

**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

27 Hundred LLC, Stephen Brown
2501 Phoenix Ave NE
Albuquerque, NM 87107

Project# PR-2023-008906
Application#
SD-2023-00168 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACTS 1 & 2, JONES INDUSTRIAL PARK
zoned **NR-LM**, located on **VASSAR DR NE**
between PHOENIX AVE NE and LOS
ARBOLES NE containing approximately
1.0324 acre(s)

On September 20, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request to consolidate two lots (Tracts 1 & 2, Jones Industrial Park) into one lot (Lot 1-A, Jones Industrial Park) at 1.034-acres in size, and grant easements as shown on the proposed plat.
2. The subject property is located on Vassar Dr NE, between Phoenix Ave NE and Los Arboles Ave NE. The subject property is zoned NR-LM (Non-residential – Light Manufacturing Zone District) and is not subject to minimum or maximum lot size requirements. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. Based on information provided by Office of Neighborhood Coordination, there are no known neighborhood associations related to the subject site. Notice requirements per Table 6-1-1 of the IDO were fulfilled.

4. Property is within the Menaul & University Landfill Buffer. Therefore, this Plat will require Environmental Health approval.
5. The subject site currently has two curb cuts and the applicant intends on removing them and replacing them at different locations. Sidewalks, modified curb and gutter will replace the curb and cuts. An infrastructure list has been provided and approved with the Plat which demonstrates these modifications.
6. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.

Conditions:

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

- a. An updated Plat depicting the correct 5-foot sidewalk width must be submitted.
- b. Please add the following note regarding this item to the title/cover page of the plat:
'The subject property is located within the Menaul and University Landfill Buffer. Therefore, certain precautionary measures need to be taken to ensure the health and safety of the public. As required by the most current version of the interim Guidelines for Development within City Designated Landfill Buffer Zones, A professional engineer with expertise in landfills and landfill gas issues will be consulted prior to the development of the site.'
- c. A letter acknowledging that landfill gas mitigation is required must be signed by Environmental Health and submitted.
- d. An Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.
- e. Project and application numbers must be added to the plat
- f. AGIS DXF file approval.
- g. DHO approval date added to the Plat.

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 DHO's decision or by **OCTOBER 16TH, 2023**. The date of the DHO'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 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a 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 permits 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,



David S. Campbell
Development Hearing Officer

DSC/jr/ha

Juanita Garcia, JAG Planning and Zoning LLC. PO Box 7857, Albuquerque , NM 87194







PR-2023-008906_September_27_2023 - Notice of Decision

Final Audit Report

2023-09-30

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