

**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

City of Albuquerque
Fire and Rescue
PO Box 1293
Albuquerque, NM 87103

Project# PR-2023-009216
Application#
SI-2024-00096 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Tract 12-A-1 Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A2 & 13-D, zoned NR-SU, located between Blake Road SW and Amole Mesa Road containing approximately 6.78 acre(s). (N-09)

On February 22, 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. This request is for a DFT Signoff of the Site Plan-EPC for an approximately 7-acre site which is located at the intersection of the northeast corner of 98th St. and Amole Mesa Ave. SW (the "subject site").
2. The proposed Site Plan is comprised of three buildings: a Fire Department, Police Department, and the Albuquerque Community Safety Department. Associated site work including parking, landscaping, grading and drainage, utilities, and signage are included with the request.
3. The Environmental Planning Commission (EPC) approved this project on October 19, 2023 per: PR-2023-009216 (SI-2023-01498 - Site Plan-EPC as well as RZ-2023-00035– Zoning Map Amendment (Zone Change)).

4. The EPC found that the Site Plan met all applicable IDO Development Standards. The EPC Condition of Approval #1 for PR-2023-009216 / SI-2023-01498 stated that “the proposed site plan shall go to the Development Facilitation Team for final sign-off.”
5. The applicant team met with the EPC Planner and the Planner provided a memo on 01/22/24 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.”
6. A Traffic Circulation Layout (TCL) dated 1/5/2024 was approved by Transportation.
7. Code Enforcement identified that the parking and other requirements were compliant with the IDO standards.
8. The Hydrology Division approved Grading & Drainage Plan (N09D015), with engineer’s stamp dated 12/18/2023.
9. Albuquerque Bernalillo County Water Utility Authority staff approved this request and stated that all infrastructure that is public will be constructed with a connection permit.
10. An Infrastructure List was approved with the Site Plan, and was signed by the DMD Director. The infrastructure list includes sidewalk, curb and gutter, and waterline improvements along Amole Mesa Road.
11. 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 Effective Date of July 2023 requirements. DFT Staff confirmed that DPM requirements were also met.

- 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.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Circulation Layout was required and approved. Sidewalk improvements along Amole Mesa Road are going to be implemented. The site has an approved Grading and Drainage Plan.

Conditions:

1. The project and application numbers must be added to the Site Plan top sheet.
2. An Infrastructure List is provided in this application. The project and application numbers should be added to the Infrastructure List. The Infrastructure List must be signed by the DMD Director prior to final sign-off of the Site Plan.
3. Modify the tree planting detail to show 5'-radius Organic mulch around the tree and update the relevant note to reflect this change.
4. Remove the filter fabric for the cobble area within the detention pond.
5. Add a note that the seed mix will be applied over the entire pond area per City of Albuquerque Section 1013: Slope Stabilization and Seeding.
6. Add notes regarding 5-6(C)(7)(a), 5-6(C)(9)(a), 5-6(C)(9)(b), 5-6(C)(10)(a), 5-6(C)(10)(b), 5-6(C)(10)(e), and 5-6(C)(10)(f) to the Landscape Plan general notes.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 8TH, 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 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 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

Project # PR-2023-009216 Application# SI-2024-00096

Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read "J. Varela", written in a cursive style.

for Alan Varela,
Planning Director

JW/ha

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