

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: William Steele, Planner

DATE: 10/14/2024

RE: PR- PR-2018-001482, SI-2023-01925–Site Plan-EPC _ Riverside Mobile Home Park

The agent (Tierra West) for Riverside West, LLC., has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-11 for the Riverside Mobile Home Park, Site Plan-EPC, zoned R-MC; located at 211 Ervien Ln SW, northwest of the intersection of Ervien Ln and Coors Blvd. See EPC Notice of Decision (NOD) dated January 18, 2024.

The applicant provided a letter which shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided incorporating the Conditions of Approval.

Unauthorized Changes

1. Sheets C4.0 Landfill Mitigation Plan and C5.0 Detail Sheet are missing from the set of drawings that were approved by the EPC. Please submit these drawings for review and to verify no unauthorized changes have been made that were not approved by the EPC.
2. Detail Sheet C5.1, detail for Parallel and Diagonal Curb Ramps was removed. Please reinstate.
3. The Landscape Sheet numbering has been changed from L1.0 to LS-101 and no longer matches the Index to Drawings on the Site Development Plan Sheet. Please revise.
4. The Irrigation Notes have been removed from the Landscaping Sheet. Please reinstate.
5. The location of the Drainage Basin Treatment Per City of Albuquerque on the Landscape Plan has been significantly reduced in size and the notes have been removed. Verify approval of changes with Hydrology.

SI-2023-01925 –Site Plan-EPC

1. Condition 1 has been met or is agreed upon by the applicant. DFT Staff is responsible for reviewing that the Site Plan complies EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. Condition 2 has not been met. The applicant has not responded to Criterion 2. The applicant has met with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.

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3. Condition 3a has been partially satisfied. Note number 3 has not been changed to reflect the light pole maximum of 16' as shown on Detail Sheet C5.0. Keyed Note number 7 has been changed to reflect this condition.

Condition 3b has been partially met. The site plan has not specified LANDFILL GAS BUFFER AREAS on the drawing or in the legend in parenthesis next the LANDFILL LIMIT.

4. Condition 4 has been satisfied. The note regarding landscape compliance has been changed to "Residential Manufactured Home Community on the Landscape Plan.
5. Condition 5 has been met. Conceptual Grading and Drainage Plan has updated text to use "City of Albuquerque" instead of Rio Rancho.
6. Condition 6 has been partially met and replaced with a standard 16' max light pole detail on sheet C5.0. The note, "within 100' of Residential" was not added to the max light pole detail.
7. Condition 7 has been met and a solid waste site plan has been approved on 5/13/24. Please submit a copy of the approved drawing for verification.
8. Transportation Development Review Services Condition 8 has been satisfied. A Traffic Circulation Layout was approved on 4/29/24. The Traffic Impact Study was approved on 3/3/24. Please submit a copy of the approved drawing and form for verification.
9. County of Bernalillo, Public Works Condition 9 has been acknowledged and sidewalk improvements along the west side of Coors Blvd SW between Ervine Ln and James River Rd will be made. This condition must be fulfilled through the submittal to DFT.
10. PNM Conditions 10 a. and 10b. have been acknowledged. Existing and new easements, facilities including interior and exterior landscaping will be reflected on any future platting done at DFT and not impact PNM facilities.
11. AMAFCA Condition 11 has been met. The impact of the layout change has been rectified and public and private infrastructure has been identified in key notes on the Utility Plan.

Tierra West, LLC., Agent for Riverside West, LLC., has satisfied Conditions for NOD dated January 18, 2024. A response to any Conditions not addressed shall be coordinated with DFT staff prior to receiving final sign off. The DFT can move forward with reviewing the Site Plan approved by the EPC.

William Steele

William Steele, Current Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department