

**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

August 16, 2019

Nathan Lodico – 4G Development and
Consulting, Inc.
P.O. Box 270571
San Diego, CA 92198

**Project# PR-2019-002574
(1000032)
Application#
SI-2019-00191 SITE PLAN**

LEGAL DESCRIPTION:

All or a portion of LOT 6 of LOTS 1 THRU 9 COORS PAVILION, zoned C-2, located at the NWC of COORS BLVD NW and ST JOSEPHS DR NW, containing approximately 1.1637 acre(s).

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with delegation to Transportation and Planning based on the following Findings and subject to the Conditions:

1. This site plan for a proposed Chick-Fil-A on Tract 6 of Coors Pavilion located at the SWC of Coors Blvd NW and St. Joseph's Dr. NW.
2. The site is zoned NR-C and is subject to the design standards of the EPC approved Site Development Plan for Subdivision.
3. All required notice was given as required by the IDO.
4. There is an approved grading and drainage plan engineer stamped 8/1/19.

Conditions:

1. Paper easement(s) required by Transportation must be recorded prior to sign off by Transportation.
2. The approved grading and drainage plan cited above must be included in the site plan set prior to sign off by Planning.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **AUGUST 29, 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

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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,

Kym Dicome



DRB Chair

KD/mg