

**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**

April 26, 2019

Andre Leger  
6100 Uptown NE Ste 300  
ABQ, NM 87110

**Project# PR-2018-001459**  
Application#  
**SD-2019-00057-** Preliminary Plat

### **LEGAL DESCRIPTION:**

All or a portion of LOTS A-F and LOTS 1-5,  
KIRKLAND ADDITION UNIT 3, zoned R-ML,  
located on BETHEL AVE SE between MULBERRY  
ST. SE and KIRTLAND PARK, containing  
approximately 2.0 acre(s). (M-15)

On April 24, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

1. This is a Preliminary Plat to create two new lots from the existing 11 lots and incorporate the vacated portion of Bethel Avenue Right of Way. The plat creates lot A-1, .7438 acres and Lot 1-A, 1.2383 acres; the Bethel Avenue vacated Right of Way becomes part of lot 1-A.
2. The applicant sent the required notice pursuant to Table 6-1-1 and notified property owners within 100 feet and the Kirtland Community Association. The applicant met with the association on March 19 to discuss the request. Staff received no opposition to the request.
3. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was signed by all DRB members at the hearing.

### Conditions:

1. Final sign off is delegated to Planning until the IIA is executed.
2. The Final Plat must be signed off within one year of the City Council approval of the vacation of Bethel Avenue. (EC-18-239 - November 5, 2020)
3. Final Plat shall include an easement on Kirtland Park for ABCWUA.

Official Notice of Decision  
Project # PR-2018-001459 SD-2019-00057  
April 26, 2019  
Page 2 of 2

APPEAL: Per Section 14-16-6-4 (T)(1) A preliminary plat is not considered a final decision, and therefore can not be appealed.

Sincerely,



Kym Dicome  
DRB Chair

KD/mg  
Wayjohn Survey 1609 Second Street NW 87102