On January 6, 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/Final subdivides one existing lot consisting of a total of 0.8864 acres in size into two lots, Lot 31-A and Lot 31-B.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone district.
3. A Final Plat must be approved within one year of this Preliminary Plat or the plat expires (see table 6-4-3 of the IDO).
4. The two lots to be subdivided, Lots 31-A and 31-B, will be 0.4432 acres each in size. Per the contextual standards for residential development in areas of consistency (5-1(C)(2)(b)(1) of the IDO), the minimum lot size on the Site is 0.4860 acres. Per 6-4(P) of the IDO, a Deviation of up to 10% of the minimum lot size is permitted (which is 0.4374 acres), permitting the lot size of 0.4432 acres each for Lots 31-A and 31-B.
5. An Infrastructure List was approved with the Plat.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
Sincerely,

Jolene Wolfley
DRB Chair

JW/jr

Ron Hensley, THE Group, 300 Branding Iron Rd. SE, Rio Rancho, NM 87124