

**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**

505 Solutions, LLC  
46 Road 4275  
Navajo Dam, NM 87059

**Project# PR-2020-004595**  
**Application#**  
**SD-2022-00131** MINOR AMENDMENT TO  
PRELIMINARY PLAT  
**SD-2022-00126** FINAL PLAT

### **LEGAL DESCRIPTION:**

**PARCELS A & B and PARCELS 1 & 3, LANDS  
OF ALBUQUERQUE RANCH ESTATES &  
LANDS OF ALBUQUERQUE ACADEMY zoned  
R-1D, located at WALKERWAY NE between  
ACADEMY RD NE and SPAIN RD NE  
containing approximately 4.649 acre(s).  
(E-22)**

On September 21, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

### **SD-2022-00131 MINOR AMENDMENT TO PRELIMINARY PLAT**

1. The applicant proposes to amend the Preliminary Plat approved on December 15, 2021 per PR-2020-004595 / SD-2021-00111 by reducing the number of lots from 11 as depicted on the approved Preliminary Plat to 10 lots and revising the lot sizes.
2. The applicant justified the Minor Amendment to Preliminary Plat request as a Minor Amendment pursuant to 14-16-6-4-(Y)(2)(a) of the IDO.

### **SD-2022-00126 FINAL PLAT**

1. This Final Plat subdivides 6 existing lots into 10 lots and 2 tracts a total of 4.649 acres in size, grants easements as depicted on the Plat, and vacates easements as depicted on the Plat and as approved by the DRB per PR-2020-004595 / SD-2021-00122, SD-2021-00123, and SD-2021-00124.
2. The property is zoned R-1D. Future development must be consistent with the underlying zoning.

Official Notice of Decision

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3. An Infrastructure List was approved by the DRB on December 15, 2021 per PR-2020-004595 / SD-2021-00111 and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The Final Plat is consistent with the amended Preliminary Plat PR-2020-004595 / SD-2022-00131 .

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 "J".

Jolene Wolfley  
DRB Chair

JW/jr

Juanita Garcia – JAG Planning & Zoning, P.O. Box 7857, Albuquerque, NM 87194