

**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**

Issa Rabadi  
1464 E. Victor Augo Ave.  
Pheonix, AZ, 85022

**Project# PR-2020-004596**  
**Application#**  
**SD-2022-00212 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION** zoned **MX-L**, located on **UNIVERSE BLVD NW** between **PEREZOSO TR NW** and **ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)**

On March 29, 2023 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat proposes the subdivision of Lot 1 Block 8, Volcano Cliffs at 30.126 acres in size into 178 lots, and grants easements as depicted on the Plat.
2. The submittal of a Final Plat to the Development Hearing Officer (DHO) is required within one year of Preliminary Plat approval.
3. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
4. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the acceptance and processing of the Final Plat and prior to placement on a DHO agenda.

Official Notice of Decision

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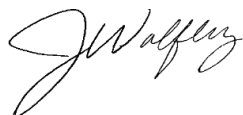
5. The ABCWUA directed that the correct reference to Kimmick or a frontage road needs to be verified on the Infrastructure List reference to an 8-inch waterline along Perrozo Trail NW. An adequate turning radius for a vector truck using the alleyways must be verified for Final Plat.
6. Parks and Recreation asked the applicant's landscape architect provide a walking path recreational amenity in the southern open space areas for the site plan phase.
7. Transportation directed that the Infrastructure List and the internal roadway cross-sections be modified to meet city minimum widths for parking and driving lanes.
8. Planning directed that the Final Plat needs to show ownership and maintenance responsibilities on the Final Plat.
9. 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 **APRIL 14, 2023**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. 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/lis

Huitt-Zollars, Inc./Donald Duneman, 333 Rio Rancho Dr. NE, Rio Rancho, NM 87109