

**Justification Letter – 10120 Coors
SP-2025-00090**

(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. American Legal Publishing

The site plan complies with applicable standards in the IDO, the DPM and other adopted City regulations. No prior permits have been obtained on this property as it is undeveloped. See the EPC justification letter for reference on how the property meets requirements.

(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 signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity. American Legal Publishing

The City's existing infrastructure and public improvements are adequate and will be able to serve the proposed development. See attached documentation indicating approval (not limited to) from the Water Authority, NMDOT and PNM. The submitted Infrastructure list is been approved by Margaret Haynes, District 3 Traffic Engineer.

(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 The is in. American Legal Publishing

The site is located in an approved Master Development Plan area. It has never been developed. We worked with local authorities to produce a design that meets current IDO, DPM and other City requirements. Reference drawings are submitted with the submission.

(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 site plan is not in an approved Framework Plan.