

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

Curtis Pino
7007 Wyoming NE, Suite D-1
Albuquerque, NM 87109

Project# PR-2020-004475
Application#
SI-2021-00254 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 21, TRACT 2
BLOCK 9 UNIT 3, NORTH ALBUQUERQUE
ACRES** zoned MX-L, located at **7413 HOLLY
AVE NE between LOUISIANA and
WYOMING**, containing approximately
1.0031 acre(s). (C-19)

On May 26, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This is a request to construct a 9,600 square foot building and associated improvements, which is proposed to be occupied by a dental clinic (5,800 square feet is proposed to be occupied by the dental clinic and 3,800 square feet is proposed to be leased). The site plan is required to be reviewed by the Development Review Board (DRB) due to off-site infrastructure improvements required.
 1. Pursuant to 6-6(l)(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(l)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The parking meets the IDO requirements: 56 parking spaces are proposed where 48 parking spaces are required. The landscaping meets the IDO requirements: 4,811 square feet of landscaping is proposed where 4,359 square feet is required. The height of the buildings meets the IDO requirements: the 28-foot maximum height of the buildings complies with the 38-foot maximum building height in the MX-L zone district.

- b. 6-6(l)(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, 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. Transportation determined that a traffic impact study was not required.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the MX-L zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (5/26/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for the Pro Rata payment.
3. Final sign off is delegated to Planning for the recorded IIA.
4. The applicant will obtain final sign off from ABCWUA and Planning by August 26, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 10, 2021**. 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.

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 (if files are less than 9MB in size). Files larger than 9MB can be sent to 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". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital "J".

Jolene Wolfley
DRB Chair

JW/jr

Joe Slagle, Architect, 43 2nd Street SW, Albuquerque, NM 87102