

**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**

Vuelo, LLC  
1200 Pennsylvania Street  
Albuquerque, NM 87121

**Project# PR-2019-002063**  
**Application#**  
**SD-2021-00086** PRELIMINARY PLAT  
**SD-2021-00087** VACATION OF PUBLIC  
EASEMENT  
**SD-2021-00088** VACATION OF PUBLIC  
EASEMENT  
**VA-2021-00126** TEMPORARY DEFERRAL OF  
SIDEWALK CONSTRUCTION  
**VA-2021-00129** SIDEWALK WAIVER

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 1-P1 THRU 26-PA, TRACT A, SAGE RANCH** zoned RT, located on **SAGE RANCH CT** between **SAGE RD and BENAVIDEZ RD** containing approximately 3.7742 acres. (M-9)

On June 9, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

### **SD-2021-00086 PRELIMINARY PLAT**

1. This Preliminary Plat subdivides 1 tract and 26 existing lots consisting of a total of 3.7742 acres in size into 2 tracts and 32 lots, and grants a 17-foot public sanitary sewer easement, a private drainage easement, and a pedestrian easement.
2. The property is zoned R-T. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**SD-2021-00087 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate an existing public utility easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(b). The new utility easement will better serve the public welfare by meeting the needs of the hammerhead configuration of the current design of the subdivision. The previous platting design was a cul-de-sac configuration that will not meet the current 32-lot design.

**SD-2021-00088 VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate an existing public utility easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(b). The new utility easement will better serve the public welfare by meeting the needs of the hammerhead configuration of the current design of the subdivision. The previous platting design was a cul-de-sac configuration that will not meet the current 32-lot design.

**VA-2021-00126 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-2021-00129 SIDEWALK WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) to remove the sidewalk along Lots 13-P1 and 19-P1 and will use unilateral ramps as a designation to cross the hammerhead at the t-intersection within the subdivision.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 24, 2021**. 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).

Official Notice of Decision

Project # PR-2019-002063 Applications# SD-2021-00086, SD-2021-00087, SD-2021-00088, VA-2021-00126,  
VA-2021-00129

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley  
DRB Chair

JW/jr

Mark Goodwin & Associates, PA, P.O. Box 90606, Albuquerque, NM 87199