

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

Kairos Power – Lance Hagenbuch  
707 West Tower Avenue  
Alameda, CA 94501

**Project# PR-2020-004448**  
**Application#**  
**SI-2020-00964** MAJOR AMENDMENT TO SITE  
PLAN - DRB

### LEGAL DESCRIPTION:

All or a portion of **LOT D1, D2 & D3, MESA DEL SOL INNOVATION PARK II**, zoned PC, located at **5201 HAWKING DR SE between HAWKING DR and CRICK CROSSING**, containing approximately 32.5 acre(s).(Q-16)

On December 16, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the request, with delegation to Planning, based on the following Findings:

1. The original project consists of a 128,288 square foot building utilized for manufacturing. This is a request to construct a 40,000 square foot one-story building addition which would also be utilized for manufacturing.
  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(G)(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 parking and landscaping meet the IDO requirements, and the building height, parking, and setbacks are allowed under the Mesa del Sol Master Plan: 215 parking spaces are provided where a total of 169 parking spaces are required; and 529,423 square feet of landscaping is proposed where 202,576 square feet is required.

- b. 6-6(G)(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 TIS was not required for the project.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The existing development provides screening on the northern portion of the Site.

2. This site includes two Infrastructure Lists (IL). A revision to IL #2 was made at the December 16, 2020 DRB Meeting removing "HALF OF MEDIAN" under the "PUBLIC ROADWAY IMPROVEMENTS" section of the IL.
3. The City must record the Letter from the Fire Marshal submitted by the applicant.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The proposed use is allowed within the PC zone district, and subject to the requirements of the Mesa del Sol Master Plan.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (12/16/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Planning for the recorded Infrastructure Improvements Agreement (IIA) for Infrastructure Improvements List #1.
3. The applicant will obtain final sign-off from Planning by February 16, 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 31, 2020**. 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.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/jr

Studio Southwest Architects – Joe Blowers, 2102 Mountain Road NW, Suite B, Albuquerque, NM 87104