

**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

Jason Skarsgard
8220 San Pedro Dr NE Ste 500
Albuquerque, NM 87113

Project# PR-2023-008619
Application#
SI-2024-00547 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-2 BLK 2 MANDELL ADDN NO. 2
(REPLAT OF TRACT A BLK 2) AND EAST 50 FT OF
LT 4 BLK 2 MANDELL ADDN NO. 2, zoned
MX-M, located at 2601 SECOND ST NW
between MENAUL NW and WOODLAND NW
containing approximately 0.9379 acre(s). (H-14)**

On August 14th, 2024, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on November 16th, 2023 per PR-2023-008619 / SI-2023-00871, for a Site Plan - EPC for the development of a new car wash which includes vacuums and an accessory building, and also includes landscaping, grading and drainage, building elevations, utilities, and site details.
2. The Environmental Plan Commission (EPC) found that the Site Plan met all applicable IDO Development Standards. The EPC Condition of Approval #1 for PR-2023-008619 / SI-2022-00871 stated that “the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off.”
3. The applicant team met with the EPC Planner and the EPC Planner provided a memo on 03/29/24 indicating that all conditions of approval from the EPC have been fulfilled. The memo states that “DFT staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before a building permit is issued.”

4. A conceptual Traffic Circulation Layout (TCL) was approved by Transportation on 9/5/2023. It was also mentioned that ROW dedication or sidewalk easement is required at the NE corner of the property as public sidewalk must be contained in the ROW or within an easement.
5. Albuquerque Bernalillo County Water Utility Authority (ABCWUA) staff stated that although the Availability Statement (230333) had been expired since 4/24/24, there was no need to request a revised statement. ABCWUA staff also requested that the Master Utility Plan needed some notation in regards compliance with sewer ordinance, water cross connection, labeling of the infrastructure and verification of the appropriate size of water meter.
6. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC with a Development Facilitation Team Sign-off shall be approved if it meets all of the following criteria:
 - a. *6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The EPC determined that the features and improvements depicted on the Site Plan meet the IDO requirements. DFT Staff confirmed that DPM requirements were also met. The Landscape Plan was brought to full compliance through the review with DFT and resulted in the final tree species on the approved site plan.

- b. *6-6(l)(3)(d) 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.*

No major public infrastructure was required for this development.

Conditions

1. All trees located within 15 feet of light poles need to be moved so that the trunk is at least 15 feet away from all light poles.
2. Per Transportation; a recorded paper easement for the sidewalk in the northeast of the property must be submitted.

Official Notice of Decision

Project # PR-2024-008619 Application# SI-2024-00547

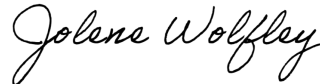
Page 3 of 3

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **AUGUST 30TH, 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). 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 Smart file 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 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,
Planning Director

JW/mi

Consensus Planning, 302 Eighth Street, NW, Albuquerque, NM 87102






PR-2023-008619_August_14_2024_Notice_of_D ecision

Final Audit Report

2024-08-16

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