

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

February 15, 2019

Maverik INC C/O Troy Jorgensen
185 S. State
Salt Lake City , UT
84111

Project# PR-2018-001997
Application# SI-2019-00020 SITE PLAN - DRB

LEGAL DESCRIPTION:

All or a portion of LOT 7 CUTTER INDUSTRIAL PARK SUBDIVISION UNIT 6, zoned NR-LM, located at 3737 PRINCETON DR NE, south of COMANCE RD NE and east of I-25, , containing approximately 1.62 acre(s). (G-16)

On February 13, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This is a request for gas station and 4,300 square foot convenience store on a 1.62 acre site.
2. The DRB heard the request because the required road improvements on Princeton and Comanche constitute Major Infrastructure and must be reviewed by the DRB.
3. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations.
4. The applicant is using the existing trees on the north side of the count towards the requirements of the shade trees along the pedestrian sidewalk as allowed in (5-6(C)(4)(h)), - 16-5-6(C)(12).
5. 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, 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 height, parking and façade, meet the IDO requirements.

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 utilities, roads, and emergency services. A traffic impact study was required for the project. The applicant added street improvements based on this study.

- b. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The project adds uses that are compatible with the surrounding industrial and commercial development. The proposed uses are allowed under the existing zoning. The site will have a significant landscape buffer.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (2-14-2019). An extension may be requested prior to the expiration date.
2. The applicant will obtain final sign off from Planning by **February 27, 2019** or the case may be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
3. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will be email to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 28, 2019**. 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,



Official Notice of Decision

Project # PR-2018-001997 Application# SI-2019-00020

February 15, 2019

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Kym Dicome
DRB Chair

KD/mg

Tierra West LLC 5571 Midway Park Place NE ABQ NM 87109