

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

October 26, 2018

Associated Builders and Contractors
2821 Broadway BLVD NE
ABQ, NM 87107

Project# PR-2018-001633
Application# **SI-2018-00177** (Major Amendment
to Site Plan)

LEGAL DESCRIPTION:

for all or a portion of TRACT M-1 PLAT OF TRACT M-1, GATEWAY INDUSTRIAL PARK, zoned NR-C, located at 2851 BROADWAY BLVD NE, south of CLAREMONT AVE NE and north of MENAUL BLVD NE, containing approximately 2.2412 acre(s). (H-15)

On October 24, 2018, the Development Review Board (DRB) held a Public Meeting concerning the above referenced application and approved the request, with delegation to Planning and ABCWUA to address the remaining minor issues as stated in the comments and as discussed at the hearing, based on the following Findings:

1. The project consists of an approximately 13,000 square foot, 28 foot tall, warehouse and training center addition.
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:
 - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO and DPM.
 - b. 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 full access to urban services including utilities roads and emergency services.
 - c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.* The site has landscaping buffers around the perimeter and steps back to meet the neighborhood edge provisions of the IDO.
3. The applicant notified the Stronghurst Neighborhood Association and property owners within 100 feet of the site. The applicant received a letter stating that request

Official Notice of Decision

Project # PR-2018-001633 SI-2018-00177

October 26, 2018

Page 2 of 2

- was acceptable to the neighborhood.
4. Site Plan is valid 7 years from DRB approval. An extension may be requested prior to the expiration date.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 8, 2018**. 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,



Kym Dicome
DRB Chair

KD/mg

Dekker/Perich/Sabatini Chirsg@dpsdesign.org