

**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

D&B Limited Trust, LLC.
1128 Atrisco Dr. NW
Albuquerque, NM 87105

Project# PR-2024-010446
Application#
SI-2024-00774 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:
**Lot 5, Block 2, Unit 1, CLIFFORD WEST
BUSINESS PARK** zoned **NR-BP**, located at **8531
BLUEWATER RD NW** between **UNSER BLVD
and OLIVER ROSS DR** containing approximately
6.02 acre(s). **(K-10)**

On March 27th, 2025, 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 construct a new Light Vehicle Sales facility across two lots that total approximately 6.02 acres.
2. The site is located within an Area of Change and within the 14-acre section of the Clifford West Business Park Master Development Plan area.
3. The zoning for this site is NR-BP. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district. Development on the subject site is subject to and controlled by the Clifford West Business Park Master Development Plan, the IDO, the DPM, and any other relevant applicable City regulations.
4. In a separate action, the Applicant requested a Major Amendment to the Clifford West Business Park Master Development Plan. The purpose of the request is to remove the building site coverage requirements on the approximately 6-acre subject site, which is currently vacant, to facilitate the development of light vehicle sales.

The Master Development Plan establishes a minimum of 10 percent and maximum 50 percent building site coverage. The remaining properties would continue to be subject to the building site coverage design standards in the controlling Master Development Plan. On September 19th, 2024, the Major Amendment, Master Development Plan was approved by the Environmental Planning Commission (EPC) per PR-2024-010761 / SI-2024-01139.

5. An Infrastructure List was approved with this Site Plan, and a recorded Infrastructure Improvements Agreement (IIA) with Financial Guaranty has been submitted.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a) 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed Light Vehicle Sales development is an allowable use under this zoning designation (NR-BP).

Per IDO 5-1 Dimensional Standards for NR-BP zone district and for the CWBP. The required setbacks are being met.

Per IDO 5-6, the minimum required landscape area (15% of net lot area). However, per the CWBP, the minimum required landscape area is 18% of the net lot area. This project utilized an Alternative Landscaping Plan (PR-2024-010446 / SP-2025-00015). That plan, including eligible IDO reductions, demonstrated that the requirements were being met per these calculations:

Total lot area – 262,667 SF.

Buildings – 5,925 SF.

Walled Storage area – 11,339 SF.

ROW Landscape – 16,024 SF.

Net Lot Area – 229,379 SF.

*Required landscaping of 18% = 41,288 SF.

Reductions available:

25% reduction per permeable surface allowance – 10,322 SF.

**Total required after reduction approval – 30,966 SF.

- b) Per IDO 5-11, Building Design, the façade provides a sense of human scale by adding dimension to the building with the architectural trim work on the facades.

6-5(G)(3)(b) 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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

Existing roadway, utility and drainage infrastructure combined with the public infrastructure featured on the approved and financially-guaranteed Infrastructure List will ensure adequate capacity to service the proposed development. Therefore, the project will not burden the existing systems.

- c) 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is located within the Clifford West Business Park Master Development Plan, and with the EPC approval of the Major Amendment, Master Development Plan for the Clifford West Business Park Master Development Plan per PR-2024-010761 / SI-2024-01139, the relevant standards in the Master Development Plan are met by this Site Plan.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

Conditions

ABCWUA:

1. Provide a Utility Plan that indicates the location of proposed services.
2. Show existing public water and public sewer mains and any associated easements on the Utility Plan.
3. Dimension the public water and public sewer easements on the Utility Plan.

4. Add the following notes to the Master Utility Plan
 - Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

Transportation & City Engineer:

5. Provide the recorded paper easement granting the right of way sidewalk easement in-lieu of a ROW dedication replat.

Planning:

6. Final sign-off of the Alternative Landscaping with stamped approval.
7. The project and application numbers must be added to the final Site Plan submittal.
8. Final Site Plan version must include EV charging station detail based on customer and ADA spaces.
9. Code Enforcement requires lighting detail per the Clifford Park restrictions.
10. Signage to be submitted separately and reviewed through Building Permit.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 11TH, 2025**. 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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Official Notice of Decision

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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, appearing to read "Alan Varela", written in a cursive style.

for Alan Varela,
Planning Director

JR/rw

Masterworks Architects, Inc., 1809 Illinois St NW, Albuquerque, NM 87110