

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
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OFFICIAL NOTIFICATION OF DECISION

Albuquerque Public Schools
P.O. Box 25704
Albuquerque, NM 87125

Project# PR-2025-011387
aka PR-2024-010189

Application#
SI-2025-00040 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract N1, WATERSHED zoned **PC**, located at
9601 TIERRA PINTADA BLVD NW, containing
approximately **110.00** acres. **(H-08, J-07, J-08)**

On May 14, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for Final Sign-off, based on the following Findings:

1. On March 20, 2025, the Environmental Planning Commission (EPC) approved PR-2025-011387 / SI-2025-00040, a Site Plan- EPC for an approximate 60-acre portion of Tract N-1, Correction Plat of Tracts N-1 & N-2, Watershed Subdivision for a 212-lot single-family residential subdivision, located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW (the total site area of the subject property is approximately 110-acres).
2. Platting applications were proposed on the subject property (a Bulk Land Plat per PR-2024-010189 / BULK_PLT-2025-00001 and a Major Preliminary Plat per PR-2024-010189 / MAJOR_PLT-2025-00003). Per 6-6(I)(1)(c) of the IDO, approval of a Site Plan by the EPC prior to the approval of the platting applications by the Development Hearing Officer (DHO) was required due to the subject property abutting Petroglyphs National Monument as well as well as the encroachment on sensitive lands present on the subject property (steep slopes and floodplains).

3. The EPC Condition of Approval #3 for PR-2025-011387, SI-2025-00040 stated that: “Pursuant to IDO §14-16- 6-6(l)(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.”
4. The applicant met with the EPC Planner and the Planner provided a Post EPC memo on 05/05/2025 indicating that most conditions of approval from the EPC had been fulfilled.
 - a. As of 05/13/2025, the applicant met the remaining EPC conditions of approval in review for the DFT final sign-off.
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 Notice of Decision (NOD) for the EPC approval noted that the Site Plan generally complies with all applicable provisions of the Westland Master Plan, IDO and other City regulations, and noted that the Site Plan would be reviewed by the DFT to ensure compliance with applicable provision of the DPM to ensure that infrastructure is sufficient.

The NOD for the EPC approval also noted that staff didn’t agree with the anticipated request for the five waivers to the DPM and the waiver to the IDO as noted on the Site Plan. However, the Development Hearing Officer (DHO) approved the DPM/IDO waivers on April 23rd, 2025.

DFT staff confirmed that the remaining EPC conditions of approval have been met, and IDO/DPM requirements will be met with the conditions of approval from DFT staff being met (see conditions of approval below).

- 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 City's existing infrastructure and public improvements coupled with the public infrastructure that will be included with the Major Preliminary Plat for PR-2024-010189 / MAJOR_PLT-2025-00003 on the site will provide adequate capacity to serve the proposed development.

- c. 6-6(l)(3)(f) *If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The Site Plan generally complies with all applicable provisions of the Westland Master Plan Per Finding #10 of the EPC NOD, the Westland Master Plan must be amended from 'education' use to 'residential' use on an approximately 60-acre portion of Tract N-1 on the subject property.

Conditions

Planning

1. The project number (PR-2024-010189) must be added to the Site Plan.
2. The vacation numbers along with their DHO approval dates must be added to the Site Plan.

Parks and Recreation

3. Provide a schematic wall detail along Arroyo Vista per 5-7 (E)(3) Wall Design.
4. Per IDO 5-6 (D)(1) Required Street trees to be shown on the Landscape Plan.
5. Tree species must be reviewed by City Forestry.
6. Organic mulch detail must be added to the landscape plan per IDO 5-6 (C)(5)(e).
7. Add the following notes to the landscape plan:
 - During construction-any closure of the trail will require barricading. Any damage to the trail will need to be repaired by the developer, which must be noted on the Infrastructure List included with the Major Preliminary Plat for PR-2024-010189 / MAJOR_PLT-2025-00003.
 - Will coordinate seeding and planting within the area adjacent to MPOS Major Public Open Space with the Open Space Superintendent as well as the proposed trail connection.

Official Notice of Decision

Project # PR-2025-011387 aka PR-2024-010189 Application# SI-2025-00040

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Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Alan Varela,
Planning Director

AM/jr

Consensus Planning, 302 8th St, Albuquerque, NM 87102