

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

February 8, 2019

Roy Soloman  
2929 Monte Vista NE  
ABQ, NM 87106  
and  
VMOD LLC  
11010 Ranchitos RD NE  
ABQ, NM 87122

**Project# PR-2018-001346**  
**Application# SI-2018-00110 Site Plan DRB**

### LEGAL DESCRIPTION:

All or a portion of LOTS 1-6 & 29, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE east of SAN PEDRO DR NE and north of SIGNAL AVE NE, containing approximately 5.24 acre(s). (C-18)

On February 6, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning and Hydrology to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This is a request for a total of 4 buildings on a 5.24 acre site, including a single story, 3,000 square foot restaurant with a height of 22 feet, a two story, 10,820 square foot container development building with a height of 40 feet at the highest point, a two story, 18,580 square foot climbing gym with a height of 57 feet at the highest point and a single story 4,500 square foot building with a height of 22 feet.
2. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
  - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to

development of the property in a prior permit or approval affecting the property. The height, parking and façade, meet the IDO requirements.

6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The site has access to a full range of urban services including utilities, roads, and emergency services. A traffic impact study was required for the project. The applicant added street improvements based on this study.

- b. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The project adds restaurant and service uses and will be compatible with the surrounding development. The proposed uses are allowed under the existing zoning. The site will have a significant landscape buffer and green spaces.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (2-6-2019). An extension may be requested prior to the expiration date.
2. Planning will verify that utility signatures have been obtained and that the IIA is complete.
3. Hydrology will verify that the approved Grading and Drainage plan is in the site plan set.
4. The applicant will obtain final sign off from Planning by **April 24, 2019** or the case may be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
5. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will be email to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 28, 2019**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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).

Official Notice of Decision

Project # PR-2018-001346 Application# SI-2018-00110

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Sincerely,



Kym Dicome  
DRB Chair

KD/mg

Joe Slagle 413 2<sup>nd</sup> street SW ABQ, NM 87102