

**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

Carlisle Associates LP
33 South Service Road
Jericho, NY 11753

Project# PR-2019-002677

Application#

SI-2019-00252 SITE PLAN DRB

SD-2020-00033 – VACATION OF PUBLIC
EASEMENT waterline

SD-2020-00034 - VACATION OF PUBLIC or
PRIVATE EASEMENT

SD-2020-00032 - PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE (H-16)

On February 5, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning to address issues stated in based on the following Findings:

SD-2020-00033 – VACATION OF PUBLIC EASEMENT waterline

1. This request vacates a 20-foot-wide public waterline easement. The easement will be relocated to accommodate the new development and will not be needed. No other properties are impacted by the vacation.
2. The proper notice was given as required by the IDO in Table 6-1-1.

SD-2020-00034 - VACATION OF PUBLIC EASEMENT

1. This request vacates portions a 20-foot-wide utility easement as shown in the exhibit on sheet 1 of 1. The easement will be relocated to accommodate the new development and will not be needed. No other properties are affected by the vacation.
2. The proper notice was given as required by the IDO in Table 6-1-1.

Official Notice of Decision

Project # PR-2018-002677 Application# SI-2019-00421, SD-2020-00033, SD-2020-00034, SD-2020-00032

Page 2 of 3

SD-2020-00032 - PRELIMINARY/FINAL PLAT

1. This Preliminary and Final plat dedicates 5,910 square feet of right-of-way at the northwest corner of Indian School Road and Carlisle Boulevard and dedicates 436 square feet of right-of-way along Carlisle Boulevard and incorporates the vacated rights-of-way
2. The proper notice was given as required by the IDO in Table 6-1-1.

Conditions:

1. Final Sign off is delegated to the ABCWUA for to clarify utility easements and check for paper easements and to Planning for notes regarding the trash dumpster, DXF file, and utility signatures.

SI-2019-00252 SITE PLAN DRB

1. This is a request for a Site Plan DRB for 121,718 square feet of space to include a grocery store, restaurant and retail space. The redevelopment provides 62,112 square feet of landscaped area and a complete renovation of the parking lot.
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The applicant held a meeting with the affected neighborhood associations on June 26, 2019.
4. 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 or exceed the IDO requirements.*
 - 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. Additional right-of -way was dedicated along Carlisle Blvd and Indian School Rd. 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. *The site has significant landscaping: 47, 776 square feet of landscaping is required and 65,112 square feet are provided.*

Conditions:

1. This Site Plan is valid 5 years from DRB approval (2-20-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Planning for an executed IIA.

Official Notice of Decision

Project # PR-2018-002677 Application# SI-2019-00421, SD-2020-00033, SD-2020-00034, SD-2020-00032

Page 3 of 3

3. The applicant will obtain final sign off by April 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall 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 **FEBRUARY 20, 2020**. 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,



Jolene

Wolfley

DRB Chair

JW/mg

Modulus Architects