

**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

Holly Partners, LLC
904 Copperhead Ct. NE
Albuquerque, NM 87102

Project# PR-2020-003443
Application#
SD-2021-00188 FINAL PLAT

For all or a portion of:

LOT 20A-1, PARADISE NORTH zoned MX-L,
located on **UNSER BLVD NW between**
BANDELIER DRIVE NW and MCMAHON BLVD
NW containing approximately 19.09 acre(s).
(A-11)

On October 6th, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Final Plat subdivides one existing tract-20A1 and a total of 19.09 acres in size into nine new lots.
2. The property is zoned MX-L and future development must be consistent with the underlying zoning. A Zone Map Amendment was approved on 4/23/20 (RZ-2020-00005).
3. An Infrastructure List was approved by the DRB on June 16, 2021 per SD-2021-00112. An Infrastructure Improvements Agreement (IIA) was approved on June 16, 2021 and recorded on September 23, 2021.
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 (SD-2021-00027).

Conditions:

1. Final sign-off is delegated to Planning for the Project number and application number to be added to the Plat, for Utility and AMAFCA signatures; and for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by December 6, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2020-003443 Application# SD-2021-00188

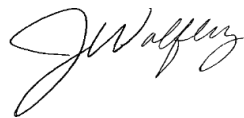
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 21, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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). For files larger than 9 MB in size, please send an email to 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/rw

Consensus Planning, Inc., 302 8th St. NW, Albuquerque, NM 87102