



# 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: 05/05/25  
RE: PR-2025-011387, SI-2025-00040 – 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 1-11, for a Site Plan – EPC, for an approximately 60 acre portion of Tract N-1, Correction Plat of Tracts N-1 & N-2, Watershed Subdivision (AREPL of Tract N Watershed Subdivision), located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, containing approximately 110 acres. See EPC Notice of Decision (NOD) dated March 20, 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. Updated Site Plan drawings have been provided incorporating the Conditions of Approval.

### Unapproved Changes:

1. The following sheets included in the Post EPC review set were not approved by EPC and will not be reviewed by the Staff Planner as part of EPC's Conditions of Approval in the March, 20, 2024 NOD. These sheets shall be removed from the EPC final sign off set:
  - a. PLANTING PLAN sheet
  - b. PROTOTYPICAL DETAILS sheet
  - c. PLANTING PLAN
  - d. PHOTOTYPICAL DETAIL
2. The following sheets were approved by the EPC are missing from the Post EPC drawing set. These shall be submitted to staff for review.
  - a. The pre DHO approved Bulk Land Plat sheet approved by EPC is missing from the set of drawings. Please add the approved DHO Bulk Land Plat sheet to set of revised post EPC drawings.
  - b. The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings.
  - c. OVERALL LANSCAPE PLAN – RENDERING



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d. NEIGHBORHOOD PARK CONCEPT – LANDSCAPE PLAN

e. DETAILS – ENTRY MONUMENT AND GATE CONCEPTS

3. A “Plant Schedule” has been added to the Sheet PLANTING NOTES & PLANT LIST that is different than the Plant Schedule on the LANDSCAPE PLAN approved by the EPC. The LANDSCAPE PLAN sheet is missing from the set of revised drawings.
4. If the revised “Plant Schedule” is replacing the originally approved plant schedule there needs to be a note on the revised “Plant Schedule” stating, “This “Plant Schedule” was not originally reviewed by the EPC.”
5. The Site Plan sheet signed by Solid Waste Management needs to be removed from this set of revised drawings.
6. Please renumber the sheets so they’re in the same order as approved by the EPC.

NOD CONDITIONS OF APPROVAL, PR-2025-011387 – 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 and accompanied letter describing how the Conditions of Approval are 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 shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

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*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 DHO shall review the associated Bulk Land Platting action (PR-2024-010189) upon final sign off of this request. The location of the eastern property line on the Site Plan EPC shall coincide with the bulk land plat reviewed and decided by the DHO following approval of this Site Plan EPC, as noted on the site plan.

*Condition 4 has been met or is agreed to by the applicant: The DHO approved the Bulk Platting action (PR-2024-010189) on April 9, 2025 and has provided Staff with the Notice of Decision. The "NOTE" regarding the Bulk Platting action was revised on the Site Plan sheet notating the approval of the Bulk Platting action.*

5. The proposed future waivers to the IDO and DPM requirements should be approved prior to final signoff of the Site Plan-EPC.

*Condition 5 has been met. Please update text on the Site Plan sheet as requested below in 5c:*

- a) *The proposed future waivers on the Site Plan to the DPM requirements have been approved by the DHO.*
- b) *The IDO waiver was determined to not be required.*
- c) *Please remove the IDO waiver that was not required from the Site Plan sheet. Please replace "FOR INFORMATIONAL PURPOSES ONLY" with "WAIVERS APPROVED BY THE DHO ON APRIL 23, 2025."*

6. Landscape Plan: *Conditions 6A and 6B has not been entirely met:*

A. An updated landscape plan shall be provided which depicts one street tree per lot or a general note shall be provided which states that this requirement will be met.

- 1) *An added note on the PLANTING NOTES & PLANTING LIST sheet now states, "Every residential lot on the site is required to have a minimum of one street tree. 212 residential lots are provided. 212 street trees shall be provided, one per residential lot."*
- 2) *The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings.*
- 3) *Additional tree planting and other planting details were added to this sheet that were not approved by EPC. Either remove the details or identify each detail not approved by the EPC stating, "Detail was not reviewed by EPC."*

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4) *The “General Landscape Notes” and “Plant Schedule” are now on their own sheet, PLANTING NOTES & PLANTING LIST.*

5) *The “Tree Planting” detail was moved to its own sheet, PLANTING DETAILS.*

B. The site plan references a pocket park and the landscape plan references a neighborhood park. The sheets shall be updated to match.

*The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings and observe condition 6B.*

7. *Condition 7A has not been entirely met. Conditions 7B and 7C have generally been met.*

A. A detail of the fencing adjacent to the open space requested by the National Park Service and the wall adjacent to the ABQ Public School shall be provided that notes: perimeter walls adjacent to the open space and APS to be constructed with a lower CMU portion and view fencing on top. The applicant shall work with the National Parks Service on finalizing fence design details along the Monument boundary.

1) *A detail is missing depicting the fencing adjacent to the open space. Please add this detail.*

2) *A detail is missing of the wall adjacent to ABQ Public School. Please add this detail.*

3) *A note regarding walls adjacent to the open space and APS is included in note #13 on Site Plan sheet as required.*

4) *An additional note was added to the Wall Notes on the PLANTING NOTES & PLANT LIST sheet regarding the details of the perimeter fencing adjacent to the Petroglyph National Monument was added.*

B. A solid wall with no view fencing along Arroyo Vista Blvd NW shall also be noted.

*Staff has acknowledged that the applicant provided the “Walls” condition 7B on PLANTING NOTES & PLANT LIST sheet. The solid wall with no view fencing needs to be called out on the Site Plan sheet.*

C. For the perimeter wall, a note shall be added that matches the color pallet of the entry gate wall: “overall color palette to be bronze, tan, beige and dark brown with pops of blue and gold accents.”

*Staff has acknowledged that the applicant provided the “Walls” condition 7C on PLANTING NOTES & PLANT LIST sheet. The perimeter wall needs to be called out with the above “color palette” note on the Site Plan sheet.*

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8. A note shall be added to the Site Plan that references Pedestrian walkways and Materials to Alert Motorists, See Table 5-3-1 and IDO §14-16-5-3(D)(3)(c).

*Condition #8 does not apply for single family residential developments.*

*The applicant correctly identified that the Table 5-3-1 and IDO §14-16-5-3(D)(3)(c) refer to multi-family residential, mixed-use, and non-residential development. This request is for single family development and does not apply.*

9. The Site Vicinity Map shall be updated on the site plan to include the full 110-acre site.

*Condition #9 has been met. The Site Vicinity Map on the site plan has been updated to include the entire site.*

10. 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 #10 has been agreed upon by the applicant.*

11. 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.

*Condition #11 has been agreed upon by the applicant and has been added to the Site Plan sheet as note #15.*

The Agent (Consensus Planning, Inc.) for Pulte Group has satisfied Conditions 1-5 and 9-11 for NOD dated March 20, 2025. Conditions 1-2 are acknowledged as complying in Condition #4. All conditions that have not been met (i.e., Conditions 6, 7) and Unauthorized Changes (i.e., 1-8) shall be coordinated with DFT staff prior to receiving final sign-off. Please provide current planning Staff with the sheets that have not been submitted first before 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