

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

Alvarado Development, LLC.
Attn: Development VP Tracy D. Knapp
5654 Greenwood Village Plaza Blvd.
Greenwood Villas, CO 80111

Project# PR-2024-009956
Application#
SI-2024-01475 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:

**1D, TOWN OF ASTRISCO GRANT, PROJECTED
SECTION 33 TOWNSHIP 10 NORTH RANGE 2
EAST zoned NR-C, located at 1115 SNOW
VISTA BLVD between SAGE RD/DE VARGAS
RD and BENAVIDES RD containing
approximately 1.51 acre(s). (M-9)**

On May 21st, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings and Conditions noted below:

1. This is a Site Plan request for a new Commercial Building & Drive-Through Restaurant.
2. The Applicant provided the required public notice as outlined in Table 6-1-1 of the IDO.
3. The subject property is zoned NR-C, (Non-Residential – Commercial Zone District). Future development is subject to the standards and provisions within the IDO and DPM. The property is within an MT-Major Transit Corridor and an Area of Change. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
4. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a) *6-5(G)(3)(a) The Site Plan complies with all applicable standards in 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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed restaurant with drive-through uses are permitted under this zoning designation (NR-C).

Per IDO 4-3(D)(8), (D)(37), & 4-3(F)(5), Use Specific Standards for Retail, Restaurant, & Drive-Through, table 4-2-1, the proposed commercial building project complies with the required useable open space and landscaping requirements of this section.

Per IDO 5-1 Dimensional Standards, for NR-C, the Site Plan as proposed meets the dimensional standards for the NR-C zone district, including setbacks, and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided and sufficient shade trees along pedestrian walkways are provided.

Per IDO 5-5 , On-Site parking, this commercial building project requires 38 parking spaces; with a combined total of 46 spaces are provided. Parking provided includes: 4 ADA parking spaces, 2 motorcycle parking spaces, and 4 bicycle spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (15% of net lot area) for this project is 9,851 SF; the provided landscape area is 26,566 SF. (21,421 if water/sewer easement is subtracted)
Parking lot landscaping and street tree requirements are being met and/or exceeded for this project.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

- b) *6-5(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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The City's existing infrastructure and public improvements will ensure adequate capacity to serve the proposed development.

- c) *6-5(G)(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 IDO standards applicable in the zone district the subject property is in.*

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

- d) *6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

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

Conditions

1. Provide a final recorded 10' public sanitary sewer easement.
2. Coordinate with the Water Authority to ensure there is acceptable access to the existing public sanitary sewer manhole on site.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JUNE 2ND, 2025**. The date of the DFT'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). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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).

Official Notice of Decision

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Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Alan Varela,
Planning Director

RW/jr

MRV Architects, Inc., 5105 Tollview Dr., suite 201, Rolling Meadows, IL 60008