

**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-2021-003661**  
**Application#**  
**SD-2021-00256 FINAL PLAT**

For all or a portion of:

**LOT 31, TRACT 1, BLOCK 16 UNIT 3, NORTH  
ALBUQUERQUE ACRES** zoned **R-1D**, located at  
**8321 GLENDALE between BARSTOW and  
VENTURA** containing approximately 0.8864  
acre(s). (B-20)

On January 5, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Final Plat 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 zoning.
3. An Infrastructure List was approved by the DRB on January 6, 2021 per SD-2020-00209. A Financial Guaranty/Infrastructure Improvements Agreement was approved and executed.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2020-00209).

**Conditions:**

1. Final sign-off is delegated to Planning for the AMAFCA signature and for the corrected application number to be added to the Plat.

2. The applicant will obtain final sign off from Planning by March 2, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 20, 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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/jr

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