



April 24, 2025

Mr. Jay Rodenbeck  
Development Facilitation Team  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, NM 87102

**CONDITIONS OF APPROVAL - Project # PR-2025-011387/SI-2025-00040 - Site Plan-EPC**

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Rodenbeck,

The purpose of this letter is to demonstrate how the Site Plan-EPC for Savio Ridge was revised to meet the Environmental Planning Commission's (EPC) conditions of approval per the hearing held on March 20, 2025 (Project # PR-2025-011387/SI-2025-00040).

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.

*Applicant Response: Agreed.*

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.

*Applicant Response: Agreed. This letter and updated drawing sets were provided to William Steele on April 23, 2025.*

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.

*Applicant Response: Agreed.*

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.

*Applicant Response: The DHO approved the Bulk Plat (PR-2024-010189) on April 9, 2025 (see attached Notice of Decision), and a note was added to Sheet 1 reflecting that approval. The property line for the Site Plan – EPC reflects the approved property line.*

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

*Applicant Response: The DHO application for Waivers was heard on April 23, 2025. Five waivers were approved, and 1 was withdrawn (because it was*

**PRINCIPALS**

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

**ASSOCIATES**

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP

*determined not to be required). The approved waivers and their project numbers have been updated on sheet 1.*

6. Landscape Plan:

- 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.

*Applicant Response: A general note has been added that addresses this requirement. See sheet LPN-1.*

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

*Applicant Response: The Landscape Plan has been updated to label the "Pocket Park". See sheet LP-1.0.*

7. Walls:

- 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.

*Applicant Response: A note has been added to the sheet LPN-1 (Wall Notes A). 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.*

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

*Applicant Response: A note has been added to the sheet LPN-1 (Wall Notes B).*

- 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."

*Applicant Response: A note has been added to the sheet LPN-1 (Wall Notes C).*

- 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).

*Applicant Response: These IDO references refer to "All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.", which do not apply to single family development.*

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

*Applicant Response: See updated Sheet 1.*

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.

*Applicant Response: Agreed, the Site Plan complies with the General Regulations of the IDO and other applicable design regulations as provided for with the future Preliminary Plat and Waivers as approved.*

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.

*Applicant Response: See new General Note #15 on Sheet 1.*