

Ayoni Oyenuga

From: Ayoni Oyenuga
Sent: Thursday, July 10, 2025 7:59 AM
To: 'dwmnanm@dwmnanm.org'; 'info@tresvolcanesna.org'; 'wescona0@gmail.com'; 'mnietoshogry@gmail.com'; 'adabneymmxix@gmail.com'; 't0m2pat@yahoo.com'; 'randm196@gmail.com'; Rene' Horvath; 'jane.baechle@gmail.com'
Cc: Jim Strozier
Subject: Application Notice
Attachments: Neeighborhood Notification.pdf; Emailed-Mailed-Notice-PolicyDecisions.pdf

Dear neighbors,

Consensus Planning, Inc. is providing you with notice that we are submitting two applications on behalf of Pulte Group for the property located at 9601 Tierra Pintada Boulevard NW Albuquerque, NM 87120. The subject property is legally described as *Tract N1B Watershed Subdivision containing 60.08 acres*.

The Site Plan – EPC was recently approved on March 20, 2025, with extensive review and neighborhood outreach. These applications do not change or affect previous agreements or conditions. The applications will consist of the following requests:

1. Major Amendment to the approved Site Plan – EPC

Pulte requests to add an additional lot to the southeast corner of the current approved Site Plan. Addition of a lot requires a Major Amendment to the Site Plan, per IDO section 6-4(X)(2), which will be heard by the Environmental Planning Commission.

2. Amendment to the Westland Framework Plan

Per EPC, DFT, and DHO Notices of Decision for Site Plan and Preliminary Plat: “the Westland Framework Plan must be amended from “education” to “residential” land use prior to final sign-off of the Final Plat.” An amendment to the Framework Plan will be heard by the Environmental Planning Commission, with a recommendation made to the City Council.

These two applications will be followed by a subdivision plat application.

You can access the agenda and Zoom link on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The required notice forms and information regarding the public hearings are included in this email.

Sincerely,

Ayoni Oyenuga

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Amendment Site Plan - EPC and Amendment to Westland Framework Plan

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No Post-submittal, if requested

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Name of property owner: Pulte Group

Name of applicant: Pulte Group

Date, time, and place of public meeting or hearing, if applicable:

August 21, 2025 at 8:40 am via Zoom. Visit <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/>

Address, phone number, or website for additional information:

Contact cp@consensusplanning.com or oyenuga@consensusplanning.com or call 505 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

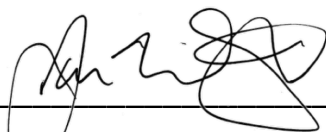
N/A ☐ Summary of pre-submittal neighborhood meeting, if applicable. Not applicable

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 7/10/25 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☒ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project. Not applicable
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/10/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120
Location Description Property to the west of APS school
2. Property Owner* Pulte Group
3. Agent/Applicant* [if applicable] Agent: Consensus Planning / Applicant: Pulte Group
4. Application Type(s)²* per IDO Table 6-1-1

- ☒ Site Plan – EPC
- ☐ Subdivision _____ (Minor or Major or Bulk Land)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☒ Other: _____

Summary of project/request³*:

Amendment to the approved Site Plan - EPC to include an additional lot. We also have an amendment to the Framework Plan that is covered on the separate form (attached).

5. This application will be decided at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO) *DHO - For future amendment to the Preliminary Plat
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: August 21, 2025 starting at 8:40 am

Location*: Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jim Strozier

Email: cp@consensusplanning.com

Phone: (505) 764-9801



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J7 & J8

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Not applicable

Explanation*:

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not applicable

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- N/A ☐ e. **For non-residential development***: Not applicable
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 60.08 acres
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable] VPO-2
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant property

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

From: Flores, Suzanna A.
To: Ayoni Oyenuga
Subject: 9601 TIERRA PINTADA BLVD NW _ Public Notice Inquiry Sheet Submission
Date: Thursday, June 26, 2025 12:45:27 PM
Attachments: [aresc01.jpg](#)
[Zone Atlas Page.pdf](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Del Webb Mirehaven NA	dwmnanm@dwmnanm.org	Margaret	Nieto	mnietoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@dwmnanm.org	Alison	Dabney	adabneymmix@gmail.com	2232 Cebolla Creek Way NW	Albuquerque	NM	87120		9163456063
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	5058034836	5053526563
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, June 26, 2025 11:37 AM

To: Office of Neighborhood Coordination <oyenuga@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ayoni Oyenuga

Telephone Number

505-764-9801

Email Address

oyenuga@consensusplanning.com

Company Name

Consensus Planning, Inc

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT 110.0000 AC

Physical address of subject site:

9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Tierra Pintada Blvd and Arroyo Vista Blvd

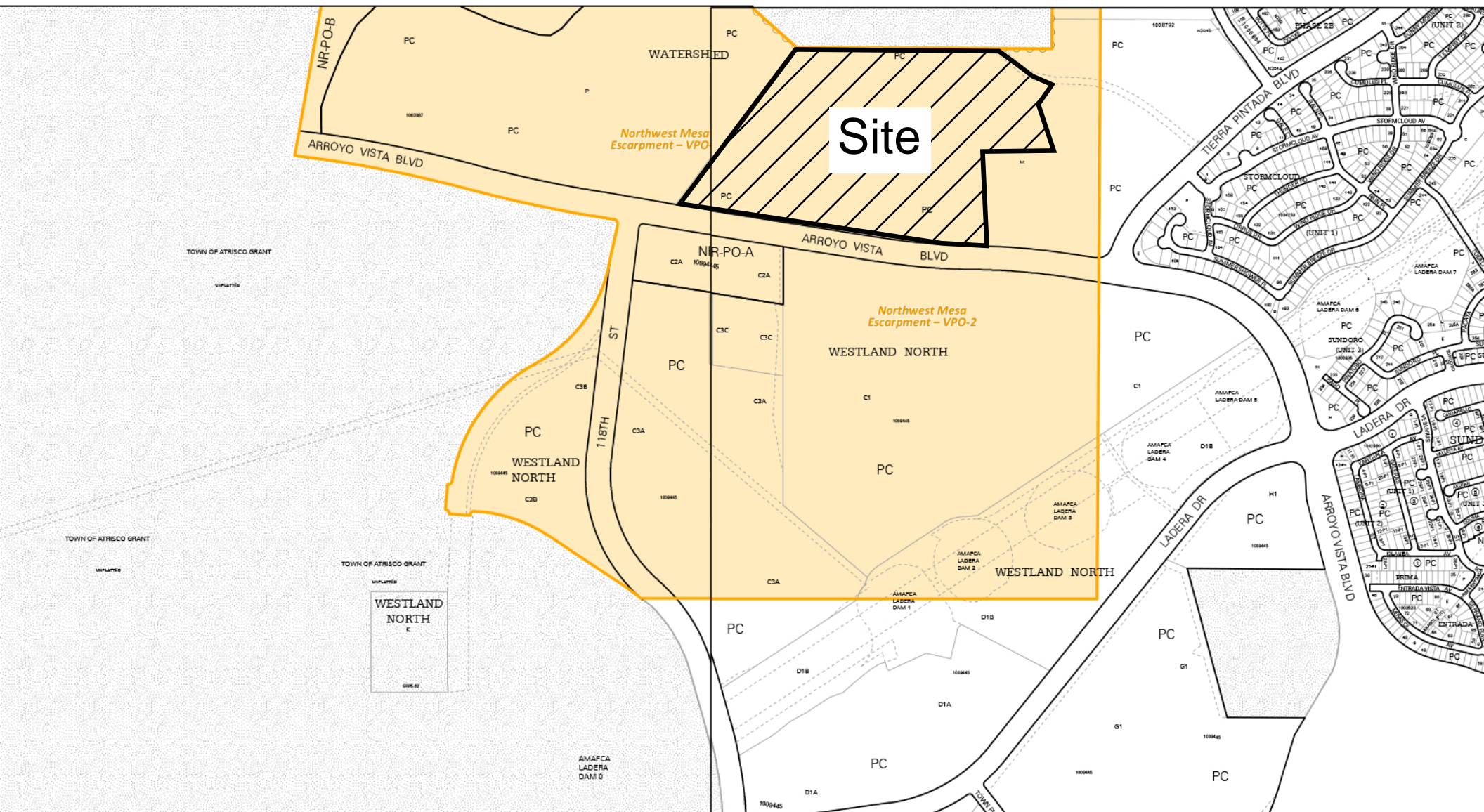
Other subject site identifiers:

This site is located on the following zone atlas page:

J-07-Z and J-08-Z

Captcha

x

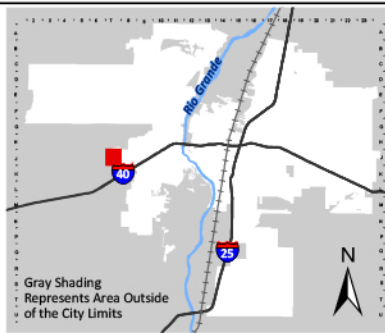


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

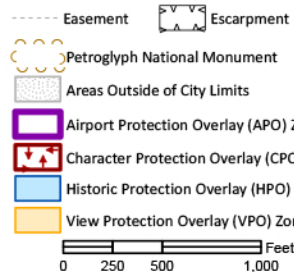
IDO Zone Atlas May 2018



Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



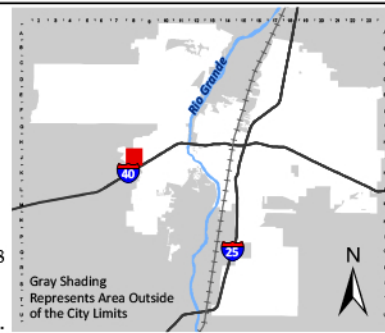
Zone Atlas Page: J-07-Z



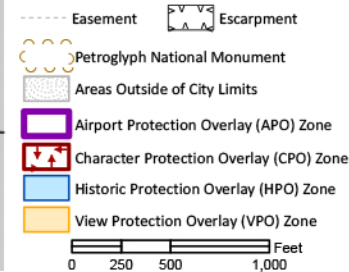
IDO Zone Atlas May 2018



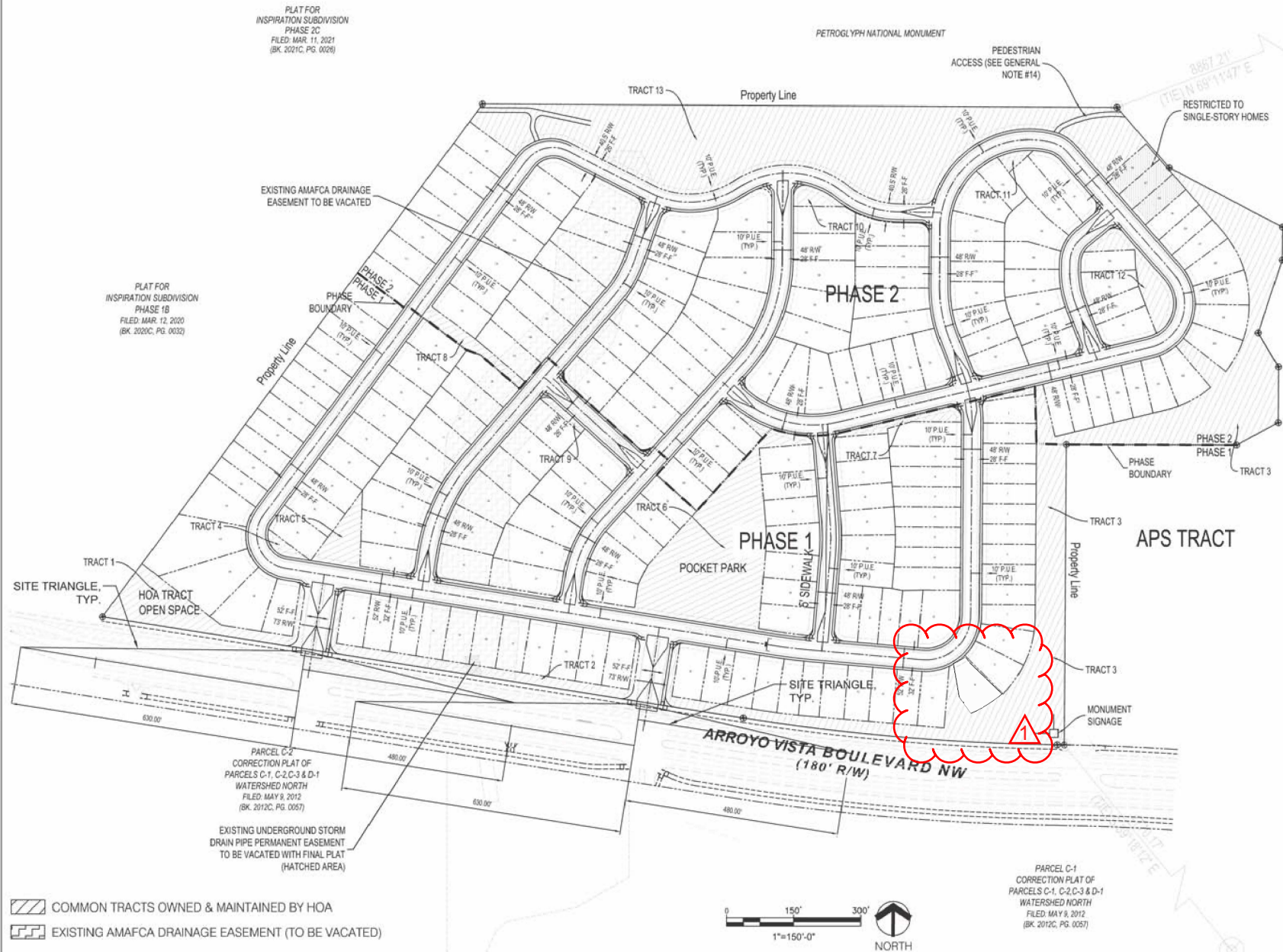
Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: J-08-Z



SAVIO RIDGE



COMMON TRACTS OWNED & MAINTAINED BY HOA
EXISTING AMAFCA DRAINAGE EASEMENT (TO BE VACATED)

GENERAL NOTES

- Easements for utility alignments will be dedicated by future platting action as necessary to mutually benefit abutting properties.
- Tracts 1 - 14 will be owned and maintained by the homeowner's association (HOA).
- The private roads and common tracts shall be maintained by the homeowner's association.
- A private maintenance access is granted over Tract 13 to the National Park Service for the sole purpose of maintenance vehicles accessing their boundary fence for inspection and repairs. No public vehicular or public pedestrian access is included nor allowed in the granting of this easement.
- Perimeter fencing shall comply with the Westland Master Plan. See Landscape Plans for fencing types.
- Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the area.
- All internal sidewalks will be 5' in width
- Proposed solar access provisions shall be in accordance with the IDO 14-16-5-10.
- The HOA shall maintain all trails located within HOA tracts and the connections to any publicly owned and maintained sidewalk / trail.
- Private roadway improvements shall be built by city work order.
- Tracts 1 - 15 may, if necessary, contain a private drainage easement granted to the HOA.
- Tract 14 and 15 to be owned by the HOA and subject to the following blanket easements:
 - Public subsurface sanitary sewer, public subsurface waterline easement to be granted to ABCWUA for ownership, operations and maintenance of the public water and sanitary sewer infrastructure.
 - A public subsurface drainage easement to the City of Albuquerque and a private surface easement to the HOA. All ponds to be owned and maintained by the HOA.
 - A private pedestrian and vehicular access easement to be grated To the HOA for the ownership, operations and maintenance of the sidewalk and roadway infrastructure.
- This Site Plan – EPC shall comply with IDO 5-2(C)(2)(h) Steep slopes and escarpments, Site Design and Sensitive Lands, 14-16-5-5 (J)(I) Lots within 330 feet of Major Public Open Space, and 14-16-5-2 (J)(2) Lots adjacent to Major Public Open Space. And 14-16-5-2(J)(2) Site Design and Sensitive Lands - landscaping adjacent to Major Public Open Space:
 - Disturbed areas shall be reseeded and/or planted with low-water, low-maintenance, native, or naturalized plant materials appropriate adjacent to the Petroglyph National Monument, as described in the attached Restoration Plan for treatment of disturbed areas and amenities adjacent to the Petroglyph National Monument.
 - 5-2(C)(4) Since the proposed development, as shown on this Site Plan - EPC cannot avoid sensitive lands pursuant to Subsections (2) and (3), and is reflected in this site plan – EPC: the Site Plan – EPC prioritized the protection of steep slopes adjacent to the Petroglyph National Monument and proposes restoration of these areas, which is balanced with the need to grade other less important steep slope areas needed to accommodate the subdivision layout.
 - Walls and Fences adjacent to MPOS shall comply with IDO 14-16-5-2 (J) (2) (a)(10). Perimeter fencing adjacent to the Petroglyph National Monument boundary shall be 5'-6" steel wire mesh (hog wire) on wooden posts as approved by the National Park Service to match the existing fence to the west adjacent to the Inspiration subdivision. Refer to fence annotations on the Landscape Plan.
- The private trail shown at the NE corner (serving the Savio Ridge Community) is the proposed suggested location following an existing old dirt road that is part of the rehab project w/in the sensitive lands area. Minor grading to install a pedestrian trail and a potential cobble swale in this location is proposed. Any work will be coordinated with the City, APS, AMAFCA and the National Park Service assuming a pedestrian access is approved by all parties involved.
- The developer and general contractors shall clean up debris from the construction of the single-family residential lots and homes daily, remove it from the construction site, and use covered trash containers (and close the lids). The developer will provide an on-call contractor for the National Parks Service to contact for debris clean up on the Petroglyph National Monument Property. The developers will monitor contractors frequently to ensure they are complying with these stipulations to protect the Petroglyph National Monument and sensitive lands adjacent to and on the subject site.

DEVELOPMENT DATA

Address: 9601 Tierra Pintada Boulevard NW
Legal Description: Proposed TRACT N-1-B, being a portion of a replat of Tract N-1, Watershed Subdivision containing 60.0839 Acres.
Zoning: PC - Planned Community
Area of Change
View Protection Overlay Zone: Northwest Mesa Escarpment VPD-2
Land Use: 212 Single-Family Detached Residential Lots
Pedestrian and Vehicular Access:

- Primary vehicular access is from Arroyo Vista Blvd. NW, a proposed community principal arterial according to MRMPD Long Range Roadway System (LRRS). The subdivision shall be gated, and the new roadways serving the subdivision shall be privately owned and maintained by a Homeowners' Association.
- Pedestrian access will be private, gated access from Arroyo Vista Blvd. NW.
- A proposed private, gated pedestrian access is shown to the public trail access to the Petroglyph National Monument subject to approvals per General Note #14.
- There is no current transit service to this property.

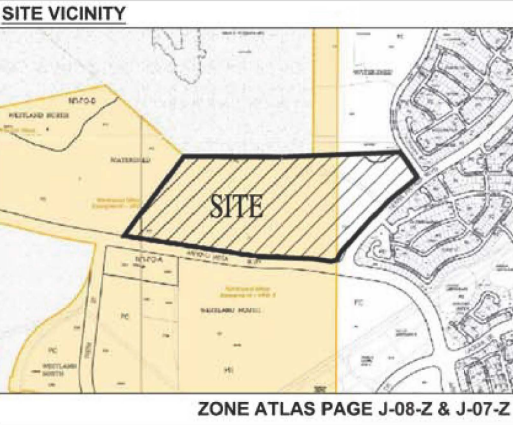
Density: 3.54 du/acre.
Lot Sizes: The minimum lot size is 5,175 square feet with a minimum lot width of 45 feet.
Setbacks: Development shall comply with the minimum setbacks of the R-1C Zone District
Front, minimum: 15 feet
Side, minimum: 5 feet
Street side, minimum: 10 feet from a street or 5 ft from HOA tract next to a street
Rear, minimum: 15 feet
Maximum Building Height allowed: 26 feet
Building Design: Single-family shall comply with the building design requirements of IDO Section 14-16-5-11(C) Low-Density Residential Development.
Parking Requirements: Each dwelling unit will contain 4 parking spaces: 2 garage spaces and 2 driveway spaces. On-street parking is permitted where appropriate.
Site Plan shall follow the design guidelines stipulated in the "Westland Framework Plan".
The three homes at the northeast corner are restricted to single story only.
Where silent, the Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations.

WAIVERS AND VACATIONS APPROVED BY THE DHO ON APRIL 23, 2025

- The proposed waivers on the Site Plan to the DPM requirements have been approved by the DHO.
- The IDO waiver to the rear lot adjacent to the Arroyo Vista Boulevard was determined to not be required based on the HOA tract.
- The project shall comply with the applicable provisions of IDO-14-16-5-2 site design and sensitive lands (except as provided for with this Site Plan) and the DPM unless a waiver applies. The following waivers and vacations were approved by the DHO on April 23, 2025:
 - DHOWVR-2025-00006- DPM Waiver Minimum Centerline Radius.
 - DHOWVR- 2025- 00007- DPM Waiver Right of Way Width
 - DHOWVR-2025-00008- IDO/DPM Waiver Block Length
 - DHOWVR- 2025-00009- Deferred Sidewalk Waiver
 - DHOWVR-2025-00010- Sidewalk Waiver
 - VAC-2025-00017- Vacation of easement for Storm Drain Easement
 - VAC-2025 00016- Vacation of AMAFCA Drainage Easement and Public Storm Drainage Easement

NOTE:
The eastern property line depicted on the site plan is consistent with the property line on the Bulk Land Plat
(PR-2024-010189) approved by the DHO on April 9, 2025.

ABCWUA Note: A specific gate code will be provided to The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) which will allow the ABCWUA access their infrastructure at any time.



PROJECT NUMBER: PR-2025-011387 and PR-2024-010189
Application Number: S1-2025-00040

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated March 20, 2025 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

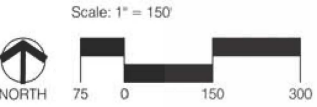
Ernest Armijo	05/16/25
Traffic Engineering, Transportation Division	Date
ABCWUA	05/27/25
Hannah Aulick	Date
Parks and Recreation Department	05/16/25
Hydrology	Date
Code Enforcement	05/16/25
*Environmental Heath Department (conditional)	Date
Solid Waste Management	Date
Planning Department	05/16/25

Professional seal and stamp area with a red cloud annotation: **ADDED ONE LOT 7/3/25**

Prepared For: Pulte Group
Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

Bohannon Huston
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CONSENSUS PLANNING, INC.
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Appendices

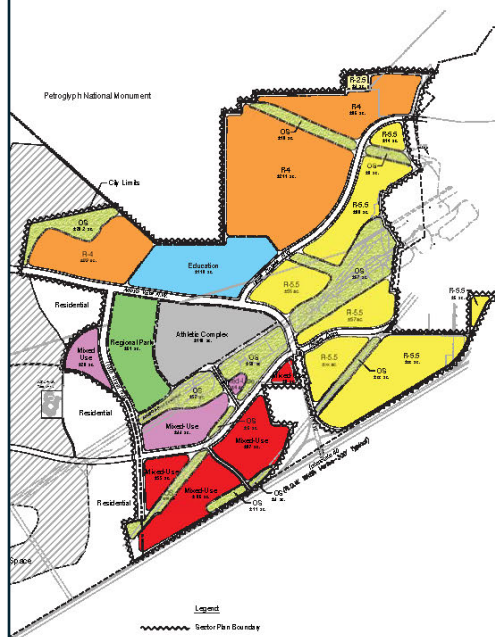
APPENDIX A: Western Albuquerque Land Holdings Sector Plan

Western Albuquerque Land Holdings Sector Plan

PROPOSED LAND USE

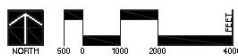
AMENDED NOVEMBER, 2017

- Residential 2.5 du/ac average
- Residential 4 du/ac average
- Residential 5.5 du/ac average
- Mixed Use
- Mixed Use/Medical Center
- Open Space/ Trail/ Drainage Corridors
- Education
- Regional Sports Complex
- Athletic Complex



Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future planning actions.

- Legend**
- Sector Plan Boundary
 - Master Plan Boundary
 - Land Use Boundary
 - Petroglyph National Monument Boundary
 - City Limits



2017 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
 CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

Appendices

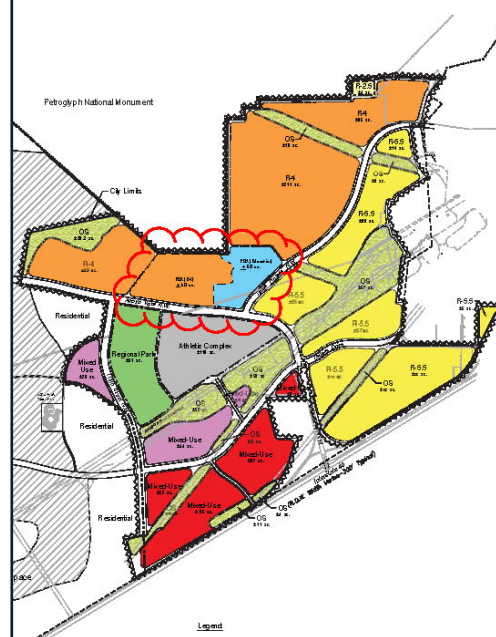
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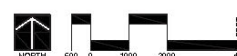
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2017 AMENDMENT

Prepared For
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Prepared By
 CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

Ayoni Oyenuga

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>
To: wescona0@gmail.com; mnietoshogry@gmail.com; adabneymmxix@gmail.com;
randm196@gmail.com; Rene' Horvath; jane.baechle@gmail.com
Sent: Thursday, July 10, 2025 7:59 AM
Subject: Relayed: Application Notice

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

wescona0@gmail.com (wescona0@gmail.com)

mnietoshogry@gmail.com (mnietoshogry@gmail.com)

adabneymmxix@gmail.com (adabneymmxix@gmail.com)

randm196@gmail.com (randm196@gmail.com)

[Rene' Horvath](mailto:Rene%20Horvath%20(aboard111@gmail.com)) ([aboard111@gmail.com](mailto:Rene%20Horvath%20(aboard111@gmail.com)))

jane.baechle@gmail.com (jane.baechle@gmail.com)

Subject: Application Notice



Application
Notice

Ayoni Oyenuga

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>
To: t0m2pat@yahoo.com
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Application
Notice