

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

City of Albuquerque Parks and Recreation
3301 Rio Grande Blvd NW
Albuquerque, NM 87103

Project# PR-2020-004639

Application#

SI-2022-01303 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Tract A-1-B, CANDELARIA FARM AREA zoned
NR- PO-B, located at **3301 Rio Grande Blvd**
NW between CANDELARIA RD NW and
CHEROKEE RD NW containing approximately
6.93 acre(s). (G-13)

On June 18th, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, with conditions of approval, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project as a Site Plan – EPC on August 18th, 2022 under PR-2020-004639 / SI-2022-01303. This project is for the approval of an Extraordinary Facility for the Rio Grande Tree Nursery at the Candelaria Nature Preserve (CNP). The Open Space Division is proposing to develop an education center with accessible connections, interpretative signage, and parking along with horticultural and propagation uses.
2. The EPC Condition of Approval #1 stated that final sign-off authority of the site development plan is delegated to the Development Facilitation Team (DFT) to ensure all technical issues are resolved.

3. The EPC approved the Site Plan – EPC with the following conditions (per Condition of Approval #8) that must be met before final sign-off by DFT staff:
 - Conditions from the Middle Rio Grande Conservancy District shall be addressed:
 - A. Please add MRGCD signature line with other signatories on page 1.
 - B. Please add MRGCD Approval Note to page 1 of plat.
 - C. MRGCD Amounts Due; contact Assessments Dept to make payment.
 - D. Please add MRGCD R/W information to match MRGCD records; and survey toe to toe showing total width of ditches as well as the property line to the centerline.
 - E. Final Plat Approval Signature required by the MRGCD.
 - The applicant team explained that this condition does not apply because the project does not include a replat of the site.

The applicant has submitted a letter confirming that these conditions, outlined in the EPC's Notice of Decision, have been met.

4. 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 provided that the conditions of approval were met; DFT staff confirmed that with the conditions of approval were met, and DPM requirements were also 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.*

The EPC determined that the City's existing infrastructure has adequate capacity for the proposed development, and DFT staff confirmed that no additional major public infrastructure was required for this development.

Conditions

1. Add the Project and Application numbers to the Site Plan.
2. Add the DFT signature block to the Site Plan.

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

MI/jr

City of Albuquerque, Parks and Recreation Department, Open Space Division, 1801 4th St NW, Albuquerque, NM 87102