

**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  
Planning Department  
600 2nd Street NW  
Albuquerque, NM 87102

**Project# PR-2023-009356**  
**Application#**  
**SI-2024-00758 EPC SITE PLAN FINAL SIGN-OFF**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT 5, RESEARCH PARK SURVEY, SECTION 26  
T10N R4E**, located at **Central Ave., NE**, in  
Carnuel, east of Carmella Dr. and south of I-40,  
containing approximately **63** acres.

On June 5th, 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 January 18<sup>th</sup>, 2024 per PR-2023-009356 / SI-2023-01631, an Extraordinary Facility planned for the Route 66 Trailhead to encompass the northern most 17 acres of the 63-acre subject site. The proposed site plan for the Route 66 Trailhead includes improvements to the existing trail system, educational features, parking, picnic tables, benches, and a future vault toilet.
2. The EPC found that the Site Plan met all applicable IDO Development Standards. The EPC Condition of Approval #1 for PR-2023-009356 / SI-2023-01631 stated that “the proposed site plan shall go to the Development Facilitation Team for final sign-off.”
3. The Applicant met with the EPC Planner, and the Planner provided a memo on 05/17/24 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; the full TCL is required prior to receiving a Building Permit with the request to have it stamped by an Architect or Engineer.
5. Albuquerque Bernalillo County Water Utility Authority staff stated that while there is no current plan for having utilities on site, and the applicant will still need to get an approved Fire One Plan prior to final signoff.
6. An Infrastructure List was approved with the Site Plan. The signature of the DMD Director on the Infrastructure list will suffice in lieu of an Infrastructure Improvements agreement. The Infrastructure list includes the replacement of a stretch of sidewalk along Carmel to accommodate the new parking area, and also includes the processing of a LOMR.
7. Pursuant to 6-6(1)(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(1)(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 met.

- b. *6-6(1)(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 limited range of urban services. The subject site has roadway access currently in place. Emergency services are to be provided by Open Space Conservation Officers. A conceptual Traffic Circulation Layout was required and approved. 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. A TCL must be signed and sealed by a professional architect or engineer prior to issuing a building permit.
3. An approved Fire One plan must be provided to staff.

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 **JUNE 24<sup>TH</sup>, 2024**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto: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).

Sincerely,



for Alan Varela,  
Planning Director

JW/jb

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