

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 87113

**Project# PR-2020-003443**  
**Application#**  
**SD-2021-00027 PRELIMINARY PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L and MX-M, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s).  
(A-11)

On May 5, 2021, 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 subdivides 9 lots from an existing tract (Tract 20A-1) and grants an easement for public access, public water, public sewer, and public drainage.
2. The property is zoned MX-L and MX-M (Lot 1 is zoned MX-L and the remaining lots consisting of Lots 2-9 are zoned MX-M per PR-2020-003443, PR-2020-00005, a Zone Map Amendment approved by the EPC on April 23, 2020). Future development must be consistent with the underlying zone districts.
3. An Infrastructure List (IL) was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) 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.

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102