

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

October 19, 2023

City of Albuquerque
Fire and Rescue
PO Box 1293
Albuquerque, NM 87103

Project # PR-2023-009216
RZ-2023-00035– Zoning Map Amendment
(Zone Change)
SI-2023-01498– Site Plan - EPC

LEGAL DESCRIPTION:

Consensus Planning, Inc., Jackie Fishman, agent for the City of Albuquerque Fire and Rescue, requests a Zoning Map Amendment from R-1A to NR-SU, and an associated Site Plan - EPC for all or portion of Tract 12-A-,1 Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the intersection of the northeast corner of 98th St. and Amole Mesa Ave. SW, approximately 7 acres. (N-09-Z)
Staff Planners: William Steele & Megan Jones

On October 19, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009216, RZ-2023-00035– Zoning Map Amendment (Zone Change), based on the following Findings:

FINDINGS RZ-2023-00035

1. This request is for a Zoning Map Amendment for an approximately 7-acre site legally described as Tract 12-A-1 Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the intersection of the northeast corner of 98th St. and Amole Mesa Ave. SW (the “subject site”)
2. The applicant is requesting a zone change from R-1A (Residential Single-Family) to NR-SU (Non-residential – Sensitive Use), which would create a spot zone.
3. The request would facilitate development of a Fire and Police Station, which requires a NR-SU zoning designation. Fire and Police Stations are required to be submitted via a Site Plan - EPC pursuant to the NR-SU zoning district in accordance with IDO section 14-16-2-5(E). The Site Plan associated with this request shall be reviewed by the EPC in conjunction with the zone change request.
4. The subject site is in an Area of Consistency and is not in a designated center or along a designated corridor.

5. In 2021, Mid-Region Council of Governments conducted a site feasibility study for a new Fire Station on the Southwest Mesa area at the behest of the City Council. It was concluded that the subject site would be appropriate for a new Fire and Police Station which would be home to a Public Safety Center.
6. 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.
7. The request clearly facilitates the following Comprehensive Plan policy from Chapter 4: Community Identity

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed development of a Fire and Police station would help protect the identity and cohesiveness of the surrounding residential neighborhood by specifying specifies uses, site standards, and development standards pursuant to the NR-SU zone district. The proposed standards are of similar scale to the surrounding area. The applicant has demonstrated that the zone change would facilitate development meets edge buffer requirements and is an appropriate location for a public safety complex in an established neighborhood. The building design is consistent with other City Fire Departments.

8. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding land use, efficient development patterns, and infill development from Chapter 5: Land Use.

- A. 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request to change the subject sites zoning to NR-SU for the development of a Fire, Police station and community safety department would contribute to creating a healthy and sustainable community. The request would facilitate development of Fire and Police station uses that are lacking in the surrounding residential area. Additionally, a community meeting room and future city parks and transit uses are proposed on site, which is conveniently accessible form surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

- B. 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 to support the public good.

The request would generally promote efficient use of the land by facilitating development that maximized the utility of existing infrastructure and public facilities including streets, transit, and water and sewer services.

- C. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support growth on a vacant infill site within an existing residential area. The proposed development would be served by existing infrastructure and public facilities.

9. The request clearly facilitates the following Comprehensive Plan Goals and Policy City development from Chapter 5: Land Use

- A. Goal 5.6 City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in an Area of Consistency where development is expected to be consistent with the established character of the surrounding context. The NR-SU Site Plan established the Fire and Police Station use, Site Standards, and development standards that ensure the intensity of the surrounding residential area is not adversely affected.

- B. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is outside of designated Centers and Corridors and enhances the character of the surrounding neighborhoods. The applicant has demonstrated that the proposed development is an appropriate scale to the surrounding neighborhood through proposed building standards, including heights, setbacks, landscaping, and edge buffering, which are negotiated at the EPC with the NR-SU Site Plan.

10. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Infill and Development Quality from Chapter 7: Urban Design

- A. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The subject site is a vacant lot in a developing residential area. Proposed development of the infill site would enhance the built environment and blend in style with the surrounding neighborhood and establishes sidewalk infrastructure and landscaping along Amole Mesa Ave.

- B. Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The request would facilitate development of a Fire and Police Station. The proposed Site Plan specifies building design, site, and development standards that would ensure high quality design.

- C. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The landscape plan proposes a plant list that is pursuant to the City's approved Plant Palette containing only low water usage plants that are consistent with the high desert climate. The Landscape plan also follows all IDO section 5-6 Landscaping, Buffering and screening requirements and contributes to sense of place.

11. The request clearly facilitates the following Comprehensive Plan Goals and Policy regarding Community Facilities from Chapter 12: Infrastructure, Community Facilities & Services

- A. Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The request would provide an ABQ Fire Station, Police substation, and Community Safety Department (ACSD), that can be conveniently accessed by the surrounding residential neighborhoods from 98th street NW. The ACSD is proposed to have a community meeting space for educational opportunities for persons of all ages, which could generally promote community involvement.

- B. Policy 12.2.3 New Facilities: Locate new facilities in areas with excellent access to provide services to underserved and developing areas.

The request would provide a new Fire and Police station in a developing area that does not have immediate access to these public services. Services would be provided to an underserved area and can be accessed from 98th Street NW, via sidewalk infrastructure, bike lanes, and transit.

12. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Public Services from Chapter 12: Infrastructure, Community Facilities & Services

- A. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The City has planned and coordinated to provide a new Fire, Police and Community Safety department, an efficient and equitable use, to best serve residents of the surrounding area to protect their health safety and well-being.

- B. Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

The request would maximize residents' access to Public Safety services in an underserved area of the City. There is not a Fire or Police station in the general vicinity of the subject site and the development would help to distribute these services equitably throughout the city.

- C. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The request would facilitate development of a City Fire Station, which would provide fire and rescue EMS services to the surrounding community to help save and protect lives and property.

- D. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The request would facilitate development of a Police Substation, which would provide crime prevention, police protection, law enforcement, and investigative services in an underserved area of the City.

13. The request clearly facilitates Comprehensive Plan Goals Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The City is allocating public resources to support a public service development including a Fire, Police Station, and Community Safety Department. The resource would support infrastructure needs for the area and would generally result in an efficient investment of public dollars.

14. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response demonstrates that the request clearly facilitates a preponderance of applicable ABC Comprehensive Plan Goals and Policies (and other applicable City Plans), therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The applicant's policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and Policies regarding Identity and Design, Land Uses, City Development Areas, Efficient Development Patterns, Infill Development, Community Facilities, Public services, and Resources and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.
- C. Criterion C: The subject site is located wholly in an area of consistency; therefore, this criterion does not apply.
- D. Criterion D: The requested zone change to NR-SU is required for the development of Fire and Police Stations pursuant to IDO section 2-5(E), in conjunction with a Site Plan-EPC review. The Site Plan and zone change are mutually supportive. shall specify specifies uses, site standards, and development standards, which are approved with the associated zone change for the request. Where the Site Plan is Silent, applicable IDO standards apply.

There are no Use Specific Standards for Fire and Police Stations and the applicant has provided a table demonstrating that the proposed development would follow all applicable IDO standards, mitigating potential harmful impacts on the surrounding community to the greatest extent possible. Future development could not occur on site without a Major or Minor amendment. Staff generally agrees with the discussion and that any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

- E. Criterion E: The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone.

- F. Criterion F: The applicant's justification is not based on the subject site's location along a major street, although access off of 98th street for public safety uses fire and police are taken into consideration. The subject site is not within a Comp Plan Corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies and for the need of fire protection services in the area.
- G. Criterion G: The cost of land and economic considerations are not the factor for the requested zone change. The applicant's justification is based predominantly on providing fire and police services to an underserved area, which has been demonstrated to clearly facilitate applicable Comprehensive Plan Goals and policies.
- H. Criterion H: Criterion H is a two-part test which the request generally meets. The request to NR-SU would create a spot zone. The applicant has demonstrated that the request would (1) clearly facilitate implementation of several applicable goals and policies of the ABC Comp Plan from Chapters 4-Community Identity, 5-Land Use, 7-Urban Design, and 12-Infrastructure, Community Facilities and Services. The NR-SU zone district would facilitate development of a Public Safety complex, including a Fire and Police Station, which requires the NR-SU Zoning designation and A Site Plan to be reviewed by the EPC.

The subject site is surrounded by residential land uses with no Fire or Police Stations in the immediate vicinity. The applicant claims that the subject site is not suitable for single-family residential uses due to traffic along 98th street, an Urban Principal Arterial. A Fire and Police Station use would benefit the safety of the surrounding community, residential uses, and schools nearby.

15. There are no affected registered neighborhood organizations for the subject site, but property owners within 100 feet of the subject site were notified as required.
16. A pre-application facilitated neighborhood meeting was not held and no opposition or support is known for the request.
17. As of this writing, Staff is unaware of any opposition.

On October 19, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009216, SI-2023-01498 – Site Plan - EPC based on the following Findings and subject to the following Conditions of Approval:

FINDINGS SI-2023-01498

1. This request is for a Site Plan-EPC for an approximately 7-acre site which is legally described as Tract 12-A-1 Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the intersection of the northeast corner of 98th St. and Amole Mesa Ave. SW (the "subject site").

2. The request would facilitate the development of a Fire and Police Station, which requires a NR-SU zoning designation. Fire and Police Stations are required to be submitted via a Site Plan - EPC pursuant to the NR-SU zoning district in accordance with IDO section 14-16-2-5(E).
3. The proposed Site Plan is being reviewed in conjunction with the requested NR-SU zone designation.
4. The proposed Site Plan is comprised of three buildings: a Fire Department, Police Department, and the Albuquerque Community Safety Department. Associated Site work including Parking, Landscaping, Grading and Drainage, Utilities, and signage are included with the request
5. The subject site is in an Area of Consistency and is not in a designated center or along a designated corridor.
6. In 2021, Mid-Region Council of Governments conducted a site feasibility study for a new Fire Station on the Southwest Mesa area at the behest of the City Council. It was concluded that the subject site would be appropriate for a new Fire and Police Station which would be home to a Public Safety Center.
7. 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.
8. 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.
9. The request clearly facilitates the following Comprehensive Plan policy from Chapter 4: Community Identity

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed development of a Fire and Police station would help protect the identity and cohesiveness of the surrounding residential neighborhood by specifying specific uses, site standards, and development standards pursuant to the NR-SU zone district. The proposed standards are of similar scale to the surrounding area. The applicant has demonstrated that the zone change would facilitate development meets edge buffer requirements and is an appropriate location for a public safety complex in an established neighborhood. The building design is consistent with other City Fire Departments.

10. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding land use, efficient development patterns, and infill development from Chapter 5: Land Use.

- A. 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request to change the subject sites zoning to NR-SU for the development of a Fire, Police station and community safety department would contribute to creating a healthy and sustainable community. The request would facilitate development of Fire and Police station uses that are

lacking in the surrounding residential area. Additionally, a community meeting room and future city parks and transit uses are proposed on site, which is conveniently accessible from surrounding neighborhoods via streets, adequate sidewalk infrastructure, bike routes, and transit.

- B. 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 to support the public good.

The request would generally promote efficient use of the land by facilitating development that maximized the utility of existing infrastructure and public facilities including streets, transit, and water and sewer services.

- C. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support growth on a vacant infill site within an existing residential area. The proposed development would be served by existing infrastructure and public facilities.

11. The request clearly facilitates the following Comprehensive Plan Goals and Policy City development from Chapter 5: Land Use

- A. Goal 5.6 City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in an Area of Consistency where development is expected to be consistent with the established character of the surrounding context. The NR-SU Site Plan established the Fire and Police Station use, Site Standards, and development standards that ensure the intensity of the surrounding residential area is not adversely affected.

- B. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is outside of designated Centers and Corridors and enhances the character of the surrounding neighborhoods. The applicant has demonstrated that the proposed development is an appropriate scale to the surrounding neighborhood through proposed building standards, including heights, setbacks, landscaping, and edge buffering, which are negotiated at the EPC with the NR-SU Site Plan.

12. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Infill and Development Quality from Chapter 7: Urban Design

- A. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The subject site is a vacant lot in a developing residential area. Proposed development of the infill site would enhance the built environment and blend in style with the surrounding neighborhood and establishes sidewalk infrastructure and landscaping along Amole Mesa Ave.

- B. Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The request would facilitate development of a Fire and Police Station. The proposed Site Plan specifies building design, site, and development standards that would ensure high quality design.

- C. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The landscape plan proposes a plant list that is pursuant to the City's approved Plant Palette containing only low water usage plants that are consistent with the high desert climate. The Landscape plan also follows all IDO section 5-6 Landscaping, Buffering and screening requirements and contributes to sense of place.

13. The request clearly facilitates the following Comprehensive Plan Goals and Policy regarding Community Facilities from Chapter 12: Infrastructure, Community Facilities & Services

- A. Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The request would provide an ABQ Fire Station, Police substation, and Community Safety Department (ACSD), that can be conveniently accessed by the surrounding residential neighborhoods from 98th street NW. The ACSD is proposed to have a community meeting space for educational opportunities for persons of all ages, which could generally promote community involvement.

- B. Policy 12.2.3 New Facilities: Locate new facilities in areas with excellent access to provide services to underserved and developing areas.

The request would provide a new Fire and Police station in a developing area that does not have immediate access to these public services. Services would be provided to an underserved area and can be accessed from 98th Street NW, via sidewalk infrastructure, bike lanes, and transit.

14. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding Public Services from Chapter 12: Infrastructure, Community Facilities & Services

- A. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The City has planned and coordinated to provide a new Fire, Police and Community Safety department, an efficient and equitable use, to best serve residents of the surrounding area to protect their health safety and well-being.

- B. Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

The request would maximize residents' access to Public Safety services in an underserved area of the City. There is not a Fire or Police station in the general vicinity of the subject site and the development would help to distribute these services equitably throughout the city.

- C. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The request would facilitate development of a City Fire Station, which would provide fire and rescue EMS services to the surrounding community to help save and protect lives and property.

- D. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The request would facilitate development of a Police Substation, which would provide crime prevention, police protection, law enforcement, and investigative services in an underserved area of the City.

15. The request clearly facilitates Comprehensive Plan Goals Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The City is allocating public resources to support a public service development including a Fire, Police Station, and Community Safety Department. The resource will support infrastructure needs on site.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6(I)(3)-Review and Decision Criteria for a Site Plan-EPC, as follows:

- A. Criterion A: The applicant's policy-based response demonstrates that the request is consistent with a preponderance of applicable ABC Comprehensive Plan Goals and Policies (and other applicable City Plans), therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The request is for a Fire and Police station use, which requires the zone designation of NR-SU. The request for a Site Plan-EPC is in conjunction with a zone change from R-1A to NR-SU. The Site Plan proposes uses, standards, and development standards pursuant to the IDO. Any future development would be required to comply with the approved NR-SU Site Plan associated with this request.
- C. Criterion C: The request is for Zoning Map Amendment to NR-SU for development of a Fire and Police Station. The Site Plan specifies uses, standards and development standards which are negotiated at the EPC.

The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, other adopted City regulations. All conditions must be met prior to building permit approval.

- D. Criterion D: The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.
 - E. Criterion E: The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan.
 - F. Criterion F: The subject property is not within an approved Master Development Plan.
 - G. Criterion G: The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
17. There are no affected registered neighborhood organizations for the subject site, but property owners within 100 feet of the subject site were notified as required.
18. A pre-application facilitated neighborhood meeting was not held and no opposition or support is known for the request.
19. As of this writing, Staff is unaware of any opposition.

CONDITIONS OF APPROVAL – SI-2023-01498

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo.
3. Pedestrian Access & Safety:

Crosswalks shall comply with IDO 14-16-5-3(D)(3)(c), Materials to Alert Motorists.
4. Landscaping Plan:
 - A. Juniper species shall be female only.
 - B. The square footage on the LS plan shall match the square footage on the main site plan sheet.
5. Lighting: The color and finish of the light poles shall be specified.

6. Signage:
 - A. Signage shall be boxed out with a dashed line and square footage indicated.
 - B. Materials and finishes of signage shall be specified.
7. Transportation Development Review Services Conditions
 - A. The applicant shall provide a Traffic Circulation Layout.
 - B. The Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
8. Solid Waste Management Department Condition: The site plan shall be approved for access by the Solid Waste Department prior to final sign-off.
9. AMAFCA condition: The applicant shall submit the grading and drainage plan to AMAFCA for review prior to receiving final sign-off, because it will discharge into AMAFCA's Amole Dam.
10. PNM Condition: Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 3, 2023**. The date of the EPC'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(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

cc: City of Albuquerque Fire and Rescue, PO Box 1293, Albuquerque, NM 87103
Consensus Planning, Inc., Jackie Fishman, fishman@consensusplanning.com
Legal, dking@cabq.gov
EPC File