

**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**

City of Albuquerque  
Parks & Recreation Department  
1801 4<sup>th</sup> Street NW  
Albuquerque, NM 87102

**Project# PR-2024-010191**  
**Application#**  
**SI-2024-01717 EPC SITE PLAN FINAL SIGN-OFF**

### **LEGAL DESCRIPTION:**

For all or a portion of:  
located at **3401 Ladera Drive and Unser Blvd**  
containing approximately **243.21** acre(s). (**G-10,**  
**G-11, H-10, H-11**)

On February 3<sup>rd</sup>, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on October 17, 2024 per: (1) PR-2024-010191 / SI-2024-01285, -Site Plan-EPC, Major Amendment for Ladera Golf Course Site. The City of Albuquerque would install 4 new light poles with LED fixtures at the driving range area, a 6-acre portion of the 244-acre site.
2. The EPC found that the Site Plan met all applicable IDO Development Standards. The EPC Condition of Approval #1 for PR-2024-010191 / SI-2024-01285 stated that the proposed site plan shall go to the Development Facilitation Team for final sign-off.
3. The applicant team met with the EPC Planner and the Planner provided a memo on 09/05/2024 indicating that all conditions of approval from the EPC have been fulfilled. The memo states that "DFT staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before a building permit is issued."

4. Existing Conditions Exhibits were provided, by the agent of the applicant, which are representative of the widths of trails, sidewalks and roads surrounding the Ladera Golf Course.
5. The photometric analysis, administered by Musco Lighting, is compliant with: 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.
6. Pursuant to 6-6(l)(3) Review and Decision Criteria: Any application for a Site Plan – EPC 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 Effective Date of August 2024 requirements. DFT Staff confirmed that DPM requirements were also 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 DFT staff determined that no infrastructure changes were required. Existing trails around the street perimeter provide adequate space for pedestrians.

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### Conditions

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1. The project and application numbers and the date of the EPC approval must be added to the Site Plan top sheet.
2. The Site Plan sheet must be sealed and signed by the architect licensed in the State of New Mexico, with a note "AS BUILT PLANS" has been agreed to as these are renderings of the existing site in its entirety.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **FEBRUARY 20<sup>TH</sup>, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

Official Notice of Decision

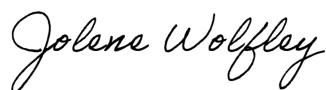
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For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

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

for Alan Varela,  
Planning Director

JW/am/jr

Consensus Planning, 302 Eighth Street, NW, Albuquerque, NM 87102