

**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**

Venice Partners LLC  
11017 Greenview NE  
Albuquerque, NM 87111

**Project# PR-2023-008250**  
**Application#**  
**SI-2023-00376** Site Plan Administrative DFT

### **LEGAL DESCRIPTION:**

For all or a portion **LT 24-A BLK 3 PLAT FOR LOTS 24-A & 24-B BLK 3 TRACT A UNIT B NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located **between VENICE AVE NE AND I-25** containing approximately **1.2935** acre(s).  
**(B-18)**

On September 27, 2023, 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 new 20,276 square-foot office/warehouse single-story facility on a 1.3-acre site.
2. The site is located within Sub-Area 3 of the North I-25 – Character Protection Overlay Zone and the zoning for this site is NR-LM.
3. An Infrastructure List was included with this Application.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

1) 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 3-4(K), since the project is located within Sub-Area 3 of the North I-25 – Character Protection Overlay Zone, the proposed height of 36 feet, is in compliance with the 52-foot maximum allowable height for this Sub Area. Selected building materials and colors, have a light reflective value (LRV) ranging from 20 percent to 50 percent. Primary building façade that faces the public street wraps around the building at a distance of one third the depth of the building.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed office/warehouse is an appropriate and allowable use under this zoning designation (NR-LM).

Per IDO 5-1 Dimensional Standards for NR-LM, the Site Plan as proposed meets the dimensional standards for the NR-LM zone district, including setback and building height requirements.

Per IDO 5-5, On-Site parking: 34 parking spaces, 1 motorcycle parking space, and 2 ADA parking spaces, are provided.

Per IDO 5-6, minimum required landscape area (15% of net lot area) for this project is 4,694 SF; the provided landscape area is 7,648 SF (24.4% of net lot area).

Required vegetative coverage is a minimum of 5,736 SF (75% of the total landscape area). Provided vegetative coverage is 7,556.37 SF.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 1,912 SF. Provided ground-level vegetative coverage is 2,346.37 SF.

In order to screen the ground-mounted mechanical equipment, a 6-foot tall wall incorporating the primary materials and colors of the nearest wall of the primary building is proposed.

Per DPM Table 7.2.29, Venice Avenue NE is a local street and the site is located outside an Urban Center, a 5-foot wide sidewalk and a 5-foot-wide landscape/buffer zone is proposed along the frontage of the site.

- 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.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development with the improvements identified on the approved infrastructure to augment existing systems. The project will build the full design width of Venice along the front of the site and transition to the existing 24' interim roadway section to the east of the site. The project 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.

**Conditions:**

1. Per DPM 7-4 (M)(1) (ii) 3, a street light is required at this lot. the Site Plan and Infrastructure List must be updated to add the street light in the right-of-way.
2. The Infrastructure List must be financially guaranteed, and a recorded Infrastructure Improvement Agreement (IIA) must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.

Official Notice of Decision

Project # PR-2023-008250 Applications# SI-2023-00376

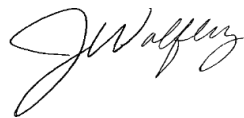
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 16<sup>TH</sup>, 2023**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</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://wetransfer.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  
Associate Director

JW/jr/ha

Tierra West, LLC- Vince Carrica, 5571 Midway Park Place NE, Albuquerque, NM 87109