

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: Catherine Heyne, Planner
DATE: 10/08/25
RE: SP-2025-00041 – Site Plan - EPC, Major Amendment
1700 Unser Blvd NW – Heritage Marketplace

The agent (Dekker) for Rio Grande Academy of Fine Arts, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-7, for a Major Amendment to the Heritage Marketplace Site Plan for Subdivision for all or a portion of Tracts A-1, A-2, A-3, C-1, C-2, and C-3 Plats of Tracts A-1 thru A-3 and C-1 thru C-3 Heritage Marketplace (Being a Replat of Tracts A and C, Heritage Marketplace) and Tract B-1 Plat of Tract B-1 Heritage Marketplace (Being a Replat of Tract B, Heritage Marketplace). See EPC Notice of Decision (NOD) dated June 26, 2025.

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. Revised Site Plan drawings Pages 1 and 2 of 2 have been provided incorporating required Conditions of Approval.

SP-2025-00041 –Major Amendment, Site Plan

1. Condition 1: The applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.

This Condition has been met. The applicant has coordinated with the staff planner to ensure that all Conditions of Approval are met and has submitted a vetted, final version to the staff planner for filing at the Planning Department.

2. Condition 2: The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6-6(I)(2)(m) [Site Plans](#) shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.

This Condition has been met. The applicant has coordinated with the staff planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. DFT Staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM, before a building permit is issued.

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3. Condition 3: Pursuant to IDO section 14-16-6-4(O)(4), any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

This Condition has been met within 1 year of the approval (June 26, 2025).

4. Condition 4: After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

This Condition will be met when the site plan is submitted to the DFT within 1 year of the approval (June 26, 2025).

5. Condition 5: Heritage Marketplace Site Plan for Subdivision page numbers shall be updated to reflect 2 sheets (1 of 2, 2 of 2)

This Condition has been met; site plan page numbers have been updated.

6. Condition 6: The text as part of “Proposed Changes: 2.”, as shown on Sheet 1, shall be removed as it is not applicable.

This Condition has been met; the referenced text has been removed.

7. Condition 7: The Site Plan for Subdivision boundary shall be updated to show its new extent without Tract B.

This Condition has been met; the site plan boundary has been updated with Tract B indicated as “Not a Part”.

Dekker, Agent for Rio Grande Academy of Fine Arts, has satisfied Conditions 1-7 for NOD dated June 26, 2025. All conditions that have been met. The DFT can move forward with reviewing the Site Plan approved by the EPC.

Catherine Heyne

Catherine Heyne, Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department