

**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

Skyview West Industrial Park LLC
7320 Central Ave. SW,
Albuquerque, NM, 87109

Project# PR-2022-007299
Application#
SI-2024-00931 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

**LOTS 54, 55 & 1, UNIT 6, TOWN OF ATRISCO
GRANT zoned NR-C, located at 7320
CENTRAL AVE SW between COORS BLVD
and UNSER BLVD containing approximately
13.59 acre(s). (K-10)**

On September 11th, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request for the development of a 50,000 square foot warehouse building, including 3,000 square feet designated for office space. The facility is situated on a 13.25-acre site, with 9.03 acres dedicated to yard storage for larger equipment. A secondary 62,500 square foot warehouse building will be a part of future phased development.
2. The site is currently zoned NR-C, Non-Residential–Commercial, following a zone change approval by the Environmental Planning Commission on August 8, 2022 (PR-2022-007299 / RZ-2022-00038).
3. The proposed use of warehousing/office is permissive within the NR-C zone district. The proposed development would also include the Outdoor Storage use. An approved Conditional Use was granted for this location in August 2023 by the Zoning Hearing Examiner.
4. A Preliminary/Final Plat was approved for this site on July 17th, 2024 by the Development Hearing Officer per PR-2022-007299 / SD-2024-00113; the replat created two new tracts from three existing tracts.

5. An Infrastructure List was approved with the Site Plan.
6. Pursuant to 6-5(G)(3)(a) Review and Decision Criteria: An application for a Site Plan – Administrative 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 project meets dimensional standards from IDO section 2-5 & 5-1, which regulate the size, scale, and location of development.

The site plan meets the parking requirements from IDO section 5-5 and ensures that the proposed development provides adequate off-street parking spaces; 11 spaces were required, while a total of 75 spaces are provided.

The site plan complies with the landscaping requirements to ensure it is visually attractive and sustainable:

As per IDO 5-6(C)(2)(a), a minimum of 15% of the net lot area of each development must be landscaped. 71,547 square feet was required and 110,460 square feet of on-site landscaping was provided. Total vegetative coverage is 93,694 square feet.

There is a total of 681 linear feet of a landscape buffer area along the west property line that abuts residential areas, which meets the requirements for IDO section 5-6-E.

In addition, there is an 8-foot-tall opaque screening fence around the perimeter of the outdoor storage area, which meets the requirements of IDO section 5-6-G.

- 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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. Transportation determined that a TIS was not required for the project. The Infrastructure List includes Curb/Gutter, Sidewalk, and Drainage.

- c. 6-6(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

7. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions

1. A recorded Infrastructure Improvements Agreement (IIA) with financial guarantee must be submitted.
2. The recorded Plat for PR-2022-007299 / SD-2024-00113 must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **SEPTEMBER 27TH, 2024**. The date of the DFT'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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to 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).

Official Notice of Decision

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Sincerely,

A handwritten signature in black ink that reads "Jolene Wolfley". The signature is written in a cursive style with a large initial "J".

for Alan Varela,
Planning Director

AV/rw / jr

Tierra West LLC, 5571 Midway Park Pl NE, Albuquerque, NM 87109