

**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

GDCLV, LLC.
7401 Los Volcanes Rd. NW
Albuquerque, NM 87121

Project# PR-2022-007645
Application#
SI-2023-01509 – SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW** containing approximately **11.1793** acre(s).
(J-10)

On February 14, 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 to construct a 23,924 square foot cannabis cultivation and product production facility at 7401 Los Volcanes Road NW.
2. A Preliminary/Final Plat comprising the subject property was approved on May 10, 2023 per PR-2022-007645 / SD-2023-00053 to subdivide one existing lot 11.1793 acres in size into three lots (Lot 2-A, Lot 2-B, and Lot 2-C, Atrisco Business Park, Unit 2) and grants easements as depicted on the Plat.
3. No major public Infrastructure is required with this Application, and an Infrastructure List was not required to be submitted and approved with the Site Plan (an Infrastructure List was approved and attached to the Preliminary/Final Plat).
4. The property is zoned NR-BP. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.

5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. 6-5(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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed cannabis cultivation facility and cannabis-derived projects manufacturing facility are allowable uses under this zoning designation (NR-BP).

Per IDO 5-1, Dimensional Standards for NR-BP, the Site Plan as proposed meets the dimensional standards for the NR-BP zone district, including minimum lot width, maximum building coverage, setback and building height requirements.

IDO 4-3(E)(2) & 4-3(E)(3) - Use-Specific Standards for a cannabis cultivation facility and cannabis-derived projects manufacturing facility are met and must continue to be met.

Per IDO 5-5, Parking and Loading for cannabis cultivation facility and cannabis-derived projects manufacturing facility, 84 parking spaces are provided where 71 parking spaces are required.

Per IDO 5-6 Landscaping, Buffering, and Screening Standards and Requirements, 34% of the net lot area contains landscaping, meeting the 15% minimum coverage requirement.

IDO 5-8 Outdoor and Site Lighting requirements are met.

IDO 5-11 Building Design, including façade design, are met.

- b. *6-5(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. Additionally, an Infrastructure List was approved on the subject property (with an associated Preliminary/Final Plat) which will include major public infrastructure to supplement existing urban services. The project, therefore, will not burden the existing systems.

- c. *6-5(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 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 4TH, 2024**. The date of the the DFT staff'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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a 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,



For Alan Varela,

JW/rw