

# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

December 13, 2018

Pulte Group, LLC  
7601 Jefferson St NE, #320  
Albuquerque, NM 87109

**Project #2018-001759**  
SI-2018-00222 – Site Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract P, Plat of the Watershed Subdivision, zoned PC, located on Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, approximately 90 acres.  
(H-01 & J-07)

Staff Planners: Russell Brito and Angela Behrens

PO Box 1293  
On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001759/SI-2018-00222, a Site Plan, based on the following Findings and Conditions:

### FINDINGS:

1. This is a request for a Site Plan - EPC for Tract P, Plat of the Watershed Subdivision, located North of Arroyo Vista Blvd NW, west of Tierra Pintada Blvd NW, containing approximately 88.7 acres.  
NM 87103
2. The submittal is a site plan for 327 single-family home lots in a gated subdivision allowed by the site's underlying PC zone as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan. Infrastructure, such as roads, will be privately owned and maintained.  
www.cabq.gov
3. The site's current zoning is PC and is subject to the Westland/WALH Master Plan and the IDO where the master plan is silent. The site plan is consistent with the use and design standards of the Westland/WALH Master Plan.
4. The application is subject to the site design and sensitive lands requirements of the IDO (14-16-5-2), and the Petroglyph National Monument/Northwest Mesa Escarpment Plan, because it is adjacent to the Petroglyph National Monument.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Westland/WALH Master Plan, the Petroglyph National Monument/Northwest Mesa Escarpment Plan, and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.

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**6. IDO Section 14-16-5-2. Site Design & Sensitive Lands**

**a. The site plan is consistent with the requirements of 5-2(C):**

- There are no significant natural features on the site and the proposed grading and drainage plan will be reviewed by the City's Hydrologist.**
- The Archaeological investigations have mitigated effects to cultural resources by the proposed development.**

**b. The site plan conforms with the requirements of 5-2(H), subject to the following:**

- Minor changes to comply with 5-2(H)1 a - f.**
- Building height must be limited to 26 feet.**
- The on-site open space (private park) should be relocated northward so that it is contiguous with the Major Public Open Space.**

**7. The site plan is consistent with the Petroglyph National Monument/Northwest Mesa Escarpment Plan, as future development will comply with IDO VPO-2 and only controlled access for the National Park Service is allowed through the plan area to the adjoining portion of the Monument.**

**8. The site is located in an Area of Consistency as designated by the ABC Comprehensive Plan and is subject to applicable Policies.**

**a) The application responds to the Policies deriving from Goal 4.1. (Character) by preserving private open space buffers adjacent to the Petroglyph National Monument.**

**b) The site plan meets the requirements of the Policies deriving from Goal 5.3 (Development Patterns) by efficient use of developable space, providing a compatible form of development and a variety of private open spaces.**

**c) The development is consistent with Goal 9.1. (Supply) as it contributes to the supply and range of housing types by providing a high-quality neighborhood that meets current and future needs.**

**d) The site plan meets the requirements of Goal 9.2. (Sustainable Design) by incorporating a number of design features to ensure compatibility with the resources of the Petroglyph National Monument**

**e) The site plan was designed coordination with the National Park Service and the Open Space Division and it meets the requirements of most Policies deriving from Goal 10.3. (Open Space) However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policy 10.3.5.**

**f) The proposed development is generally consistent with the Policies deriving from Goal 11.3. (Cultural Landscapes). However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policies 11.3.1, 11.3.4 and 11.4.4.**

**9. Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Petroglyph National Monument and the Atrisco Terrace.**

**10. Agency comments are attached at the end of the staff report and no public comment has been received.**

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CONDITIONS:

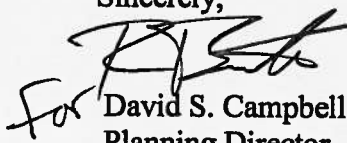
1. The Site Plan will address the following minor amendments to the site plan to fully comply with IDO:
  - a. The Site Plan shall be amended as necessary to reflect and incorporate the requirements of 14-16-5-2(H)1 a - f as general notes and/or where appropriate, based on subject matter.
  - b. Any notes, as submitted or as amended, that refer to access to open space areas should clarify the notation to be "private open space areas."
2. The site plan shall note that building height is limited to 26 feet.
3. 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 at the Planning Department.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018**. The date of the EPC'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.

For more information regarding the appeal process, please refer to Section 14-16-6 of the 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 EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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 City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

  
For David S. Campbell  
Planning Director

DSC/RB/AB

cc: Pulte Group, LLC, 7601 Jefferson St NE, 3320, ABQ, NM 87109  
Consensus Planning, Inc., 302 Eighth St NW, ABQ, NM 87102  
Westside Coalition of NA's, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio del Sol NW, ABQ, NM 87114  
Alan Reed, 3105 Don Quizote Dr. NW, ABQ, NM 87104  
Sue Flynt, 8516 Book St. NE, ABQ, NM 87113  
John Dubois, [jdubois@cabq.gov](mailto:jdubois@cabq.gov)