

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

Peterson Properties
2325 San Pedro, Suite 2A
Albuquerque, NM 87110

Project# PR-2019-002380
Application#
SI-2019-00219 SITE PLAN – DRB

LEGAL DESCRIPTION:

All or a portion of LOTS 1-A and 2 BLOCK 1 LANDS OF ATRISCO LAND GRANT, zoned NR-C, located at the SWC of CENTRAL AVE NW and 98th ST NW, containing approximately 9.0 acres(s). (L-9)

On December 4, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as stated in the comments and discussed at the hearing, based on the following Findings:

SI-2019-00219 SITE PLAN – DRB

1. This is a request for a 3,366 square foot building featuring a drive-thru, a 3,459 square foot building featuring a service station, a 6,601 square foot building featuring a restaurant, a 2,788 square foot building featuring a drive-thru, a 5,525 square foot building featuring retail, a 10,054 square foot building featuring retail, and a 17,542 square foot building featuring retail.
2. 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, landscaping and façade, meet 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 has been approved by Transportation.

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 plan includes perimeter landscaping with larger buffers to the south near the existing residential use. The drive-up use and service station are located away from the residential development to the south.*

Conditions:

1. This Site Plan is valid 5 years from DRB approval (12-4-2019). An extension may be requested prior to the expiration date. The IDO only allows one extension.
2. Final sign off is delegated to Planning to check for an executed IIA.
3. The applicant will obtain final sign off from Planning by March 4, 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 signed off set shall then 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 **DECEMBER 19, 2019**. 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

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