

## Vos, Michael J.

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**From:** nlodico@4gdev.com  
**Sent:** Monday, November 05, 2018 3:58 PM  
**To:** Vos, Michael J.; Armijo, Ernest M.  
**Cc:** Michel, Racquel M.  
**Subject:** RE: Chick-fil-A @ Coors Blvd. // TCL & Submittal Process  
**Attachments:** DRS-TCL-Checklist.pdf

Michael,

We are going to officially withdraw our DRB submittal for the Project # 1000032 and Case # 17DRB-7027. Please let me know if there is anything else that is needed from us.

To clarify, the next step is submit for the TCL?

Thank you,

Nathan Lodico – Project Engineer  
**4G DEVELOPMENT AND CONSULTING, INC.**  
P.O. Box 270571, San Diego, CA 92198  
P (805) 302-4823 | F (866) 311-3658

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**From:** Vos, Michael J. <[mvos@cabq.gov](mailto:mvos@cabq.gov)>  
**Sent:** Friday, October 26, 2018 1:33 PM  
**To:** Nathan Lodico <[nlodico@4gdev.com](mailto:nlodico@4gdev.com)>; Michel, Racquel M. <[rmichel@cabq.gov](mailto:rmichel@cabq.gov)>; Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>  
**Subject:** RE: Chick-fil-A @ Coors Blvd. // TCL & Submittal Process

Hi Nathan,

Sorry for the delay and thank you for following up. This site at Coors and St. Joseph's NW was indefinitely deferred by the DRB in November 2017. Per DRB rules, to revive that application, you would basically need to reapply. Since the rules changed since this was originally submitted, which allows this to now be a Site Plan – Administrative (as long as there is no major public infrastructure for this action) it makes more sense to go that route in part because future changes to the site could also then be straight through the administrative/building permit process rather than making amendments to the DRB approved plan each time.

To officially request withdrawal from the DRB process please send me an email referencing the Project # 1000032 and Case # 17DRB-70277 and we will close the file.

To then proceed under the administrative process you would need to apply for a TCL with transportation in addition to the grading and drainage plan with hydrology. Once you obtain those approvals, those plans then would become part of the building permit submittal. Zoning Code Enforcement staff's review of the building permit will constitute the Site Plan – Administrative action. Note that through that process you will need to provide emailed notice to the surrounding neighborhood associations and post a sign on the property. Code Enforcement would issue the sign and either they or I can provide more information on the emailed notice part.

Finally, since the overall Site Plan for Subdivision design standards for Coors Pavilion (in addition to the Integrated Development Ordinance) will still apply, I will forward the comments I made on the application for your consideration

during the administrative process though ultimately you will need to address the requirements to the satisfaction of zoning staff other than myself.

Thanks,  
Michael



**MICHAEL J. VOS, AICP**  
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**From:** Nathan Lodico [<mailto:nlodico@4gdev.com>]  
**Sent:** Friday, October 26, 2018 2:06 PM  
**To:** Vos, Michael J.; Michel, Racquel M.; Armijo, Ernest M.  
**Subject:** Re: Chick-fil-A @ Coors Blvd. // TCL & Submittal Process

Hi Michael,

I have not heard from you regarding our conversation. Can you please advise?

Nathan Lodico – Project Engineer  
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On Fri, Oct 19, 2018 at 3:28 PM -0700, <[nlodico@4gdev.com](mailto:nlodico@4gdev.com)> wrote:

Hi Michael,

Per our phone conversation Monday, 10/15, can you please send us more information explaining the process moving forward with our project withdrawing our DRB submittal or choosing to keep it?

Ernest and Racquel,

If we choose to withdraw our DRB submittal I believe we will need to submit a TCL what are the requirements to obtain approval?

Hope you all have a great weekend! I look forward to hearing from you soon.

Thank you,

Nathan Lodico – Project Engineer  
**4G DEVELOPMENT AND CONSULTING, INC.**