

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

September 27, 2019

Jim Achen  
11512 Berringer AVE NE  
ABQ, NM 87122

**Project# PR-2019-002423**  
**Application#**  
**SI-2019-00130** SITE PLAN – DRB  
**SD-2019-00173** PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

All or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18)

On September 25, 2019, 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 minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

### **SD-2019-00173 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final dedicates Right-of-Way along Alameda Boulevard NE.
2. The property is zoned NR-BP and has no minimum lot size.
3. The infrastructure list is tied to the site plan (below).
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

#### Condition:

1. Final sign off delegated to Planning to for Utility and AMAFCA signatures as well as the DXF file approval.

### **SI-2019-00130 SITE PLAN – DRB**

1. This is a request for a 8,125 square foot office/retail development.
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, the DPM, other adopted City regulations. *Specifically, the height, parking, open space, landscaping and façade, meet the IDO requirements.*

Official Notice of Decision

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- 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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site has been approved by Hydrology.*
- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable including perimeter landscaping and additional features on the non-street facing facades.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (10-10-2019). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Planning to check for an executed IIA and to ABCWUA to address comments.
3. Once the site plan has all the required signatures, a pdf of the complete signed off set shall then be emailed 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 **OCTOBER 10, 2019**. 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,



Maggie Gould  
Acting DRB Chair

KD/mg  
Scott Anderson