

**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**

Sun Center Partners LLC  
100 Sun Ave. NE Suite 210  
Albuquerque, NM 87109

**Project# PR-2021-006237**  
**Application#**  
**SI-2021-01915 SITE PLAN AMENDMENT**  
**VA-2021-00451 WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: : **TRACT 2A2B3, JOURNAL CENTER** zoned **NR-BP**, located at **7700 JEFFERSON ST NE between SAN FRANCISCO DR NE and JEFFERSON ST NE** containing approximately 2.983 acre(s).  
(D-17)

On December 15, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

### **SI-2021-01915 SITE PLAN AMENDMENT**

1. The subject property consists of a parking lot and was approved to be constructed as a parking lot by the DRB on April 24, 2002 per Project #1000389, DRB96-389. This is a request to remove the 2.983 acres of Tract 2A-2B3 from the prior Site Plan – DRB approval to permit flexibility for future developments while abiding by the IDO allowable uses for the NR-BP zone district.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **VA-2021-00451 WAIVER**

1. The applicant proposes a waiver from the Journal Center Master Plan parking requirements. This request removes 314 parking spaces from the development approved per #1000389, DRB96-389, leaving 680 parking spaces.

Per the IDO, the requirement for the existing parking spaces would be 844 spaces, but the applicant is requesting to take a 20% parking reduction pursuant to 5-5(C)(5)(A) because they are in an employment center. The final requirement would be 675 spaces, and the 680 remaining parking spaces meets the IDO requirements of 5-5(C)(5)(A).

2. The request is justified per 14-16-6-6(P)(3) of the IDO. This request is not proposing any uses at this time, and as a result will not have a negative impact on the existing infrastructure on the site and in the surrounding area. This request will not cause adverse impacts on the surrounding properties.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 30, 2021**. The date of the DRB'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,



Jolene Wolfley  
DRB Chair

JW/jr