

POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: William Steele, Planner

DATE: 08/16/2024

RE: PR-2024-010074, SI-2024-00320, Site Plan - EPC Major Amendment

The agent (Modulus Architects and Land Use Planning) for the 3601 Seven Bar Loop Rd NW Site Plan – EPC, Major Amendment zoned NR-BP, has worked with Staff to meet EPC Conditions of Approval #1 and #2. See EPC Notice of Decision (NOD) dated 04-18-2024.

The applicant provided a letter that 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.

SI-2024-00320 - Site Plan – EPC Major Amendment

1. Condition 1 has been met. The applicant has met with the Staff planner prior to submitting to the DFT for final signoff to ensure that the Conditions of Approval are addressed.
2. Condition 2 has been satisfied: The applicant has provided a Conceptual Grading and Drainage Plan with a preliminary approval by the City’s Hydrology Section. A letter was provided from the Hydrology Section stating the plans “are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.”

Modulus Architects and Land Use Planning, Agent for Branch and Margaret Turner, has satisfied Conditions for NOD dated April 18, 2024. The DFT can move forward with reviewing the Site Plan approved by the EPC.

William Steele

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