

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

May 3, 2019

Herrera Family , LLC
10605 Central Ave NW
ABQ, NM 87122

Project# PR-2019-001964
Application#
SI-2019-00085 SITE PLAN – DRB
SD-2019-00078 PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of SOUTH 233 feet TRACTS 1 & 2 ROW 2, UNIT A WEST OF WESTLAND ATRISCO GRANT, zoned MX-M, 98th STREET VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately 2.25 acre(s). (K-9)

On May 1, 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 minor issues as stated in the comments and discussed at the hearing, based on the following Findings:

SI-2019-00085 SITE PLAN – DRB

1. This is a request for a one story, 34 foot tall at the highest point, 5,580 square foot car wash building and associated parking and vacuum area.
2. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations.
3. 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.

- 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 is compatible with existing industrial and commercial development in the area. 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 (5-1-2019). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Planning to check for a completed IIA.
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 then be email to the PLNDRS.

SD-2019-00078 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat replats the existing lot in to 2 lots, Tract 1 1.489 acres and Tract 2 .756 acres.
2. Property is zoned MX-M and has no minimum lot size.

Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility signatures.
2. The applicant will obtain final sign off from Planning by **JUNE 26, 2019** or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 16, 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).

Official Notice of Decision

Project # PR-2019-001964 Application# SI-2019-00085, SD-2019-00078

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Sincerely,

A handwritten signature in blue ink, appearing to read "Kym Dicome". The signature is stylized with a prominent horizontal stroke.

Kym Dicome

DRB Chair

KD/mg

Tierra West LLC 5571 Midway Park Place ABQ, NM 87109