

**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**

Rembe Courtyards, LLC  
1718 Central Avenue SW, Suite A  
Albuquerque, NM 87104

**Project# PR-2020-004683**  
**Application#**  
**SD-2021-00023 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR between PRINCETON DR/CENTRAL AVE and VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). (K-16)

On February 10, 2021, 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:

1. This Preliminary/Final Plat consolidates the four existing into one 1.01 acres lot.
2. The Plat was approved with the existing 16-foot-wide alley.
3. The property is zoned MX-M. The lots meet the minimum lot requirements for the zoning category. Future developments must be consistent with the underlying zoning.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **Conditions:**

1. Final sign off is delegated to Planning for the DXF file and for the application number on the plat.
2. The applicant will obtain final sign off from Planning by April 14, 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

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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 **FEBRUARY 25, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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/mg

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