

**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**

Coreslab Structures Inc. - Rose Saxe  
2800 2<sup>nd</sup> St SW  
Albuquerque, NM 87102

**Project# PR-2024-010187**  
**Application#**  
**SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Tract B Plat and Tract C Plat of Tracts A, B & C,  
Lands of Atchison Topeka & Santa Fe Railway  
Co & Lands of Hydro Conduit Corp, and Map 44  
Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2,  
79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85,  
and 86, located at 2800 2ND ST SW between  
Avenida Cesar Chavez and Woodward Rd SW  
containing approximately 23.00 acre(s). (M-14)**

On October 2<sup>th</sup>, 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 June 20<sup>th</sup>, 2024 per PR-2024-010187 / SI-2024-00467 to document an existing heavy manufacturing development as an as-built Site Plan – EPC. The EPC determined that the impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development.
2. This existing development and heavy manufacturing use were established pre-IDO, and, therefore, pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E) is accepted until a future update to the Site Plan or Site Plan features occurs, at which time current IDO development standards shall be followed. An as-built Site Plan for the existing development established the prevailing use, design standards, and other development regulations at the subject site.

3. The EPC Condition of Approval #1 for PR-2024-010187 / SI-2024-00467 stated that “the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off.”
4. The applicant team met with the EPC Planner, and the EPC Planner provided a memo on 07/26/24 indicating that conditions of approval 1-5 had been successfully satisfied. The EPC Planner also stated that condition #6 shall be met once the equipment is in place and inspected for safety. It shall then immediately be painted according to the EPC approved color in Finding 11B. Code Enforcement shall follow up to ensure that the equipment has been painted the appropriate color for final sign off for NOD dated June 20, 2024 (PR-2024-010187, SI-2024-00467) Site Plan – EPC.
5. A conceptual Traffic Circulation Layout (TCL) was approved by Transportation. City Engineers visited the site and reported that the driveway and pavement fronting the driveway were in fair condition.
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 approved EPC ‘as built’ site plan established the prevailing use, design standards, and other development regulations at the subject site. An effort is being made to add some trees on the private property on 2<sup>nd</sup> Street.

- 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 new major public infrastructure was required for this existing development.

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### **Conditions**

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1. The applicant must provide a landscape exhibit showing the suggested tree species and spacing that will be planted along the western property line, along 2<sup>nd</sup> Street.

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 18<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 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,

A handwritten signature in black ink that reads "Jolene Wolfley". The signature is written in a cursive, flowing style.

for Alan Varela,  
Planning Director

JW/mi