

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 31, 2018

City of Albuquerque  
Metropolitan Redevelopment  
600 2<sup>nd</sup> Street NW  
ABQ, NM 87102

**Project# PR-2018-001405**  
**Application# SI-2018-00092- Site Plan DRB**

### LEGAL DESCRIPTION:

All or a portion of TRACT B-1, WEST ROUTE 66 ADDITION II, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVE NW, containing approximately 6.22 acre(s). (K-10)

On August 29, 2018, the Development Review Board (DRB) voted to APPROVE a Site Plan for Project PR-2018-001405/SD-2018-00092.

### Findings:

1. This is a request for a mixed use development with 88 unit multifamily units, 19,000 square feet of retail and restaurant space, 10,000 square feet of office space and a 23,000 square foot outdoor market/plaza space.
2. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

*6-6(G)(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 site plan meets the applicable requirements of the IDO including parking, height setbacks and building design.

*6-6(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, 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 roads, utilities, and public safety services. The project has an availability statement from the ABCWUA .

*6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

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The site design incorporates significant open space in a central plaza and includes landscaping buffers that improve the pedestrian experience for site users.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 13, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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,



Kym Dicome  
DRB Chair

KD/mg

CC:

Dekker/Perich /Sabatini 7601 Jefferson NE Suite 100 ABQ, NM 87109