

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

Maverik, Inc.  
185 S. State St. Ste. 800  
Salt Lake City, UT 84111

**Project# PR-2019-002261**  
**Application#**  
**SD-2022-02057 – AMENDMENT TO**  
**INFRASTRUCTURE LIST**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT A-8 REDIVISION BLOCK 8, LA CUESTA**  
**SUBDIVISION zoned MX-M, located at 650**  
**JUAN TABO NE between COPPER and JUAN**  
**TABO BLVD containing approximately 0.7448**  
**acre(s). (K-22)**

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This request amends the Infrastructure List previously approved on December 12, 2019 per PR-2019-002261. Phase 1 was completed with the gas station project. Phase 2 contains the proposed driveway off of Juan Tabo Blvd and related infrastructure. The right in only and related infrastructure will not be constructed. Originally the proposed driveway along Juan Tabo Blvd was intended to provide easier access to the site, bringing in more potential business. An amendment updating the Site Development Plan and the Traffic Impact Study (TIS), which removes the access of off Juan Tabo Blvd and related infrastructure, was approved on 01/26/2022.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and DPM.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 21, 2022**. 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.

Official Notice of Decision

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For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wetransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/rw

Tierra West, LLC, 5571 Midway Park Place NW, Albuquerque, NM 87109