

**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

The Siegel Group Nevada
3790 Paradise Rd Ste. 250
Las Vegas, NV 89169

Project# PR-2019-002465
Application#
SD-2019-00200 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of all or a portion of tract(s) B-1, **MENAU SUBDIVISION**, zoned NR-LM, located at **2500 UNIVERSITY BLVD** between **CLAREMONT AVE NE** and **MENAU BLVD NE**, containing approximately 4.8489 acre(s). (H-15)

On November 13, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat divides the existing 1 tract into 2 new tracts, B-1-B, .6874 acres and B-1-A, 4.1543 acres. The plat grants a cross lot drainage easement for the benefit of both lots.
2. The site is zoned NR-LM and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat.

Condition:

1. Final sign off delegated to Planning for the DXF file approval and required signatures and Transportation for access easements and maintenance and beneficiary notes.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 1, 2019**. 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). A Non-Refundable filing fee will be calculated at the Land Development

Official Notice of Decision

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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,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/mg

Cartesian Surveys PO Box 44414 Rio Rancho NM 87174