniform in width and provide continuity for drivers, and the streets are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00183 ROADWAY WIDTH WAIVER (B3)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for narrower street widths and paving widths for short stretches of roadway where roadway classifications change from local access to normal local. The request is justified because the street widths and turnaround meet the requirements for fire access, the streets will be uniform in width and provide continuity for drivers, and the streets are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00163 ROADWAY WIDTH WAIVER (B4)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for narrower street widths and paving widths for short stretches of roadway where roadway classifications change from local access to normal local. The request is justified because the street widths and turnaround meet the requirements for fire access, the streets will be uniform in width and provide continuity for drivers, and the streets are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00164 ROADWAY WIDTH WAIVER (C)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for narrower street widths and paving widths for short stretches of roadway where roadway classifications change from local access to normal local. The request is justified because the street widths and turnaround meet the requirements for fire access, the streets will be uniform in width and provide continuity for drivers, and the streets are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00165 BLOCK WAIVER (D1)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00166 BLOCK WAIVER (D2)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00185 BLOCK WAIVER (D3)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

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**VA-2020-00168 BLOCK WAIVER (D4)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00169 BLOCK WAIVER (D5)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00170 BLOCK WAIVER (D6)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00171 BLOCK WAIVER (D7)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for block lengths longer than 600 feet. The request is justified because the streets are residential with a low speed limit, and the streets and sidewalks are private and intended for residents of the proposed development only.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00172 CUL DE SAC WAIVER (E)**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the cul-de-sac at the south end of Cantara Lane. The request is justified because there will be two intersections in close proximity to where Cantara Lane would connect to Colobel Avenue, and this could create vehicular safety issues, and a 25-foot pedestrian access easement will be granted that will connect from the cul-de-sac to Colobel Avenue.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 19, 2020**. 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

Isacson & Arfman, Inc., 128 Monroe Street NE, Albuquerque, NM 87108