

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Pitre Holdings, LLC  
C/O Robert G. Pitre  
9797 Eagle Ranch Rd NW  
Albuquerque, NM 87103

**Project# PR-2024-011052**  
**Application#**  
**SI-2024-01468 EPC SITE PLAN FINAL SIGN-OFF**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

On July 2<sup>nd</sup>, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, with conditions of approval, based on the following Findings:

1. This project is an EPC Site Plan Final Sign-off for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses, a use that is permitted under the subject property's new NR-C (Non-Residential Commercial) zoning designation.
2. The Environmental Planning Commission (EPC) approved this project as a Site Plan – EPC on November 21<sup>st</sup>, 2024 per PR-2024-011052 / SI-2024-01468. The approval is for a Major Amendment to a previously approved Site Plan – EPC for a 6.3-acre subject site. Condition #3 in the Notice of Decision for the EPC approval required the applicant submit the final version of the Site Plan to the DFT for final sign-off.

3. Additionally, the EPC approved Project PR-2024-011052 / RZ 2024-00048, a Zone Map Amendment (ZMA) to correct the floating zone boundary on the property. The site was previously zoned NR-BP (Non-Residential – Business Park District) and has since been rezoned to NR-C (Non- Residential – Commercial Zone District).
4. The EPC approved the Site Plan with ten conditions, most of which have already been addressed. However, Condition of Approval #8 must still be met before final sign-off by the DFT staff:
  - Condition of approval #8 “The site lighting shall come into compliance with the Outdoor and Site and Light standards of IDO §14-16-5-8 or the applicant shall show how the existing outdoor lighting complies with the IDO. A site lighting plan shall be provided to city staff prior to sign off. If the applicant is unable to comply with IDO §14-16-5-8 they shall return to EPC for an outdoor and site lighting performance analysis.”
  - The applicant team stated that this condition has been satisfied, but will follow up with Code Enforcement to confirm compliance based on their photometric plan.
  - To receive full approval, the applicant team must also address the remaining conditions listed below.
5. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC with a Development Facilitation Team Sign-off shall be approved if it meets all of the following criteria:
  - a. 6-6(l)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The EPC determined that the features and improvements depicted on the Site Plan meet the IDO requirements provided that the conditions of approval were met; DFT staff confirmed that once Condition #8 from the EPC approval is met and once Condition #2 from Forestry below is met, IDO and DPM requirements will be met.
  - b. 6-6(l)(3)(d) *The City’s existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The EPC determined that the City's existing infrastructure has adequate capacity for the proposed development, and DFT staff confirmed that no additional major public infrastructure was required for this development.

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**Conditions**

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Final sign-off of the Site Plan by DFT staff is conditioned as follows:

Planning

1. Project, Application numbers, and the DFT signature block must be added to the Site Plan.

City Forester

2. Forestry needs to check the condition of the existing trees to remain to determine whether they may be counted towards existing landscape credits. Existing trees to remain should be shown in the planting legend. Tree planting detail needs to be updated to show that mulch shall not be placed against the base of the tree trunk.

Code Enforcement

3. Confirm that the Outdoor and Site Lighting requirements per 5-8 of the IDO are met.

Sincerely,



for Robyn Rose  
Associate Director of Planning

MI/jr

Tierra West, LLC., 5571 Midway Park Place NE, Albuquerque, NM 87109