

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

IPMI 6 LLC
2401 Mountain Road NW
Albuquerque, NM 87104

Project# PR-2018-001470
Application#
SI-2019-00421 SITE PLAN DRB

LEGAL DESCRIPTION:

All or a portion of TRACT 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST, zoned MX-M, located at **2500 12TH STREET** between **12TH ST** and **MENAU BLVD**, containing approximately 47.29 acre(s). (H-13)

On January 29, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA to address issues, based on the following Findings:

SI-2019-00421 SITE PLAN DRB

1. This is a request for a Site Plan DRB for three 21,000 square-foot retail buildings and 28,000 square-foot future buildings.
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The applicant held a meeting with the affected neighborhood associations on August 14, 2018.
4. 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. *Specifically, the height, parking, open space, landscaping and façade meet or exceed the IDO requirements.*
 - b. 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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site has been approved by Hydrology.*

- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The site has significant perimeter landscaping: 52,374 square feet of landscaping is proposed and 30,871 square feet are required.*

Conditions:

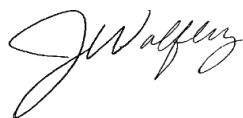
1. This Site Plan is valid 5 years from DRB approval (2-13-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Planning and ABCWUA for a revised utility plan.
3. The applicant will obtain final sign off by February 29, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed 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 13, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Daniel Solares Jr. (Studio Southwest Architects) 2101 Mountain Road NW, ABQ, NM 87104