

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

Kenneth Falcon
5808 W. Sunset Blvd.
Los Angeles, CA 90028

Project# PR-2021-005629
Application#
SI-2021-01483 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **22A, 22B, 22C, AND TRACT P** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 41.3495 acre(s). (R-16)

On October 27, 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 construct a 105,360 square feet of GFA production office building, a 50,744 square feet of GFA production support services building, and a 60,786 GFA mill building on the site. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G(1)(e)1. of the IDO the proposed development application area is larger than 5 acres in size and features more than 50,000 square feet of GFA of non-residential development.
 1. Pursuant to 6-6(I)(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(I)(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, and façade design meet/exceed the Mesa del Sol (MdS) Level B Master Plan/Framework Plan and IDO requirements.

An Alternative Landscape Plan has been submitted for administrative review and approval which will have to be consistent with the purposes of 5-6 of the IDO and not include a reduction of tree planting requirements (see condition #3 below).

- 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 Impact Study was required and submitted.

- 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 Plan as approved meets the relevant standards in the MdS Level B Master Plan/Framework Plan according to staff analysis and the Architectural Review Committee (ARC) of MdS.

2. The applicant provided notice as required by 6-1-1 of the IDO.
3. The proposed development is permitted within the PC zone district and the MdS Level B Master Plan/Framework Plan.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (10/27/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for the recording of a private sewer easement enabling the offsite sewer and lift station, for a note to be added to the Site Plan specifying compliance with the ABCWUA Ordinance Section 3-2-7 which is acceptable to ABCWUA, and requiring separate sewer connections for each parcel.
3. Final sign off is delegated to Planning for clarification of various curb ramp details that shall be reflected in the Site Plan and details; the addition of a standard note regarding landscape height restrictions on the Alternative Landscape Plan; for possible adjustments to curb radii based on turning template design recently provided per Transportation; the Solid Waste signature; final sign off of the Final Plat; an approved Alternative Landscape Plan; and for a note to be added to the wall diagram for the wall height to be reduced 0.5 feet at the entryways.
4. The applicant will obtain final sign off from ABCWUA and Planning by January 27, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

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 DRB's decision or by **NOVEMBER 11, 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.

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".

Jolene Wolfley
DRB Chair

JW/jr

Will Gleason, Dekker/Perich/Sabatini, 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109