

**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

Chris Keller, Sunset Memorial Park
924 Menaul Boulevard NE
Albuquerque, NM 87107

Project# PR-2019-002807
Application#
SI-2020-00091 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **TR 1 PLAT OF TRS 1 & 2, SUNSET MEMORIAL PARK**, zoned NR-SU, located at **924 MENAUL BLVD NE between EDITH BLVD and I-25**, containing approximately 39.0784 acre(s). (H-15)

On April 29, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning to address a minor issue as discussed at the hearing, based on the following Findings:

SI-2020-00091- EPC SITE PLAN FINAL SIGN OFF

1. The EPC approved this project on October 10, 2019.
2. The site plan meets the EPC conditions.
3. The request proposes future development which could include stucco-walled courts, alternating sections of stucco wall niche cabinets and metal security fencing along Menaul Blvd. and Edith Blvd. (replacing an existing wall and fence), a consolidation of vehicle maneuvering and outdoor equipment/material storage space and a consolidation of existing small outbuildings and covered storage areas into fewer buildings, stucco wall entry feature at the front and stucco wall niche cabinets along the east side, an additional mausoleum building, and stucco wall niche courts. These proposed improvements could be built in phases.
4. The proper notice was given as required by the IDO in Table 6-1-1.

5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

- a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements

- d. 6-6(H)(3)(d) *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.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate parking for the commercial uses.

Conditions:

1. Final sign off is delegated to ABCWUA and Planning.
2. The applicant will obtain final sign off by June 29, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 14, 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,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley

DRB Chair

JW/jr

Lane Ledbetter, CPRA Studio, 9635 North Rampart Range Road, Littleton, CO 80120