

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

Nicholas Blincoe
Gallo Partners, LLC
4010 Carlisle Blvd. NE, Suite B
Albuquerque, NM 87107

Project# PR-2020-004098
Application#
SI-2024-01284 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Tract A-1, Bridgepoint Subdivision zoned **PD**,
located at **86th St SW & Bridge Blvd SW**
containing approximately 4.52 acre(s).
(L-09, K-09)

On July 2nd, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. This project is an EPC Site Plan Sign-off for a 38-lot Townhome subdivision located at 86th and Bridge.
2. The Environmental Planning Commission (EPC) recommended approval of this project on October 17th, 2024 per PR-2020-004098, SI-2024-01284 contingent upon the completion of the 13 conditions outlined in the EPC memo. Condition #4 required the applicant submit the proposed Site Plan to the DFT for final sign-off.
3. An associated Major Preliminary Plat and Vacation of Easement for the proposed 38-lot subdivision were approved by the Development Hearing Officer (DHO) on June 11th 2025 per PR-2020-004098, MAJOR_PLT-2025-00006 and VAC-2025-00024.
4. Transportation has an approved TCL dated 2/7/2025 and had no objection to the approved Site Plan.

5. Code Enforcement had no objections or comments related to the approved Site Plan.
6. Hydrology has an approved Grading & Drainage Plan (HT# L09D046) with engineer's stamp date of 1/27/2025. Hydrology had no objection to the proposed site plan.
7. Albuquerque Bernalillo County Water Utility Authority staff provided an availability statement to the applicant's team on December 5th, 2024 with conditions for obtaining service. The WA had no objections to the EPC site plan approval and provided one minor condition that is reflected below.
8. An Infrastructure List was approved with the associated Major Preliminary Plat for PR-2020-004098, MAJOR_PLT-2025-00006.
9. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC with a Development Facilitation Team Sign-off shall be approved if it meets all of the following criteria:

- a. 6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The EPC determined that the features and improvements depicted on the Site Plan meet the IDO requirements. DFT Staff confirmed that IDO/DPM requirements were sufficiently met.

- b. 6-6(l)(3)(d) 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.*

DFT staff determined that the site will have adequate capacity to serve the proposed development with the inclusion of the infrastructure featured on the Infrastructure List was approved with the associated Major Preliminary Plat for PR-2020-004098, MAJOR_PLT-2025-00006.

Conditions

Planning

1. Add the application number to the Site Plan.

Water Authority

2. Clearly delineate public vs. private infrastructure and note that all public infrastructure shall be constructed with a work order and not to be constructed with this process. The language "Install" should not be on the Site Plan for public infrastructure as this will be constructed with another process.

Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Alan Varela,
Planning Director

JB/jr

Renee Regal, 9384 Valley View Drive NW, Albuquerque, NM 87174