

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



## POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)  
FROM: William Steele, Senior Planner  
DATE: 09/08/25  
RE: SP-2025-00053– Major Amendment to a Site Plan – EPC

The Agent, Consensus Planning, Inc, for Pulte Group, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-4, for a Major Amendment to a Site Plan – EPC, for the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), to add one (1) lot to the southeast corner of a subject site approved for 212 lots for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) containing approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW. See EPC Notice of Decision (NOD) dated August 21, 2025.

The applicant provided updated Site Plan drawings incorporating the Conditions of Approval including updating the revision date of the drawings to 8-21-25.

### NOD CONDITIONS OF APPROVAL, SP-2025-00053 – Site Plan – EPC

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval 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.

*Condition 1 has been met or is agreed to by the applicant: The applicant has agreed to meeting the Conditions of Approval within a year.*

2. 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 with the Planning Department.

*Condition 2 has been met or is agreed to by the applicant: The applicant has provided a vetted final version of the site plan, required documents with the Conditions of Approval being met.*

3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer

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shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

*Condition 3 has been met or is agreed to by the applicant: The applicant has agreed to submitting the final version of the Site Plan to the DFT for review and signal final sign off.*

4. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

*Condition 4 has been met or is agreed to by the applicant: The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.*

The Agent (Consensus Planning, Inc.) for Pulte Group has satisfied Conditions 1-4 for the Notice of Decision dated August 21, 2025. 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