

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

Jefferson 25 QOZB, LLC
303 Roma NW #2
ABQ, NM 87102

Project# PR-2021-005746
Application#
SI-2021-001661 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:
LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B,
FOP ADDITION zoned NR-BP, located on **5800**
JEFFERSON ST NE between THE LANE AT 25
NE and THE BEAR ARROYO DRAINAGE
EASEMENT containing approximately 4.6
acre(s). (E-17)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This is a request to develop a medical office to house X-Ray Associates of NM and an additional office building.
 1. Pursuant to 6-6(l)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(l)(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.*

The dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed development is set back in accordance with the requirements of the NR-BP zone district.

The 45-foot maximum height of the proposed building is less than the 65-foot maximum permitted building height. The Site Plan includes 30,730 square feet of landscaping where 15,295 feet is required.

- b. 6-6(l)(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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Study was required for this request. The driveways were designed to meet the TIS recommendations.

- c. 6-6(l)(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 site is not within a Master Plan area.

2. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (11/17/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for updates to the utility plan and the landscaping plan indicating that no trees are or obstructions shall be located within the easement as discussed.
3. Final sign off is delegated to Planning to check for adjustment of clear site triangles and bike rack detail and to check on updates to the site plan regarding parking space requirements, minor signage, ramps and clarification of the landscape island curb radii, for the redesign of plant material along the sewer easement and alternative landscaping plan if needed, stabilization for the storm water quality pond, and the recorded infrastructure improvements agreement.
4. The applicant will obtain final sign off from Transportation and Planning by January 27, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 2, 2021**. The date of the DRB'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.

Official Notice of Decision

Project # PR-2021-005747 Application# SI-2021-001661

Page 3 of 3

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 (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to 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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley
DRB Chair

JW/mg Studio Southwest 2101 Mountain RD ABQ. NM 87104