

**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

6301 Uptown, LLC
PO Box 70125
Albuquerque, NM 87110

Project# PR-2023-009115
Application#
SI-2023-001388 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of **TR A-2-B-1-A PLAT OF TRS A-2-B-1-A & B-1-A-1** zoned **MX-M**, located on **6301 & 6401 UPTOWN BOULEVARD NE between SAN PEDRO AND AMERICAS PARKWAY** containing approximately **4.484** acre(s).
(H-18)

On September 26, 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 remove the undeveloped area of the site from an existing previously approved Site Plan - DRB (1000631 / 05DRB-01287) so that this area is not subject to the existing previously approved Site Plan – DRB, with the remainder of the Site Plan - DRB being administratively amended to construct perimeter security gates and fencing.
2. A ZHE variance to wall height (VA-2023-00186) was approved on August 30, 2023, permitting a 6-foot wall in the side street in the MX-H zone district.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. The Site Plan – Administrative application meets the criteria for 6-5(G)(3) of the IDO.

Official Notice of Decision

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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 13TH, 2023**. 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).

Sincerely,



for Alan Varela,
Planning Director

JW/rw

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