

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

Curia New Mexico, LLC  
Oso Biopharmaceutical, LLC  
26 Corporate Circle  
Albany, NM 12203

**Project# PR-2018-001252**  
**Application#**  
**SI-2022-02328 SITE PLAN**

### LEGAL DESCRIPTION:

All or a portion of:

**LOT B BLOCK 5, SUNDT'S INDUSTRIAL CENTER** zoned **NR-GM**, located at **4401 ALEXANDER BLVD NE between ALEXANDER BLVD NE and MONTBEL PL NE** containing approximately **11.86** acre(s).  
**(F-16)**

On February 1, 2023, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This request proposes a 60,000 square foot building addition for light manufacturing, warehouse, and office uses onto an existing 137,433 square foot building occupied by the same uses. This request is required to be reviewed by the DRB because per 6-5(G)(1)(e)(1)(d) of the IDO more than 50,000 square feet of gross floor area for new non-residential development is proposed.
  1. Pursuant to 6-6(G)(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 dimensional standards, landscaping, and parking comply with the applicable provisions of the IDO: the proposed addition meets the setback requirements, and the maximum height of the proposed addition is approximately 48.5-feet in height which does not exceed the 65-foot maximum building height in the NR-GM zone

district. Landscaping covers 18% of the site area, exceeding the 15% minimum required coverage of the site area. 99 trees are provided in the parking areas, exceeding the minimum requirement for 32 trees being provided in the parking areas. 357 parking spaces are provided, exceeding the minimum requirement of 211 parking spaces.

- 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. Transportation determined that a Traffic Impact Study (TIS) was not required.

- 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 subject property is not located within an approved Master Development Plan. Therefore, this criterion does not apply.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed use is allowed within the NR-GM zone district, and is subject to the requirements of the underlying zone district.

**Conditions:**

1. This Site Plan is valid 7 years from DRB approval (2/1/2023). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Planning to ensure that all Site Plan sheets are signed and sealed by the appropriate design professional who is licensed in the State of New Mexico.
3. The applicant will obtain final sign-off from Planning by March 29, 2023 or the case may be scheduled for the next DRB hearing and could be denied per 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 **FEBRUARY 17, 2022**. 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). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. 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

Burns & McDonnell, 3501 E. Speedway Blvd, Suite 245, Tucson, NM 85716