

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

January 18, 2024

City of Albuquerque
Open Space Division
PO BOX 1293
Albuquerque, NM 87103

Project # PR-2023-009356
SI-2023-01631 - Site Plan - EPC

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for the City of Albuquerque Open Space Division, requests a Site Plan – EPC for an Extraordinary Facility, for all or a portion of Tract 5, Research Park Survey, section 26 T10N R4E, located on Central Ave. NE, east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of Interstate-40, containing approximately 70 acres (L-23-Z)

Staff Planners: Dustin Kiska & Megan Jones (Continued at the November 16, 2023 EPC Hearing)

On January 18, 2024 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-009356, SI-2023-01631- Site Plan- EPC, based on the following Findings and subject to the following Conditions of Approval:

1. (The request is for a Site Plan-EPC for an Extraordinary Facility for the Route 66 Trailhead. The site is legally described as Tract 5, Research Park Survey, Section 26 T10N R4E located on Central Ave. NE, located east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of I-40, containing approximately 63 acres.
2. The request was continued for two-months from the November 16, 2023 EPC hearing to give the applicant time for more community engagement and input.
3. The subject site is located in Unincorporated Bernalillo County and is zoned County A-1 (Agricultural/Residential). It is located in a Rural Development Area and in the East Gateway CPA as designated in the ABC Comp Plan.
4. The subject site is owned by the City of Albuquerque and is managed by the City Open Space Division. Pursuant to IDO 14-16-1-4(C) all City Owned or leased properties are subject to IDO regulations.

5. The EPC is hearing the request because the IDO states that any Extraordinary Facility shall be reviewed and decided upon pursuant to subsection 14-16-6-6(J). Additionally, the request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS).
6. The request would facilitate development is located on the northernmost 17 acres of the 63-acre subject site. The proposed site plan for the Route 66 Trailhead includes improvements to the existing trail system, educational features, parking, picnic tables, benches, and a vault toilet.
7. To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC). On May 25, 2023 the project was discussed and approved at the OSAB meeting.
8. Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constrains related to sensitive lands. The applicant has provided a sensitive lands analysis demonstrating that site design would avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in sensitive lands.
9. The subject site is designated MPOS (zoned A-1 in Bernalillo County), therefore site standards, uses and regulations shall be specified by the implementing Department, or standards specified in an approved Site Plan. Staff reviewed the Site Plan drawings pursuant to IDO regulations for MPOS properties. IDO development standards do not apply to this site. No other City divisions have reviewed the drawings as part of the EPC-Site Plan. Future DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the proposed use. Staff has placed conditions of approval on the site plan
10. The Tijeras Arroyo Biological Zone Resource Management Plan is a Rank II Facility Plan. The intention of the Facility Plan required the city to develop a master plan for a Tijeras Arroyo biozone preserve that described methods of preservation, management, and restoration. A resource management plan (RMP) for the Tijeras Arroyo was recommended in the Major Public Open Space Facility Plan (RMP pg. 1).
11. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
12. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The request is consistent with Chapter 4: Community Identity pertaining to character:

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities:

- A. The Route 66 Trailhead is located in a Rural Development Area in Unincorporated Bernalillo County that has been designated as MPOS.

The request enhances the distinct community by providing outdoor recreation and education amenities on a site that the Comp Plan MPOS facility plan designates as a site to be preserved for MPOS. Additionally, the request adds to a string of access points to the network of existing Open Space recreation areas. The development made possible by the request will help protect and preserve the natural watershed, landscape and historical landmarks for the community, because the site plan incorporated the site features into the existing development and native landscaping on site. It would allow an amenity.

- B. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place:

The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place because it will create a way for people to access the open space and learn the story of both the ancestral lands established by the Carnuel land Grant dating back to 1763, and Little Beaver Town amusement park that existed on the site. Natural features on the site, the Tijeras Creek runs through the site into the Tijeras Arroyo which has been identified in the Rank 2 Facility Plan as an important natural resource to protect, will remain undisturbed by the request.

- C. Policy 4.1.5 – Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request encourages high quality development by adding controlled vehicle access and parking, restroom amenities, and ADA pedestrian guided pathways through a portion of the site. The request responds appropriately to the natural setting and ecosystem by leaving the prominent natural features, and sensitive lands like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones to remain untouched. This allows for the natural resources and wildlife to thrive on this site.

- D. Policy 4.2.2 – Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request is consistent with this policy as the applicant held engagement opportunities with neighborhood associations within the required radius of contact and any other interested parties. The applicant received general support from those that attended the public meetings. The applicant received 3 letters of opposition and scheduled a private meeting with those in opposition on the site to try to resolve any issues brought up in the letters of opposition.

14. The request is consistent with Goals and Policies from Chapter 5: Land Use regarding County Development Areas

- A. The proposed project maintains the character of the County Rural Development Area through the preservation of the open space and natural resources. Low-density development, meaning a short drive path provides controlled vehicle access to the site to a small parking lot and low-

density pedestrian pathways provide accessibility guiding the user to experience the natural landscape with minimal intrusion to the site. The development provides experiential education of the natural landscape and history of the site, which are distinct to the East Mountain corridor, and will be enhanced through the creation of the request.

- B. Policy 5.5.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan area. The development made possible by the request seeks to provide visual relief from urbanization by creating a community amenity that does not disturb the natural ecosystem on site and enhances the existing trail system. The development will provide access to the established Major Public Open Space through a network of recreation trails. The proposed development allows easy access to many locations that block a direct view of the city and urbanization due to the undulations and topography of the site. The proposed trailhead will activate the intention of the Tijeras Creek Cultural Corridor Plan by providing, gathering spaces, and interpretive signage an education on numerous natural, cultural, and historical resources throughout the site.
 - C. Policy 5.5.2 Rural Areas: Maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns. The request honors and maintains the identity of rural areas by proposing development on the site that does not disturb or create a negative impact on the sensitive lands identified on the site, like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones. The proposed development is located in a portion of the site that does not contain any features identified as sensitive lands. Therefore, the proposed development will enhance the natural landscape and provide an additional open space amenity to the community.
15. The request is consistent with Policy 5.7.1 Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Com Plan land use goals and policies from Chapter 5: Land Use regarding Implementation Process.
- A. The subject site is consistent with the implementation of multiple Comprehensive Plan land use goals and policies such as, preservation of open space, maintaining the rural character of the east mountains, accessible facilities, and enhancement of natural and cultural resources through access, educational signage, and gathering spaces. The site is owned and maintained by Open Space and the site will be developed with prioritizing public funds by the City and County.
16. The request is consistent with the following Goals and Policies regarding Facilities and Access from Chapter 10: Parks & Open Space:
- A. Goal 10.1 – Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly

The Route 66 Trailhead is open to the public and meets the needs of all residents because the proposed trails will consist of both asphalt paving and soft surface trails making them accessible

to all users. Hardscape development of a small parking lot, restroom unit, and picnic area is proposed on a small section of the site preserving the existing natural landscape and natural resources responsibly. In other words, sensitive lands like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones will remain unaffected by the proposed development.

- B. Policy 10.1.2 – Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

The proposed request will feature an ADA compatible asphalt loop trail. The soft surface trail that can be used by equestrian, bikes or foot hill pedestrians. This ensures equitable access to the outdoor resources provided by the Open Space and Tijeras Creek Cultural Corridor.

- C. Policy 10.1.4 – Water Conservation: Employ low-water use and reclamation strategies to conserve water.

The development made possible by the request will help employ low-water use and reclamation strategies that will help conserve water. There is no landscape or irrigation plan because there is no additional planting proposed on the site. Natural landscaping, existing trees, and natural watershed creeks or arroyos or flood zones remain untouched.

17. The request is consistent with the following Goals and Policies regarding Open Space from Chapter 10: Parks & Open Space:

- A. Goal 10.3 - Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The proposed development will help protect and preserve the integrity of the natural Tijeras Creek watershed, natural landscape and historical landmarks for the community, by preserving the natural features on site such as the native landscaping, Tijeras Arroyo. and existing historical areas of interest, the “Little Beaver Town” remains. Education of nature is best experienced through emersion and in order to be emersed into nature there is a need for some form of travel, in this case pedestrian and equestrian, therefore, the proposed site provides opportunities for outdoor recreation and education simultaneously. The improved wayfinding will make it easier to navigate the area and information signage would allow users to learn the history of various ruins on site, history of the landscape, as well as the natural wildlife, landscape and vegetation.

- B. Policy 10.3.1 Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

Sub-policy b) Acquire trail, wildlife, and drainage corridors as important elements of the Open Space network.

The subject site has been acquired by the city as Open Space for reasons to preserve the natural and cultural features of the site. The request will not disturb any sensitive lands and create a community amenity that provides access and education to natural resources that exist on the site. The Open Space designation will ensure the site remains protected from further development.

The subject site leaves all riparian wetlands, natural arroyos and watershed undisturbed allowing specific wildlife to maintain their natural habitats that exist only in those areas. A network of existing trails exist as part of the Tijeras Creek Cultural Corridor, the natural landscape, and natural wild life are elements identified as important elements to be preserved through the proposal of this request.

- C. 10.3.2 - Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

A sensitive lands analysis was completed prior to this project request and identified several sensitive lands to be protected such as, the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones, will remain untouched by any development proposed in this request.

- D. Sub policy 10.3.2(b): Ensure that development within Open Space is compatible with its preservation purpose.

The proposed development is located on the southernmost portion of the site which does not have any sensitive lands mentioned in the response to Policy 10.3.2. The request is compatible with the purpose of preservation of these sensitive lands by creating a network of formalized trails that will encourage the user to stay on the trail and prevent wanderers to form random pathways.

- E. Policy 10.3.3 - Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

The request proposes limited low-impact formalized accessible trail improvements to the flat portion of the site. The request will add to the existing fabric of the Open Space resource that exists throughout the city. The proposed network of trails will connect gathering spaces and include interpretive and educational signage illustrating the history of various ruins on site, history of the landscape, as well as the natural wildlife, landscape and vegetation.

18. The request is consistent with the following Goal and Policy from Chapter 10: Parks & Open Space:

- A. Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed development can be identified as significant cultural landscape because it exists as part of the Tijeras Creek Corridor Plan and exists within the Carnuel Land Grant. The Tijeras Creek Corridor Plan seeks to preserve the historical culture of the landscape of the area. The Carnuel Land Grant identifies the history of the identity of the descendants of the original community land grantees. Interpretive signage will help to illustrate how the cultural landscape is a contributor to our heritage and rich and complex identities.

- B. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The Route 66 trailhead improvements will preserve and enhance the cultural landscape with defining features such as circulation paths, improving wayfinding, and interpretive signage. Natural features like the Tijeras arroyo, along with cultural characteristics like the Carnuel Land Grant contribute to the distinct identity of the surrounding communities, neighborhoods, and cultural landscapes.

19. The request is consistent with the following Goal and Policies from Chapter 11: Heritage Conservation

- A. Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities

The proposed development can be identified as significant cultural landscape because it exists as part of the Tijeras Creek Corridor Plan and exists within the Carnuel Land Grant. The Tijeras Creek Corridor Plan seeks to preserve the historical culture of the landscape of the area. The Carnuel Land Grant identifies the history of the identity of the descendants of the original community land grantees. Interpretive signage will help to illustrate how the cultural landscape is a contributor to our heritage and rich and complex identities.

- B. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The Route 66 trailhead improvements will preserve and enhance the cultural landscape with defining features such as circulation paths, improving wayfinding, and interpretive signage. Natural features like the Tijeras arroyo, along with cultural characteristics like the Carnuel Land Grant contribute to the distinct identity of the surrounding communities, neighborhoods, and cultural landscapes.

- C. Policy 11.3.2 - Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The Tijeras Arroyo, which is identified in the Rank 2 Facility Plan for arroyos, runs through a portion of the site and will remain untouched. The arroyo will remain preserved in its natural state because the proposed development creates a low-impact trail network away from any naturally occurring arroyo systems. Interpretive signage will be placed within the proposed trail network to educate the user of the cultural landscapes and the Tijeras Cultural Corridor where the site exists.

20. The request is consistent with Policy 13.4.4 - Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition of Open Space from Chapter 13: Resiliency & Sustainability

The development made possible by the request will protect conserve and enhance natural resources, habitat and ecosystems because the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones will remain unaffected by the proposed development. Unique wildlife and vegetation that exist in these locations will be able to survive in their natural habitat.

21. The request is consistent with several Policies from the City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan:

A. Policy A.1.D: MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas.

The request would facilitate development of an Extraordinary Facility on dedicated MPOS land. The proposed Site Plan includes a vehicular parking lot, equestrian parking lot, a shade structure, benches, picnic tables, and a vault restroom. The facility is proposed for light recreation and educational use at a MPOS trail head. The trail is planned to be a natural base course. The facility is designed to incorporate existing historical features, preserve existing native landscaping, and to protect the nearby natural Tijeras arroyo.

B. Policy A.1.E. Existing trails shall be utilized whenever possible and new trails shall be developed and sited to meet the goals and requirements of this plan

The request is consistent with Policy A.1.E as the request will allow for better definition of the circulation paths of existing trails. Existing trails will be revitalized for the use of pedestrian, bicyclists and equestrian uses.

C. Policy A.6: Major Public Open Space planning should be conducted in coordination with community planning. The Tijeras Arroyo is in or adjacent to the following community planning areas: Near Heights, South Valley, East Gateway. The Calabacillas Arroyo is in the Westside community planning area.

The subject site is within the East Gateway CPA. The City Open Space division is the applicant for this request. A facilitated meeting was held on August 24, 2023 with the affected neighborhood associations to discuss the proposed project and mitigate any potential concerns.

D. Policy B.1.E. Open Space Trails: Open space trails link open space with the urban trail system and can provide linear open space which visually extends into developed areas.

The request is consistent with Policy B.1.E because the request will allow for a variety of unpaved and paved trails at varying levels of challenge to be improved within the MPOS. Places to sit and gather and interpretative and educational signage will also be provided that will further enhance the user experience along the trail.

- E. Policy B.2.J.: The Open Space trail system shall accommodate a variety of users on single and multipurpose trails. Trails should be designed, as much as possible, to meet the requirements and intents of the Americans with Disabilities Act and should accommodate a range of ability levels. Multiple use trails are encouraged, but in some areas, designated trails may be developed to minimize resource damage. Public information regarding trail etiquette shall be provided at manned facilities.

The request is consistent with Policy B.2.J. as the request will allow for new asphalt paths and basecourse paths to be implemented. An all-inclusive approach has been taken in the trail design that will ensure that the needs of all potential users are addressed, including people with disabilities. Trail etiquette rules are also posted along the MPOS trails.

- F. Class III Facility: Developed facility containing improved parking, access, picnic areas, restrooms, and trails.

The request is consistent with Policy B.2.L. as the new trails have been designed in a way that will minimize environmental damage. The materials that are proposed will conform to the topography and natural landscape. Furthermore, improved parking access, picnic areas, and restroom are proposed that will further this policy.

- G. Policy C.5.B.: Access to Major Public Open Space shall be controlled in such a way as to protect and preserve it from degradation and disturbance due to overuse. Access to Major Public Open Space shall be controlled through facility development, trails, gates or fencing.

The existing parking lot, has a set number of parking spaces that will help to preserve the area from degradation and disturbance from overuse. The addition of two short trail loops will allow for the MPOS to be protected and controlled through access.

- H. Policy C.6.E.: Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments and others.

The request is consistent with Policy C.6.E. because the area of development exists on one of the highest elevation points within the site, allowing for views of the Sandia foothills to the north, the Tijeras canyon to the east, the Manzano foothills to the south, and the east gateway of Albuquerque to the west

22. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(I)(3)(a) The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies because the project will protect and enhance the character of the surrounding area.
- B. 14-16-6-6(I)(3)(b) The subject site is within the County and zoned A-1. The subject site has never been zoned NR-SU or PD therefore, the above criterion does not apply.

- C. 14-16-6-6(I)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, DPM, and other adopted City regulations. The site plan shall comply with the MPOS Facility Plan and the Tijeras Arroyo Biological Zone Resource Management Plan.
- D. 14-16-6-6(I)(3)(d) The proposed development will not utilize City utilities because lighting and sewer are not proposed. The City's existing infrastructure has adequate capacity for the proposed development because the proposed drive access point, trails, and sidewalk system will connect to existing streets, trails and sidewalks.
- E. 14-16-6-6(I)(3)(e) The site plan mitigates adverse impacts on the subject site and surrounding area. A sensitive lands analysis pursuant to IDO 5-2(E) was included with the request due to the presence of sensitive lands on site. The applicant provided evidence that the proposed extraordinary facility will not impact the sensitive lands. The intent of the improvements is to allow equitable access to the Open Space property for experiential, recreational and cultural educational purposes.
- F. 14-16-6-6(I)(3)(f) The subject property is not within an approved Master Development Plan and the Site Plan meets relevant standards in the MPOS Facility Plan.
- G. 14-16-6-6(I)(3)(g) The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.

- 23. The There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on October 4, 2022
- 24. The affected, registered neighborhood organizations are the Supper Rock NA, the Four Hills Village NA, and the East Gateway Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified.
- 25. A The applicant held a facilitated meeting on August 23, 2023. There was general support of the project by community members, though a few questions were raised regarding the public process for developing the current plans with the Tijeras Cultural Corridor Plan. One community member is concerned about the smell from equestrian use on site. Coalition representatives would like to be updated about the project moving forward and be including in the planning process prior to EPC submittal.
- 26. As of this writing, four letters of opposition have been received and two letters of support have been received. NA's are in support of an open space amenity in the area. Some property owners adjacent to the site are concerned about increased traffic bringing crime and homelessness to the proposed Open Space, as well as a disturbance to their views. A major concern is the location of a vault toilet near their residential properties.
- 27. The applicant held a meeting on the site on November 2, 2023 to discuss the project and mitigate concerns of opposing neighbors. Mitigation measures included: adding a future fence along Central Ave. (NM 333) as a safety precaution, moving the location of the vault toilet to the eastern most

possible location of the site. After this meeting, two community members submitted letters outlining the concerns, but supporting the project.

28. The vault toilet is proposed as an element of the site plan on an as needed basis with community approval of the future Management Plan for the Open Space. It is proposed to be located on the SE corner of the equestrian parking lot, near the trail head.
29. The operation and safety of the site would be managed by the Open Space (OS) Conservation Officers. OS staff are responsible for opening and closing gates. The Open Space is patrolled by 5 PSA officers, OS Conservation Officers, and in this case, the occasional support from the BC Sherriff.
30. A follow up facilitated meeting was held on January 4, 2024 during the continuance period, as requested by Commissioners, with adjacent neighbors and property owners. Key feedback from the meeting: a. There is concern about over developing the area and a desire to keep the rural nature of the region. b. Respondents were very interested in learning more about the cultural and ecological history, and cited few opportunities to do so currently. c. Issues with safety and cleanliness influence use of the area, and there are significant concerns about use of the Creek for homeless encampments and the Route 66 area for drug dealing. A well-qualified panel was present to answer any questions and concerns of the additional adjacent residents regarding the above key concerns. Staff believes the answers to specific issues and to the above key concerns were adequately addressed from the professional panelists that were present at the facilitated meeting.

CONDITIONS OF APPROVAL – SI-2022-01882

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT.
3. Prior to potential installation, the future vault toilet shall be reviewed with the adjacent neighbors and neighborhood associations. The Open Space Division shall provide an assessment of need and any security and maintenance issues and a plan for adequate security and maintenance procedures.
4. Detail Sheet: The general note on the detail sheet shall be revised to remove the statement that a trash bin will not be located on site. There are trash receptables proposed on the site plan and a detail has been provided.
5. Conceptual Grading and Drainage Plan: The vault toilet shall be moved to the proposed future location on the NE corner of the equestrian parking lot agreed upon by the applicant.
6. Condition from the Public Service Company of New Mexico (PNM): Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 2nd, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,



For, Alan M. Varela,
Planning Director

AV/DK/MJ

Notice of Decision CC list:

City of Albuquerque, Parks & Recreation Dept. Open Space, csomerfeldt@cabq.gov
City of Albuquerque, Open Space Superintendent, cmcroberts@cabq.gov
Jim Strozier, Consensus Planning, cp@consensusplanning.com
Supper Rock NA, Ken O'Keefe, cnkokeefe@msn.com
Supper Rock NA Kathleen Schindler Wright srock692@comcast.net
Four Hills Village NA, Ellen Lipman elkaleyah@aol.com
Four Hills Village NA, Andrew Lipman fhvapres@gmail.com
East Gateway Coalition, Julie Dreike dreikeja@comcast.net
East Gateway Coalition Michael Brasher eastgatewaycoalition@gmail.com
Kathy Mcdivitt, 309 Serenity Hills Pl SE, Albuquerque, NM 87123
Terry O'Mara, 228 Serenity Hills Pl SE, Albuquerque, NM 87123
Patricia Bonham, 308 Serenity Hills Pl SE, Albuquerque, NM 87123
Legal, dking@cabq.gov
EPC File