

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

Red Shamrock 4 LLC, Trish Kvern  
8220 San Pedro Dr. NE #500  
Albuquerque, NM 87102

**Project #PR-2020-003470**  
Application#  
**SI-2020-00055 – SITE PLAN DRB**

### LEGAL DESCRIPTION:

All or a portion of:

**LT 1 PLAT OF LOTS 1 THRU 9 COORS PAVILION  
(BEING A REPLAT OF TRACT X-1-A2, UNIVERSITY  
OF ALBUQUERQUE URBAN CENTER),** zoned NR-  
C, located at **4121 COORS BLVD NW between ST.  
JOSEPHS DR and MILNE RD**, containing  
approximately 1.0172 acre(s). (F-11)

On May 6, 2020, the Development Review Board (DRB) voted to APPROVE PR-2020-003470, SI-2020-00055, based on the following Findings:

1. The request adds a 3,169 square foot proposed restaurant.
2. The proper notice was given as required by the IDO in Table 6-1-1.
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 building heights, parking, façade and landscaping meet 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, 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 not required for the project.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

A landscape buffer is provided between the parking lot/refuse area and the residential neighborhood to the north. The project provides adequate parking for the commercial uses.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 21, 2020**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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/jr

Becca Snyder, Barbara Felix Architecture + Design, 511 Agua Fria St, Santa Fe, NM 87501