

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

Clearbrook Investments, Inc.  
8801 Jefferson St. NE, A  
Albuquerque, NM 87113

**Project# PR-2020-003661**  
**Application#**  
**SD-2020-00209 PRELIMINARY PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **LOT 31, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT 1 UNIT 3** zoned R-1D, located at **8361 GLENDALE AV NE between BARSTOW and VENTURA**, containing approximately 0.8864 acre(s). (B20)

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.

Official Notice of Decision

Project # PR-2020-003661 Application# SD-2020-00209

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley  
DRB Chair

JW/jr

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