

**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

Corazon del Mesa 3B, LLC
9600 Tennyson St. NE
Albuquerque, NM 87109

Project# PR-2018-001331

Application#

SD-2020-00017 PRELIMINARY/FINAL PLAT

**SD-2020-00018 VACATION OF PRIVATE
EASEMENT**

**SD-2020-00019 VACATION OF PRIVATE
EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of LOT 5 and 16, BLOCK 20 MESA DEL SOL INNOVATION PARK UNIT 3B, zoned PC, located on UNIVERSITY BLVD SE, containing approximately 0.1847 acre(s). (S-16)

On January 22, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address a minor issue as discussed at the meeting, based on the following Findings:

SD-2020-00017 – PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat adjusts a private drainage easement.
2. The property is zoned PC. The lots meet the minimum lot requirements for the zoning category. Future developments must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2020-00018 - VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 5' private drainage easement on Lot 16-A. This easement was granted in 2019.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2020-00019 - VACATION OF PRIVATE EASEMENT

1. The applicant proposes to vacate a 5' private drainage easement on Lot 5-A. This easement was granted in 2019.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

Project # PR-2018-001331 Application# SD-2020-00017, SD-2020-00018, SD-2020-00019

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Conditions:

1. Final sign off is delegated to Planning for the DXF file and for utility signatures.
2. The applicant will obtain final sign off from Planning by February 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 6, 2020**. 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 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,



Jolene Wolfley
DRB Chair

JW/jr

Bohannon Huston (Michael Balaskovits) 7500 Jefferson St. NE Albuquerque, NM 87109