

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
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Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

April 16, 2026

Consensus Planning
302 Eighth Street NW
Albuquerque, NM 87102

Plan # [SP-2026-00030](#)
Site Plan – EPC

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.1 acres. (H-14)

Staff Planner: Dustin Kiska

On April 16, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # SP-2026-00030, a Site Plan – EPC, based on the following Findings 1-29 and subject to Conditions of Approval 1-4.

FINDINGS – SP-2026-00030 – Site Plan – EPC

1. This is a request for a Site Plan – EPC for a 2.0-acre site legally described as:
 - Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres.
 - The northerly 17 feet of tract A of the Menaul Addition No. 1, containing 8,404 square feet.
 - Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.

Located on Menaul Blvd. NW, one lot west of 6th St. NW, (the “subject site”).

2. The request would facilitate the demolition of the western portion of the existing warehouse to allow for the construction of a new (9,250 SF) fabrication shop/storage building on the west portion of the 2.0-acre subject site, as well as (1,400 sf) covered fabrication and (1,800SF) storage space, open to the outside air, all which would be used for Art piece fabrication for the City’s Arts and Culture Department operations.

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3. The proposed site plan depicts existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing structure will continue to operate in its current capacity. This EPC approved Site Plan would control the site and replace any pre-existing site plan.
4. The existing use was developed at a time that the Comprehensive City Zoning Code allowed it permissively and cumulative impacts were not considered to be reviewed by the EPC. The Comprehensive City Zoning Code was repealed and replaced by the Integrated Development Ordinance (IDO).
5. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and because the request involves expanding a warehouse use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request.
6. Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with IDO development standards. This is a quasi-judicial matter.
7. Prior to the effective date of the IDO, the subject site was zoned C-3 Heavy Commercial zone district in the Comprehensive City Zoning Code, (now repealed), which allowed most commercial and wholesale uses) and some light industrial uses [CABQ Zoning Code, [§ 14-16-2-18\(A\)\(2\)](#)].
8. With the effective date of the IDO in 2018, the subject site's zoning converted to NR-C (Non-Residential – Commercial Zone District). The current warehousing land use is permissive pursuant to [Table 4-2-1](#) and meets use-specific standards in § 14-16-~~4-3(E)(19)(b)~~.
9. Structures on the eastern portion of the site were established as early as 1949 and 1959, as visible in aerial photography.
10. On November 10, 1978 a variance request of 13 feet to the required rear setback was approved to eliminate a required landscape buffer on the western edge of the property and allow a warehouse addition to extend to two feet from the southern lot line.
11. On January 22, 1985 a Site Plan expansion was approved for the existing warehouse (Soft Drinks Inc.) to the west of the property and propose a landscape buffer between the western edge of the current lot designated for Parks and Recreation storage and a ponding area.
12. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment

at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

14. The subject site is located along the Menaul Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan. Major Transit Corridors are designated to serve high-frequency high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key, as well as good access for users to goods and services along these Corridors and the Centers they connect.
15. The subject site is within the Near North Valley Community Planning Area (CPA). This spans the area between the Rio Grande and I-25 and between I-40 and Montano. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods and commercial and industrial uses to the east. A mix of Residential commercial and industrial development is concentrated along Menaul Blvd. NW within the CPA where the subject site rests in the center of the southern portion of the CPA Near Interstate 40 and the railroad.
16. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.
17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding development patterns and infill from Chapter 4: Community Identity
POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The proposed development will increase warehousing space for the City's Arts and Culture Department and the production and fabrication of art collections to be shared by the entire City. Albuquerque thrives as a cultural hub, which is made possible by the works created under the City's Arts and Culture Department. Its mission is to enhance the quality of life through the celebration of art to be placed all over the city and seasonal art at special events. The expansion of an art fabrication warehouse, will allow increased capacity to create pieces that can enhance the quality of life in the city by celebrating Albuquerque's unique history and culture, and providing collections that improve literacy, economic vitality and learning and increase tourism to Albuquerque and help create distinct identity and a sense of place through art collections displayed city wide.
18. The request is consistent with the following Comprehensive Plan Goal and Policy regarding development patterns and infill from Chapter 5: Land Use.
 - A. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land of support the public good.

The request would facilitate the development of a new 9,250 SF warehouse on the subject site, that will allow the applicant to expand the current fabrication of public art to be displayed in public places as commissioned. The proposed Site Plan promotes development that will maximize the utilization of surrounding infrastructure and expand an existing use that supports the public good. The subject site is serviced by public transportation facilities and has pre-existing access to water and sewage infrastructure.

- B. **POLICY 5.6.2 AREAS OF CHANGE:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is in an Area of Change. The request encourages development that could expand employment opportunities in the Arts and Culture Department as well as contract artists. The subject site is located along a corridor that can adequately serve deliveries of art production materials, and distribution of collection pieces, yet provides soft transitions and a visual buffer through landscaping and street-scape, and warehouse material color and cladding of natural southwest colors, to protect abutting residential uses.

19. The request is consistent with the following Comprehensive Plan Policies regarding design from Chapter 7: Urban Design.

- A. **POLICY 7.3.2 COMMUNITY CHARACTER:** Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed development reflects the characteristics of the distinct identity of the surrounding area. The design protects and enhances views through color and material choice of the proposed warehouse building and by providing street trees as well as landscaping. The proposed warehouse building will be clad with a 2-tone color pallet complimentary to that of the natural southwest. The Landscaping will consist of trees and shrubs along Menaul Blvd. NW, to soften the view from the street, as well as a landscape buffer between abutting residential units along the southern boundary, that will consist of trees as well as Honeysuckle vines, to create a sound and view buffer which contributes to a safe and attractive place. The above site plan design strategies that seek to minimize potential negative impacts on existing residential uses with respect to noise, containing all loud machinery indoors, stormwater runoff is collected on site before discharge into public right of way, contaminants are stored properly to maintain air quality, lighting is minimal, mounted on the building and pointed down, and traffic is minimal happening during regular daytime business hours.

- B. **POLICY 7.5.1 LANDSCAPE DESIGN:** Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

This request proposes a landscape plan that requires low irrigation needs. The proposed landscaping will utilize drought tolerant vegetation and trees that thrive in the high desert climate and enhance the sense of place by drawing upon the Official Albuquerque Plant Palette to install landscaping commonly found throughout the city. The landscaping honeysuckle vines provide added aroma benefits during the bloom cycle, and can possibly help mitigate any odors created during the fabrication of art pieces on site.

20. The request is consistent with the following Comprehensive Plan Policy regarding design from Chapter 11: Cultural Heritage.

POLICY 11.5.1 ARTS PROMOTION: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

By engaging in local arts and heritage, communities build resilience, and create unique identities, which directly enhance overall quality of life. The proposed development supports and promotes cultural traditions and arts as vital components of the community's identities and well-being, by providing a space for the increased production capacity of art installations to be shared by the entire city. Art and heritage, create a strong sense of belonging and community pride, strengthening unity and respect among its communities.

21. The request is partially consistent with Comprehensive Plan POLICY 12.4.1
COORDINATION: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value, from Chapter 12: Infrastructure, Community Facilities & Services.

The proposed development provides a multi-disciplinary approach to meet a much-desired need of the community, the production and distribution of public art for display city wide. The proposed site plan seeks to allow the Arts and Culture Department the development of an expanded warehouse space, helps bridge a service gap by increasing production capabilities of a desired community service in an equitable way to meet the needs of all communities over time.

22. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

- A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC (see above), the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-C (Non-Residential-Commercial). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

City Staff has reviewed the Site Plan against IDO development standards for the proposed expansion of a 9,520 SF. warehouse to the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-C zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations. Pursuant to IDO §14-16-6-4(O), the EPC may

impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

- D. 6-6(I)(3)(d) 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 subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Burdens on these systems have been mitigated, for example most drainage is collected on the western portion of the site, before discharged into the public right-of-way, in the lot designated partly as a 6,416 cu/ft ponding area, and any future burdens on those systems shall be responsible for proper mitigation methods if the site continues to develop.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

A Cumulative Impacts Analysis was required due to the subject site's location within a ¼ mile of the Railroad and Small Spur area (see attachments), and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Cumulative Impacts Analysis for this request explains how it mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. For example, amplified sound from loud machinery is housed within the proposed building, new lights will be building mounted near the north end public entrance, drainage is collected on site, and vehicle parking and staging and circulation happens within the site, and a landscape buffer with trees and shrubs and honey suckle intended to be decorative and to visually and audibly and aroma soften the industrial warehouse use within. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets 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 within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts.

The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality by containing drainage within landscape islands and catch ponds. Traffic congestion will be low impact as the frequency of vehicle visits is infrequent and only during business hours. Parking congestion is contained on site and separated by public and private gated parking areas. Noise from any loud machinery or fabrication uses will be housed within the warehouse building. Vibration may come from delivery vehicles; however, the delivery dock is to the northern edge of the building the farthest from the residential neighbors. Light spillover is non-existent, as all lights are standard wall mounted, down pointing, with low illumination for safety and entry egress illumination. Impact of hazardous materials on the environment is mitigated through storage within the fabrication space, and to be contained and disposed of properly. Other nuisances, like the storage of materials will be art pieces and works in progress, not to be viewed from the street or piled high to be seen by the south residential properties. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included with this review.

- H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested although there is minimal proposed lighting included with the Site Plan for the development. The proposed site lighting is to be building mounted on hooded or shielded and projected downward and low watts per fixture bulb. The proposed lighting is to be directed within the property, with minimal to zero spread on adjacent properties, for the purpose of standard commercial building safety and entry/egress illumination. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

23. The proposed site plan depicts existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing structure will continue to operate in its current capacity. Cumulative impacts were not considered to be reviewed by the EPC in the now repealed Comprehensive City Zoning Code, therefore the previous use was developed at a time that allowed it permissively. The subject property is comprised of three parcels that will be combined after this request gets final sign off by the (DFT).
24. Site Configuration/Layout: The site currently has existing buildings totaling 32,295 SF used for the City Government record keeping operations. The existing subject site with buildings is comprised of asphalt and concrete paving all visible from Menaul Blvd. NW. The proposed final phase construction is to be a warehouse fabrication shop/storage building at a single-story with a max height of 26'0" at the top of parapet, 136 feet long and 70 feet wide.

25. Dimensional Standards: The applicant is following IDO Development Standards. The proposed development complies with the following NR-C zone district development standards; front, rear and side setback requirements, including the overall height is under the allowable building height maximum. Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

26. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impact analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

A. 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Negative impacts on residential uses within 660 feet of the subject site are minimized because all vehicle access, circulation, parking, and loading, are contained within the site. The site has (20) parking spaces that are contained behind a fence with lockable operable gates, more than 40 feet from any street. There is a shared, at least, 6-foot opaque wall along the southern property line, separating the subject site from residential properties along this boundary. A landscaping buffer or additional trees and honeysuckle vines is provided to further minimize any potential negative impacts regarding vehicle access, parking on the residential properties to the south.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on lighting that could affect the surrounding residential uses. The only lighting proposed will be standard building mounted lights for night time egress and entry illumination and will be hooded or shielded fixture units, and directed inward and down pointing, containing all light bleed within the site. The lights are primarily located at the north east corner, away from the southern residential property edge, near the public entry to the warehouse, and at least 30 feet from Menaul Blvd to the north.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The operations will have various materials that may be considered hazardous, like paints, varnishes, acetone, and solvents, or dusts like plaster, or saw dust. The applicant has procedures and locations in place to safely store the hazardous materials as required through federal regulations. All hazardous materials will be stored indoors, fire-rated containers to reduce the risk of these materials affecting surrounding residential uses. The storage location within the new fabrication

shop is placed away from property boundaries and not accessible to the public to mitigate all risks surrounding these materials as much as practically possible.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The proposed warehouse design has two (2,705 SF) modular units totaling (5,410 SF) for the purpose to store materials and fabricated Art installation pieces. The site has (1,800 SF) outdoor covered storage space at the south edge of the property, closest to the residential use, for the storage of art piece construction materials, staging of art pieces, and works in process. Materials will not be stacked high, reaching above the opaque wall or fencing that would create an eye-sore to the neighboring residents, and they are tucked away from the street behind fencing, as not to cause attention to those passing by, to be presented as final pieces of art to be on display for the general public.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The residential properties are along the subject site's southern boundary. All activities that generate noise are going to be located inside the new, proposed fabrication building situated approximately 32 feet from the adjacent residential zone districts to the north. By limiting noise generating work to inside the new workshop, the impact on neighboring residential uses will be sufficiently mitigated.

- B. 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

1. 6-4(H)(1)(b)1: A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. and the railroad tracks, containing a range of land uses. As evidenced by the City's GIS Land Use mapping, there is low-density residential, industrial, and commercial retail and services within 660 feet of the property, triggering this cumulative impact analysis.

2. 6-4(H)(1)(b)2: A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on March 4, 2026. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. 6-4(H)(1)(b)3: A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The applicant has provided a list of all hazardous materials needed for operations, which include paint solvents, varnishes, and dusts. All hazardous materials are stored indoors and managed as required by federal regulations.

4. 6-4(H)(1)(b)4: A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed fabrication shop/storage building will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed cubic volumes for landscape ponding areas and shall comply with the most current DPM requirements for stormwater discharge.

5. 6-4(H)(1)(b)5: A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

ABCWUA issued a Letter of Availability (#260128) on March 3, 2026. The applicant has indicated that the proposed warehouse addition will utilize existing water and sewage services for the site. This Availability Statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require re-evaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

6. 6-4(H)(1)(b)6: The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the Art fabrication and storage facility are 8am-5pm. All activities associated with deliveries and movement of freight vehicles will occur during the proposed daytime working hours, and within gated area of the property, off the street and away from neighboring residential properties.

7. 6-4(H)(1)(b)7: A list of and copies of all permits required for the use.

The applicant is responsible for providing copies of permits attained to run the Art fabrication warehouse operations. The Applicant has stated they will provide a list of copies of all permits required for the use in a separate transmittal as applicable, prior to future DFT final sign off

- C. 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on March 4, 2026. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed site plan.

- D. 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The site plan is being submitted for review and decision by the EPC.

- E. 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to

minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the April 16, 2026 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

27. The Office of Neighborhood Coordination verified that there are two recognized neighborhood associations (NA) within 660 ft of the subject site, the Near North Valley Neighborhood Association and the North Valley Coalition, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required.
28. At the Neighborhood Associations request, the Agent and Applicant attended the Near North Valley NA meeting to inform them of the proposed development, and there was general support among those that were in attendance.
29. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

Conditions of Approval

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1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. The applicant is responsible for providing copies of permits attained to run the Art fabrication warehouse operations. The Applicant has stated they will provide a list of copies of all permits required for the use in a separate transmittal as applicable, prior to future DFT final sign off.
4. Site Plan clean up and revisions
Parks and Recreation and Urban Forestry Conditions:
 - i. Street trees shall be removed from the mini clear sight triangle.
 - ii. The size of trees shall be listed on the landscaping plan at planting time. (2” caliper is required for street trees)
 - iii. Single-stem ‘Cercis Occidentalis’ trees shall be installed. Not multi-stem, (which is not acceptable for use as a street tree due to clearance issues)
 - iv. Screwbean Mesquite is generally recommended in Official Albuquerque Plant Palette, (but some have cold hardiness issues) consider replacing with alternate tree species.
 - v. Street trees shall be no more than 20’ from back of curb. Please provide measurement showing distance to trees set further back

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APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **May 1, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), [§14-16-6-4\(U\)](#) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela
Planning Director

AV/MJ/DK

cc: Consensus Planning, Inc., Jim Strozer, cp@consensusplanning.com
Consensus Planning, Inc., Alyssa Ortiz, Ortiz@consensusplanning.com
North Valley Coalition, Peggy Norton, President, nvcabq@gmail.com
North Valley Coalition, James Salazar, VP, nvcabq@gmail.com
Near North Valley NA, President, Marit Tully, NearNorthValleyNA@gmail.com
Near North Valley NA, Secretary, jsabatini423@gmail.com
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EPC file