

**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

Diamond Tail Realty, LLC
20 Fall Pippin Lane Suite 203
Asheville, NC 28803

Project# PR-2020-004024
Application#
SD-2021-00029 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS H-5, VENTURA RANCH** zoned MXM, located on **UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW** containing approximately 8.7797 acre(s).
(B-10)

On June 9, 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 5 existing tracts consisting of a total of 8.7797 acres in size into 6 tracts, and grants private access, utility, and roadway easements with a deceleration easement and a trail easement along Universe Boulevard NW.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement 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

Official Notice of Decision

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CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174