

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**



**OFFICIAL NOTICE OF DECISION
March 12, 2026**

Dan Schaefer
Kairos Power
5201 Hawking Dr. SE
Albuquerque, NM 87106

Project# PR-2020-004448
Application#
SP-2025-00055 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

D1A, MESA DEL SOL INNOVATION PARK II
zoned **PC**, located at **5201 HAWKING DR SE**
containing approximately **28.4372** acre(s).
(Q-16)

The Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request for an expansion to an existing Site Plan to add 47,000 Sq. Ft. of enclosed building space and 38,300 Sq. Ft. of equipment pad area to accommodate salt production activities. The project will split into 12 buildings ranging from 400 Sq. Ft. to 8,700 Sq. Ft., with primary uses being light manufacturing, storage, and office uses.
2. The IDO Zone District for this property is PC. The site and development is subject to Mesa Del Sol (Mds) Level B standards and development plan. The property is within the MDS Employment Center, the Airport Overlay Zone, and a mapped area for Commenting Agencies - KAFB and Sunport.
3. There is an Infrastructure List included with this Site Plan; the Applicant must complete an Infrastructure Improvements Agreement (IIA) with a financial guarantee.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a) 6-5(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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed expansion is an allowable use under this zoning designation (PC).

Per IDO 5-5, 325 parking spaces are being provided, while 287 parking spaces are required.

Per IDO 5-6, the Landscape Plan is compliant with the landscaping, buffering, and screening requirements.

Per IDO 5-11, the proposed building complies with the facade design requirements.

- b) 6-5(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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The Applicant has agreed to install the necessary infrastructure and public improvements, as required by the IDO. This includes a 12" Public Water Line, outlined in the submitted Infrastructure list, and must be formalized through an Infrastructure Improvements Agreement (IIA).

- c) 6-5(G)(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.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is located within the MDS Level B Plan, and the Mds Architectural Review Committee approved the proposed development.

CONDITIONS

Final sign-off of the Site Plan by the DFT staff is conditioned as follows:

Planning

1. Project and application numbers as well as date of approval must be added to the Site Plan Cover Sheet.
2. Prior to release of the site plan administrative amendment back to the applicant's team proof of an approved IIA must be provided.
3. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 30, 2026**. The date of the DFT'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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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,

Robyn Rose

[Robyn Rose \(Mar 13, 2026 13:52:29 MDT\)](#)

for Robyn Rose,
Associate Director, Planning Department

Official Notice of Decision

Project # PR-2020-004448 Application# SP-2025-00055

Page 4 of 4

JB/jr

Greenbox Architecture – Derek Metson, 502 Seventh St, Ste 203, Oregon City, OR 97045

PR-2020-004448_SP-2025-00055_March_12_2026_Notice_of_Decision_DFT

Final Audit Report

2026-03-13

| | |
|-----------------|--|
| Created: | 2026-03-12 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA6RPQMRbDUPkb6e7UdLyq_MxQ2z2xNM9h |

"PR-2020-004448_SP-2025-00055_March_12_2026_Notice_of_Decision_DFT" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-03-12 - 7:42:19 PM GMT
-  Document emailed to Robyn Rose (rrose@cabq.gov) for signature
2026-03-12 - 7:42:28 PM GMT
-  Email viewed by Robyn Rose (rrose@cabq.gov)
2026-03-13 - 4:00:53 AM GMT
-  Document e-signed by Robyn Rose (rrose@cabq.gov)
Signature Date: 2026-03-13 - 7:52:29 PM GMT - Time Source: server
-  Agreement completed.
2026-03-13 - 7:52:29 PM GMT