

**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**

Public Service Company of New Mexico  
2401 Aztec Rd NE  
Albuquerque, NM 87107

**Project# PR-2024-011242**  
**Application#**  
**SI-2025-00079** Site Plan Administrative DFT

### **LEGAL DESCRIPTION:**

All or a portion of: **F-2A, PLAT OF TRACTS F-2A AND F-2B SANDIA SCIENCE & TECHNOLOGY PARK** zoned **NR-BP**, located at **1401 Innovation Parkway SE** containing approximately **5.35** acre(s). **(M-21)**

On April 24<sup>th</sup>, 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 for an Energy Storage System, consisting of 72, 20' long battery containers with each housing 530AH of rechargeable lithium-ion batteries. The site will also house various transformers, inverters, communication enclosures and other utility scale electrical equipment which will not extend above the elevation of the 12' ballistic wall.
2. The subject property is located at 1401 Innovation Parkway SE, is zoned NR-BP, and is located in the Sandia Science and Technology Park, Master Plan.
3. This project was reviewed as an Energy Storage System with infrastructure and landscape improvements. The proposed use as depicted on the Site Plan are permitted uses in the noted zone district.
4. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. 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:

*6-5(G)(3)(a) The Site Plan complies with all applicable standards in 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.*

The Site Plan complies with all applicable City regulations within the IDO and DPM. It is compliant with all subsections of the Development Standards of 14-16-5.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed Energy Storage System is an appropriate and permissive use under zoning designation (NR-BP).

Per IDO 4-3(E)(9), Use Specific Standards for Energy Storage System, the proposed site plan complies with the required perimeter wall and landscaping buffer requirements of this section.

Per IDO 5-2, a sensitive lands analysis was completed.

Per IDO 5-6, the Landscaping, Buffering, and Screening of this site plan meets or exceeds all the minimum required landscape requirements.

Per 5-7, Walls and Fences, the site plan meets the provisions with 5-7(E)(2) articulation and alignment and are compliant with the IDO.

Per 5-8, outdoor and site lighting meets the designations of the Light Zone 1 district per Table 5-8-2 and the light trespass per Table 5-8-3.

*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.*

The existing infrastructure and guaranteed public improvements coupled with the public infrastructure featured on the Infrastructure List that's tied to this Site Plan have adequate capacity to serve the proposed development.

*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 IDO standards applicable in the zone district the subject property is in.*

The subject property is located within the Sandia Science and Technology Park Master Plan and aligns with all relevant standards.

*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.*

A Framework Plan does not exist and is not applicable to the subject property.

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Conditions

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ABCWUA:

1. Requested PNM to provide line spotting details to confirm no utility near Gibson property line.

Parks and Recreation:

2. Change the 10-foot sidewalk label along Innovation Parkway to 10-foot trail. Make this change on the Infrastructure List and the necessary drawings.

Planning:

3. Add drainage pond to the Infrastrucutre List in the notes.
4. A recorded Infrastructure Improvements Agreement (IIA) based on the Infrastructure List (IL) must be submitted prior to final sign-off of the Site Plan.
5. Ensure that the project and application numbers have been added to the Site Plan and Infrstructure List.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MAY 12<sup>TH</sup>, 2025**. 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.

Official Notice of Decision

Project # PR-2024-011242 Application# SI-2025-00079

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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.

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 cursive script that reads "Jay Rodenbeck".

for Alan Varela,  
Planning Director

AM/jr

Public Service Company of New Mexico, 2401 Aztec Rd NE, Albuquerque, NM 87107