Staff Report

Agent: Tierra West, LLC
Applicant: Ben E Keith Company
Request: Major Amendment to the MDP for the Atrisco Business Park
Legal Description: Text Amendment to the Atrisco Business Park Master Development Plan including Lot 1A, Bulk of Plat of Lot 1-A, Unser Towne Crossing
Location: Bounded by I-40 and Fortuna Rd NW to the north, by Coors Blvd NW to the east, and accessed by Unser Blvd NW which runs north-south through the western portion.
Size: Approximately 700 acres
Existing Zoning: NR-BP
Proposed Zoning: N/A

Summary of Analysis
This is a request for a Text Amendment to the Atrisco Business Park Master Development Plan (MDP) located on the West Side of the City of Albuquerque, south of I-40, north of Central Avenue NW, to the west of Coors Boulevard NW, and on Unser Boulevard NW for sites within the Atrisco Business Park MDP boundaries. The applicant proposes to alter the standards for landscape, lighting, signage, architecture, and utilities for sites consisting of 40 acres and more. The purpose of the request is to develop the example 50.5 acre site with a light industrial facility as permitted in the existing NR-BP zone.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.

Map
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IDENTIFICATION

Note: Gray shading indicates County.

1 inch = 425 feet

Hearing Date:
9/13/2018

Project Number:
PR-2018-001361 (1000845 & 1006833)

Case Numbers:
SI-2018-00080

Zone Map Page:
J-10
OLD ZONING MAP

Note: Gray shading indicates County.

1 inch = 425 feet

Hearing Date: 9/13/2018
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Zone Map Page: J-10
Note: Gray shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

1 inch = 425 feet

Hearing Date:
9/13/2018

Project Number:
PR-2018-001361 (1000845 & 1006833)

Case Numbers:
SI-2018-00080

Zone Map Page:
J-10
Public Facilities Map with One-Mile Buffer

Community Center  Multi-Service Center  Senior Center  Library  Museum
Fire  Police  Sheriff  Solid Waste
Public Schools

- Proposed Bike Facilities
- ABQ Bike Facilities
- ABQ Ride Routes
- Albuquerque City Limits

Landfill Buffer (1000-feet)  Landfill designated by EHD  Developed County Park  Undeveloped County Park
Developed City Park  Undeveloped City Park

Project Number: PR-2018-001361 (1000845 & 1006833)  0  0.5  1 Miles
INTRODUCTION

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Proposal

This is a request for a Text Amendment to the Atrisco Business Park Master Development Plan (MDP) located on the West Side of the Rio Grande River just south of I-40, north of Central Avenue NW, on the west side of Coors Boulevard NW, and surrounding Unser Boulevard NW for sites within the Atrisco Business Park MDP boundaries consisting of 40 acres and more. The applicant proposes to alter the standards for landscape, lighting, signage, architecture, and utilities. The purpose of the request is to develop the example 50.5 acre site, intended to be developed as a large-scale industrial development, which is a permitted use in the subject NR-BP zone.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.

EPC Role

The EPC is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of this IDO. This request does not qualify as a Minor Amendment, and therefore is pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Atrisco Business Park MDP pursuant to the requirements of the IP zone prior to effectiveness of the IDO. Per IDO Section 14-6-4(P)(2), the decision-making body may impose conditions on the approval necessary to bring the application into compliance with the requirements of this IDO. This case is a quasi-judicial matter.
History/Background

In April of 1984, the EPC established a clarification of zoning for SU-1 for Industrial Park for all of the Atrisco Business Park (Z-84-47) and in April of 1987, a certification of zoning was issued for the SU-I Planned Industrial Park zoning for the area. In November of 1984, the EPC approved a Site Development Plan for apartments in the Atrisco Business Park area (Z-84-47-1).

The EPC voted to approve Site Development Plans for tracts within the Atrisco Business Park MDP boundaries in September of 1988 (Z-88-76), July of 1990 (Z-90-78), and May of 1991 (Z-88-76-1). The Atrisco Business Park MDP was approved by the EPC in October of 1992, amended in 1997 and 2012, and since then several sites have been developed. Of the remaining sites, only the example site is over 40 acres.

Context

The Atrisco Business Park is an existing 349.6-acre full service business park located in the southwest mesa area, with access to major arterial streets and to I-40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently more than half of the business park has been developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres. The example site is vacant. Staff does not find potential land-use conflicts with the request since the only remaining parcel with over 40 acres is the example site, and this site does not border any properties that are not part of the Atrisco Business Park.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Unser Boulevard NW and Coors Boulevard NW as Regional Principal Arterials. The LRRS designates Central Avenue SW a Community Principle Arterial. The LRRS designates Los Volcanes Road NW, Gallatin Place NW, and Fortuna Road NW as Major Collectors.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Coors Boulevard NW on the east side of the Atrisco Business Park MDP area, and Central Avenue NW to the south of the MDP area as Major Transit Corridors; however the site does not fall within their 660-foot buffer.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed bicycle facilities and trails. The LRBS designates Unser Boulevard NW as having a paved Existing Multi-Use Trail, as being a Long Distance Facility, and on the 50-Mile Activity Loop. The LRBS designates Los Volcanes Road NW as having an Existing Bicycle Lane. The LRBS designates Fortuna Road NW as having an Existing Bicycle Lane that ends in a Proposed
Trail, which connects to Unser Boulevard NW. The LRBS does not designate Gallatin Place NW as having any bicycle facilities, however, it does have a wide right-of-way for its existing two-way traffic lanes.

Transit

Coors Boulevard NW, on the east side of the plan area, is a Major Transit Corridor. Fixed route 155 runs north and south on Coors Boulevard NW. There are multiple stop pairs on Coors Boulevard NW between Fortuna Road NW and the south boundary of the plan area. There is presently no transit service into or through the plan area.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile.

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

The City of Albuquerque Integrated Development Ordinance (IDO)

The entire Atrisco Business Park MDP area is zoned NR-BP (Non-residential Business Park Zone District), which permits light manufacturing as proposed for the example site. The purpose of the NR-BP zone is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.

The NR-BP zone district requires a Master Development Plan (MDP) that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the Development Process Manual (DPM). The Master Development Plan may specify development standards that apply to all the lots and structures on the site in order to implement a coordinated and cohesive design.

Coors Boulevard NW on the east side of the Atrisco Business Park MDP area is subject to the IDO’s Coors Boulevard Character Protection Overlay (CPO-2). However, this will not influence the request.

Per IDO Section 14-16-6-6(F)(3), Review and Decision Criteria, an application for a Master Development Plan shall be approved if it meets all of the following criteria:

- (a) The Master Development Plan is consistent with the ABC Comp Plan, as amended (as analyzed below).
- (b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.
• (c) 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.

• (d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are Underlined. Applicant comments are in Italics; Staff Analysis is in Regular Text.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Plan Element 4 – Community Identity

Goal 4.1 Character

Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Under the proposed amendment, the boundaries of the Atrisco Business Park MDP would remain as they exist. The amendment would simply help encourage larger single users as opposed to just smaller multiple users to develop within the Park on parcels that their large footprint needs and would not diminish neighborhood (both for internally located as well as nearby single-family neighborhoods) values and social, cultural or recreational resources.

The request furthers Policy 4.1.2, Identity and Design, because it protects the cohesiveness of residential neighborhoods by keeping larger industrial facilities outside of residential areas and within business park areas. A cohesive identity and design within the industrial warehousing area is still standardized with the proposed amendments. In this way, appropriate scales are ensured for both the residential and industrial communities and the character and building design reflect the appropriate identity.

Plan Element 5 – Land Use

Goal 5.2 Complete Communities

Policy 5.2.1 h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request furthers Policy 5.2.1 h) because it encourages infill development with complementary uses that are compatible in form and scale to the existing immediately surrounding development in the Atrisco Business Park Master Development Plan area.
Goal 5.3 Efficient Development Patterns

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Goal 5.3 because the example site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads and provision of emergency response services. The example site is middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible.

The request furthers Policy 5.3, Efficient Development Patterns, because it promotes development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The Atrisco Business Park MDP area is located near I-40 where residential uses are less desirable; and between two Major Regional Arterials, Coors Boulevard NW and Unser Boulevard NW, which provides excellent access for large industrial and freight-hauling trucks. This promotes the efficient use of this existing roadways and the associated infrastructure. The plan area also has a mix of existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to users and employees.

Goal 5.4 Jobs Housing Balance

Policy 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.

The City's west side is deficient in jobs relative to housing. The proposed amendment to the Atrisco Business Park MDP would allow for larger single commercial developments that would provide an increased number of jobs on the west side. This increase in jobs would in turn spur job opportunities in ancillary developments needed to support the increased workforce in the West Side area. All this can take place with minimal infrastructure improvements required for what is basically infill development. These larger facilities are typically more stable and likely to not only be employing residents for many years but also providing a growth opportunity for number of jobs as the facilities grow in size and expand their businesses.

The request furthers Policy 5.4 West Side Jobs because it fosters employment opportunities on the West Side. The Atrisco Business Park area is located on the West Side of the City of Albuquerque, and the proposed amendment intends to permit a larger range of architectural materials and signage to promote larger industrial and warehousing facilities. With this update, it will be more cost effective for a large industrial warehousing business to be established within the subject plan area, which will in turn create more employment opportunities.
Goal 5.6 City Development Areas

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Center; Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Goal 5.6.2 because the request would allow for the development of larger facilities the existing Atrisco Business Park MDP area and provide for additional employment to the broader community.

The request furthers Policy 5.6.2, Areas of Change, because the subject area is located primarily in an Area of Change where change is encouraged. The request will promote the development of a large industrial warehousing business which will then create change in the area.

Plan Element 7 – Urban Design

Goal 7.1 Streetscapes & Development Form

Policy 7.1: Streetscapes and Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The proposed amendment to the MDP would allow larger users in larger tracts to group streetscape amenities in clusters to provide for larger areas for residents, visitors and workers to congregate. This is especially important given the fact that larger developments would generate a greater workforce requirement. The development of the infill areas would provide the connection between existing developed parcels within the Plan area as well as to internal and adjacent residential subdivisions. Larger sites typically have greater frontage and other areas that allow a more efficient use of landscape areas as well as longer frontages. This balances out the buffering requirement of the smaller sites but still keeps the street trees and percentages proportionate.

The request furthers Policy 7.1, Streetscapes and Development, Form because the request will continue to create a range of environments and experiences for residents and visitors in the Atrisco Business Park MDP area by permitting design standards that allow for a large industrial/warehousing facility.

Goal 7.3 – Sense of Place

Policy 7.3.2: Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Many of the sites that would fall under the amended Plan guidelines excess of 40 acres) are adjacent Unser Blvd and Interstate 40. The grades in these sites are well below the grades the Unser / I-40 interchange and development would not decrease views within the area. Existing pedestrian amenities in the areas of these larger parcels will help to continue to promote walkable communities.
The request furthers Policy 7.3.2, Community Character, because it will permit design strategies that will embrace and continue the business park character of the Atrisco Business Park MDP area. The amendments will also contribute to the safety of the area by encouraging the location of a very large facility near highways and existing access routes with generous right-of-way for the large turning radii of semi-trucks in the center of a business park rather than near residential development.

Policy 7.3.4: Infill: Promote that enhances the built environment.

The amendment to the Atrisco Business Park MDP would not increase the overall plan boundaries but would allow the same number of existing undeveloped tracts to be developed as parcels greater than 40 acres, which would not operate at a level of intensity disturbing to surrounding residents. These larger scale developments will appropriately located within existing Park, away single-family neighborhoods and will be consistent with the existing development context and neighborhood character and identity.

The request furthers Policy 7.3.4, Infill, because it promotes development on a large vacant parcel in an established business park area with access to existing infrastructure; and the Atrisco Business Park MDP Design Standards are intended to enhance the built environment.

Goal 7.5 – Context Sensitive Site Design

Policy 7.5.2 Site Design: Incorporate local climate conditions into site design.

The amendment to the Atrisco Business Park MDP is consistent with the Design Guidelines in building architecture, lighting, landscaping and signage in compliance with the 100, while allowing for development of parcels larger than 40 acres currently detailed the existing MDP. request allows for development of facilities that require larger overall sites. The amended Master Plan will encourage climate sensitive design of outdoor spaces without taxing Albuquerque’s precious water resources, while still creating aesthetically pleasing atmospheres with landscaping that is appropriate for the region’s arid climate.

The request furthers Policy 7.5, Site Design, because the request will permit large facilities to incorporate local climate conditions into the site design through pleasing outdoor spaces and appropriate landscaping.

Plan Element 8 – Background & Analysis

Goal 8.1 – Placemaking

Policy 8.1. Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents foster a robust, resilient and diverse economy.

The proposed amendment to the Atrisco Business Park MDP would allow for large scale users to develop within the Park thereby maximizing opportunities for economic
development. This will help foster growth within the community. In addition spur other users on the West side to support the facility.

The request furtherres Policy 8.1, Resilient Economy, because it the proposed amendments will encourage economic development efforts that improve quality of life for new and existing residents toward a more robust and diverse economy by revising the design standards for Atrisco Business Park MDP to accommodate a large (over 40 acres) industrial warehousing facility.

AMENDMENTS TO THE ATRISCO BUSINESS PARK MASTER DEVELOPMENT PLAN

The applicant originally proposed amendments for sites that are larger than 20 acres; however through analysis of the remaining properties, it was found that the MDP area consists of several previously developed and currently undeveloped properties that are approximately 20 acres, and the example site is the only vacant property over 40 acres. Therefore, it was suggested by staff and agreed by the applicant to revise the requested amendments to be for lots over 40 acres in size.
The proposed amendments to the Atrisco Business Park MDP provide design guidelines for tracts that are larger than 40 acres, whereas the current design standards apply to all sizes of properties within the MDP area. The guidelines for tracts equal to or smaller than 40 acres would be unchanged. The applicant proposes that the updated design guidelines for sites over 40 acres would be better suited for attracting larger users and employment generators that could not quite fit within the current plan standards due to the sheer size of the facilities. Approval of the proposed amendment to the Atrisco Business Park Maser Development Plan will not negate the current plan policies and design guidelines for sites within the plan area that are equal to or smaller than 40 acres. The example site is the only vacant site within the Atrisco Business Park MDP area that is over 40 acres (see diagram above). This would mean that the example site is the only vacant site subject to the updated regulations.

The applicant states that the proposed changes to the MDP allow for the location and development of larger facilities. The metal material provides flexibility of material to reach larger spans and special cooling needs that are typical in processing plants and manufacturing plants. The applicant is asking to modify the articulation of the buildings due to their size. Larger sites and footprints are typically set back further from the adjoining streets due height and fire requirements. As such the articulation that is set up for warehousing is usually achieved with massing. Signage and landscaping are also being addressed due to the length of the buildings, keeping the same height of the signs but allowing multiple signs if multiple roadways and long stretches of roadway are involved.

The proposed page will be added to the existing Atrisco Business Park MDP pages and will be numbered as appropriate for further development after discussion with the Development Review Board. The proposed page holds much of the same language from the other pages of the plan and those sentences and phrases that are underlined are those that are changed from what would have been required.

Per IDO Section 14-19-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. Per IDO section 14-16-2-5(B)(3)(d), where the MDP is silent, other IDO standards apply. As such, staff has reviewed the attached Master Development Plan amendment for conformance with applicable goals and policies in the Comprehensive Plan, the IDO, and all other applicable City planning documents.

Per IDO Section 14-16-6-6(F)(3), Review and Decision Criteria, and application for a MDP shall be approved if it meets all of the following criteria:

- (a) The MDP is consistent with the ABC Comp Plan, as amended.
- (b) The MDP complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.
- (c) 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.
(d) The MDP mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Per IDO Section 14-16-6-4(O)(2), the relevant decision-making body in Table 6-1-1 (EPC for MDPs) may approve a requested Deviation that is within the limits listed in Table 6-4-2; other numerical standard permit a 10% deviation. The EPC may approve a 10% deviation through this application.

Per IDO Section 14-16-6-6(F)(2)(d), the EPC may grant a Variance to IDO standards pursuant to subsection 14-16-6-6(M), Variance – EPC. The applicant has not applied for a Variance through the EPC with this application, therefore, more than the standard deviation from IDO regulations cannot be approved at this time, and these items will be conditioned as such.

Landscape Standards

Landscape Coverage

The current Atrisco Business Park MDP Landscape Standards requires 20% of net site area devoted to landscape materials and/or naturalized areas with emphasis placed on street-side exposure.

The request is to revise the required landscape coverage be increased to 15% of net site area devoted to landscape materials and/or naturalized areas with emphasis placed on street-side exposure.

The IDO, Section 14-16-5-6(C)(2), requires 15% of net site area devoted to landscape materials and/or naturalized areas with emphasis placed on street-side exposure.

Staff supports the request.

Turf

The current Atrisco Business Park MDP Landscape Standards limits high water use turf to 20% of the net landscape area.

The request is to revise the high water-use turf permitted to be decreased to 10% of the landscape area.

The IDO, Section 14-16-5-6(C)(4)(d), permits no more than 10% of required landscape areas to be turf requiring irrigation past the first 2 growing seasons.

Staff supports the request.

Street Trees

The current Atrisco Business Park MDP Landscape Standards requires street trees to be provided at a rate of one per 25-feet of street frontage with no more than a 50-foot gap between groupings and one tree per every 40-feet of the remaining site perimeter.

The request is to reduce the number of street trees to be one per 27.5-linear feet with 150-linear feet between potential clusters.

The IDO Section 14-16-5-6(D)(1)(a) states that street trees are generally required along
street frontages every 25 feet on center.

A Variance would be needed to be exempt from the IDO requirement for the number of street trees. The standard deviation of 10% would permit the spacing to be 27.5-feet, which staff supports. The IDO does not specify a permitted space between groupings. Staff recommends that no more than an 80-foot gap be permitted between street tree groupings. Maintaining the typical spacing of street trees would assist with the concealment of the requested alternate materials for architecture and other requests.

In order to make it easier to meet the regulated spacing, staff recommends smaller, drought tolerant trees be added to the tree plant palette design standards to include: Netleaf Hackberry, Desert Willow, New Mexico Olive, Smoketree, Honey Mesquite, and Alligator Juniper Juniper Trees, which have been added.

Perimeter Landscaping

The current Atrisco Business Park MDP states that “In addition to the street trees, one tree is required for every forty linear feet (40LF) of the remaining site perimeter.”

The request is to state “In addition to the street trees one (1) tree is required for every one-hundred and fifty linear feet (150 LF) of the remaining site perimeter”

The IDO does not have a requirement for perimeter landscaping in general. The IDO does regulate Edge Buffer Landscaping (14-16-5-6 (E)), however this does not pertain to the request, because industrial uses are adjacent to industrial uses within an Area of Change.

The IDO (14-16-5-6 (F)) requires a landscape buffer to separate parking and circulation areas from font, side, and rear boundaries of premises. Parking lots facing a street shall be screened by either a masonry wall or a 3-4 foot landscape buffer with a continuous line of evergreen shrubbery. This will be required for the example site.

Staff supports the request.

Parking Lot Landscaping

The current Atrisco Business Park MDP requires one tree for each 10 parking stalls (with no stall being more than 100-feet from the trunk of a tree) to be separately calculated from the requested street or perimeter trees.

The request is that areas internal to a complex that are not easily visible from adjacent City roadways be exempt from the above requirements for parking lot trees.

The IDO, Section 14-16-5-6(F)(2)(a), requires 10% of the parking lot area for lots less than 50 spaces and 15% for lots more than 50 spaces to be landscaped.

The IDO, Section 5-6(F)(1)(g), states that the landscape area may be reduced by up to 25% if the surface of the parking area is a permeable material.
A Variance would be needed to be exempt from this requirement. A deviation of 10% would permit 9% of parking lot area for lots less than 50 spaces and 14% of parking lot area for lots more than 50 spaces, which will be conditioned.

Lighting and Security

The current Atrisco Business Park MDP states that street lights may range from 30-40-feet above the roadway. The height of parking area lights may range from 20-30 feet. Area lighting should range from 10-15 feet.

The request is to add that auto/employee parking area lights range from 20 to 30 feet.

The IDO does not have a height limit for lights.

Staff supports the request.

Signage

The current Atrisco Business Park MDP states that 1 free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage. The current Atrisco Business Park MDP limits a single user sign to be 4x8 feet with a total of 32 square feet. The current Atrisco Business Park MDP states that no signage may be printed directly on the wall surfaces and no individual letters may be attached to the building.

The request is for 1 free-standing sign allowed for each 750 linear feet of street frontage of each premise which has at least 200 linear feet of street frontage. The street frontage on Gallatin Place NW is approximately 2100 linear feet. This would permit 2 free-standing signs. The street frontage on Los Volcanes is approximately 820 linear feet, which would permit 1 free-standing sign. The request is for freestanding signs not to exceed 100 square feet in area. The request is for signage that may be printed directly on the wall surface and individual letters may be attached to the building.

The IDO does not regulate signs in the subject NR-BP zone, which allows signs to be per the approved plan such as the subject Atrisco Business Park MDP. For reference, freestanding signs in mixed-use and other straight non-residential zones are limited to 1 sign per premises, which has at least 100 linear feet of street frontage; and size is limited to 100 square feet on Collectors and 200 square feet on Arterials. The subject site is located on the corner of Los Volcanes Road NW and Gallatin Place NW, which are both Collectors.

Staff supports the request.

Architecture

The current Atrisco Business Park MDP Architectural Objectives holds the phrases:

- Section C: Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Metal skin is not considered a finished building material.
• Section B: building design and construction shall be attractive and high quality on all sides rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.

• Section D 6: The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of façade.

• Section E 3: undesirable design elements are chain link fence and barbed wire.

• Section H: Dock doors for loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior.

The request is to add or revise with the phrases:

• with development design being in harmony with other buildings within the complex.

• Each material must be compatible with the natural surroundings and other buildings and structures within the complex. Pre-engineered metal buildings are allowed for accessory structures. Metal skin may be considered as a finished building material.

• Straight, simple wall lines and light colored wall materials are acceptable where required for energy efficient construction of cold storage facilities.

• emphasizes that only “Galvanized” chain link fence should be avoided.

• Loading docks that face adjacent fronting City streets should be avoided where possible. If unavoidable, dock doors for loading docks that face adjacent fronting City streets shall be located on the inside of buildings to keep clean uncluttered appearance from the exterior.

The IDO does not regulate building material outside of areas within Character Protection Overlays mapped areas, which does not apply to the example site.

Staff supports the request.

Utilities

The current Atrisco Business Park MDP B states “the use of pre-fabricated fiberglass enclosure is prohibited.

The request is to state “The use of pre-fabricated fiberglass enclosures may be used only in areas within a complex that are not easily visible from adjacent City roadways.”

The IDO does not regulate building material outside of areas within Character Protection Overlays mapped areas.

Staff supports the request.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please see Agency Comments at the end of this report.

Neighborhood/Public

As required, the applicant notified the West Mesa Neighborhood Association, the Los Volcanes Neighborhood Association, the Avalon Neighborhood Association, the South
West Alliance of Neighborhoods (SWAN Coalition), and the Westside Coalition of Neighborhood Associations via certified mail. The applicant also notified property owners within the Atrisco Business Park MDP boundaries, within 330-feet outside of the boundaries, and within 1200-feet of the I-40 right-of-way. Neither a neighborhood nor facilitated meeting was requested or occurred and staff has not received any comments in support or opposition to the request.

CONCLUSION

The request is for an amendment to the Atrisco Business Park MDP Plan for sites consisting of 40 acres or more. The applicant proposes to alter the standards for landscape, lighting, signage, architecture, and utilities. The purpose of the request is to develop the example 50.5 acre site, intended to be developed as a large-scale industrial development, which is a permitted use in the subject NR-BP zone.

Per IDO Section 14-19-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. As such, staff reviewed the attached Master Development Plan amendment for conformance with applicable goals and policies in the Comprehensive Plan, the IDO, and all other applicable City planning documents. Staff found that the majority of the amended statements met IDO regulations, and any discrepancies are part of the Conditions of Approval for this request.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.
FINDINGS

Major Amendment to the Atrisco Business Park Master Development Plan
Project # 2018-001361

1. This is a request for a Major Amendment to the Master Development Plan for the Atrisco Business Park within the Atrisco Business Park Master Development Plan area including Lot 1A, Bulk Plat of Lot 1-A, Unser Towne Crossing. The Atrisco Business Park Master Development Plan area is bounded on the north by I-40 and Fortuna Rd NW, on the east by Coors Blvd NW, on the south by commercial properties, and accessed by Unser Blvd NW, running north-south through the western portion of the area, containing approximately 700 acres.

2. The purpose of the request is to alter the design standards for landscape, lighting, signage, architecture, and utilities for sites consisting over 40 acres within the Atrisco Business Park Master Development Plan boundaries.

3. The Atrisco Business Park Master Development Plan was approved by the EPC in October of 1992, amended in 1997, and 2012, and since then several sites within the plan area have been developed. Of the remaining sites, only the example 50.5 acre site is over 40 acres, and will therefore be subject to the amended standards.

4. The entire Atrisco Business Park Master Development Plan area is zoned NR-BP (Non-residential Business Park Zone District), which permits light manufacturing, the proposed use for the example 50.5 acre site.

5. The purpose of the NR-BP zone is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.

6. The NR-BP zone district requires a Master Development Plan (MDP) that furthers and implements applicable goals and policies of the ABC Comp Plan, and complies with all applicable requirements of the Development Process Manual (DPM). The Master Development Plan may specify development standards that apply to all the lots and structures on the site in order to implement a coordinated and cohesive design.

7. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

8. Per IDO Section 14-19-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. Per IDO section 14-16-2-5(B)(3)(d), where the MDP is silent, other IDO standards apply. As such, staff has reviewed the attached Master Development Plan amendment for conformance with applicable goals and policies in the Comprehensive Plan, the IDO, and all other applicable City planning documents.
10. Per IDO Section 14-16-6-6(F)(3), Review and Decision Criteria, an application for a Master Development Plan shall be approved if it meets all of the following criteria:

a) The Master Development Plan is consistent with the ABC Comp Plan, as amended (as analyzed below).

b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

c) 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.

d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

11. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

a) The request furthers Policy 4.1.2, Identity and Design, because it protects the cohesiveness of residential neighborhoods by keeping larger industrial facilities outside of residential areas and within business park areas. A cohesive identity and design within the industrial warehousing area is still standardized with the proposed amendments. In this way, appropriate scales are ensured for both the residential and industrial communities and the character and building design reflect the appropriate identity.

b) The request furthers Policy 5.2.1 h) because it encourages infill development with complementary uses that are compatible in form and scale to the existing immediately surrounding development in the Atrisco Business Park Master Development Plan area.

c) The request furthers Policy 5.3, Efficient Development Patterns, because it promotes development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The Atrisco Business Park MDP area is located near I-40 where residential uses are less desirable; and between two Major Regional Arterials, Coors Boulevard NW and Unser Boulevard NW, which provides excellent access for large industrial and freight-hauling trucks. This promotes the efficient use of this existing roadways and the associated infrastructure. The plan area also has a mix of existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to users and employees.

d) The request furthers Policy 5.4 West Side Jobs because it fosters employment opportunities on the West Side. The Atrisco Business Park area is located on the West Side of the City of Albuquerque, and the proposed amendment intends to permit a larger range of architectural materials and signage to promote larger industrial and warehousing facilities. With this update, it will be more cost effective for a large
industrial warehousing business to be established within the subject plan area, which will in turn create more employment opportunities.

e) The request furthers Policy 5.6.2, Areas of Change, because the subject area is located primarily in an Area of Change where change is encouraged. The request will promote the development of a large industrial warehousing business which will then create change in the area.

f) The request furthers Policy 7.1, Streetscapes and Development, Form because the request will continue to create a range of environments and experiences for residents and visitors in the Atrisco Business Park MDP area by permitting design standards that allow for a large industrial/warehousing facility.

g) The request furthers Policy 7.3.2, Community Character, because it will permit design strategies that will embrace and continue the business park character of the Atrisco Business Park MDP area. The amendments will also contribute to the safety of the area by encouraging the location of a very large facility near highways and existing access routes with generous right-of-way for the large turning radii of semi-trucks in the center of a business park rather than near residential development.

h) The request furthers Policy 7.3.4, Infill, because it promotes development on a large vacant parcel in an established business park area with access to existing infrastructure; and the Atrisco Business Park MDP Design Standards are intended to enhance the built environment.

i) The request furthers Policy 7.5, Site Design, because the request will permit large facilities to incorporate local climate conditions into the site design through pleasing outdoor spaces and appropriate landscaping.

j) The request furthers Policy 8.1, Resilient Economy, because it the proposed amendments will encourage economic development efforts that improve quality of life for new and existing residents toward a more robust and diverse economy by revising the design standards for Atrisco Business Park MDP to accommodate a large (over 40 acres) industrial warehousing facility.

12. The applicant notified the West Mesa Neighborhood Association, the Los Volcanes Neighborhood Association, the Avalon Neighborhood Association, the South West Alliance of Neighborhoods (SWAN Coalition), and the Westside Coalition of Neighborhood Associations via certified mail.

13. The applicant also notified property owners within the Atrisco Business Park MDP boundaries, within 330-feet outside of the boundaries, and within 1200-feet of the I-40 right-of-way.

14. Neither a neighborhood nor facilitated meeting was requested or occurred and staff has not received any comments in support or opposition to the request.
RECOMMENDATION

APPROVAL of 2018-001361, a request for a Major Amendment to the Atrisco Business Park Master Development Plan for the Atrisco Business Park Master Development Plan area including Lot 1A, Bulk Plat of Lot 1-A, Unser Towne Crossing, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL

Major Amendment to the Atrisco Business Park Master Development Plan
Project # 2018-001361

1. The proposed Atrisco Business Park Master Development Plan amended page will be numbered and integrated into the Atrisco Business Park Master Development Plan in coordination with planning staff.

2. The applicant shall contact the staff planner to ensure that all conditions of approval are met and then submit an electronic version of the amended Atrisco Business Park Master Plan to planning staff.

3. The amendment regarding street trees that states “twenty seven and one half linear feet (27.5 LF)” shall add “which includes a 10% deviation from the IDO requirement as approved by the EPC.”

4. Street Tree spacing shall be revised to be no more than an 80-foot gap between street tree groupings.

5. Per IDO Section 14-16-6-6(F)(3)(b), Review and Decision Criteria, the Master Development Plan amendments must “comply with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.” Therefore the following landscape regulations must be followed unless a Variance is acquired.

   The IDO Section 14-16-5-6(F)(2)(a), requires 10% of the parking lot area for lots less than 50 spaces and 15% for lots more than 50 spaces to be landscaped.

   The IDO Section 5-6(F)(1)(g), states that the landscape area may be reduced by up to 25% if the surface of the parking area is a permeable material.

   The IDO Section (14-16-5-6 (F)) requires parking lots facing a street to be screened by either a masonry wall or a 3-4 foot landscape buffer with a continuous line of evergreen shrubbery.

   This note shall be removed: “Areas internal to a complex that are not easily visible from adjacent City roadways shall be exempt from the above requirements for parking lot trees.”
Cheryl Somerfeldt
Planner

Notice of Decision cc list:
List will be finalized subsequent to the EPC hearing on September 13, 2018.

AGENCY COMMENTS
PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Long Range Planning
This request is to amend the Atrisco Business Park MDP. While the Plan may originally been adopted as a Site Development Plan, the IDO considers this Plan a MDP as of the effective date of the IDO on May 17.

The Atrisco Business Park was originally adopted for properties zoned IP under the Comprehensive Zoning Code. Since that time, properties within the Master Development have been rezoned to a variety of zones, but the majority of the area is still zoned NR-BP. Non-residential development in zones other than NR-BP will still be subject to the MDP unless the Plan were to be amended to take them out.
The MDP is mostly designated as Area of Change, with Areas of Consistency designated for the single-family and park uses within the boundary of the Plan.

The MDP is not within a Center area per the Comprehensive Plan. Unser Blvd. NW is designated as a commuter corridor, and Coors Blvd. is designated as a Major Transit Corridor. The IDO does not have any regulations relating to commuter corridors. While the IDO does have some development standards for Major Transit Corridors, they are not relevant to this context. (See Subsections 14-16-5-5(F)(2)(a)3 and 14-16-5-5(I)(1)(f)).

The policy analysis provided in the justification letter dated July 19, 2018 should strike policies from the old version of the Comprehensive Plan, since that plan is no longer in effect. Similarly, the policies shown from the West Side Strategic Plan should be struck, as this plan is no longer in effect. The two policies cited from the 2017 Comp Plan seem applicable. In addition, the applicant should address the following goals and relevant policies:

- Goal 4.1 Character, particularly Policies 4.1.1 Distinct Communities and 4.1.2 Identity and Design (both internally to the character of the business park as well as in light of nearby single-family neighborhoods), Policy 4.1.4 Neighborhoods (in light of nearby single-family neighborhoods),
- Policy 5.4.2 West Side Jobs,
- Policy 5.6.4 Appropriate Transitions (given the juxtaposition of Areas of Consistency and Areas of Change within the MDP boundary),
- Goal 7.1 Streetscapes & Development Form,
- Goal 7.2 Pedestrian-Accessible Design,
- Goal 7.3 Sense of Place (particularly Policies 7.3.2 Community Character, 7.3.3 Placemaking, 7.3.4 Infill, and 7.3.5 Development Quality,
- Goal 7.5 Context-sensitive Site Design, and
- Goal 8.1 Placemaking.

Long Range notes that the request is to change design standards that apply to 20+ acres sites, which seems reasonable. We trust that the EPC will analyze the requested design standards to determine whether they are reasonable and sufficient.
It would be helpful to have an exhibit showing which sites and how much of the Atrisco Business Park these new standards would apply to (even with the understanding that sites may be subdivided over time). This would also help show how close these 20+ acre sites are to single-family residential development within the Master Development Plan boundary. If any of these sites are adjacent or abutting single-family residential areas, Long Range would recommend requiring a higher level of design or articulation or building height transitions, particularly where an industrial facility will front single-family homes. Any development standards articulated in the Master Development Plan would prevail over any IDO standard that conflicts. Neighborhood Edges and Edge Buffers, for example, which would require such transitions, might be overridden by any standards specified in the Master Development Plan that are less restrictive. Where the Master Development Plan is silent, the IDO standards would apply.

CITY ENGINEER

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.

WATER UTILITY AUTHORITY

- No adverse comments to the proposed Development Plan Amendment for Atrisco Business Park
- If new development is desired request an availability statement at the link below:
  -  http://www.abcwua.org/Availability_Statements.aspx
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

The NMDOT is requiring the owner complete the State Access Management Manuel’s Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development’s potential impacts to I-40 interchange with Unser Blvd and surrounding intersections to include Los Volcanes/User Blvd and Fortuna/NM 45.

POLICE DEPARTMENT/Planning

Regarding the above referenced EPC case, I respectfully submit the following comments:

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, entrances, and staging and delivery areas.
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the buildings and from the buildings the
parking areas. Open stairwells, balcony railing, and offset picket screening materials can all enhance natural surveillance.

- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Ensure adequate locking devices, including but not limited to, deadbolt, electronic keypad and keyless entry where appropriate.
- Include eye-viewers on primary and secondary entrance doors in loading/dock areas, cash handling offices and asset protection offices.
- Limit and clearly delineate access to the property; i.e. Commercial Deliveries, Employee Parking, Customer Parking.
- Provide signage that clearly directs visitors to the appropriate parking and/or entrance(s), include a map if necessary.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Consider technical and mechanical surveillance systems such as cameras and alarm systems.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am also available to do an on-site security survey after the project is complete.

**TRANSIT DEPARTMENT**

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<tr>
<th>Case Number</th>
<th>Brief Description of Request</th>
<th>Transit Corridor?*</th>
<th>Transit Route?</th>
<th>Current Service/ Stops</th>
<th>Comment</th>
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<td>PR-2018-001361</td>
<td>Site Development Plan Amendment for Atrisco Business Park aka Unser Townes Crossing; 50.46 acres - does not affect existing land uses</td>
<td>Coors Boulevard Major Transit Corridor forms the east side of the plan area.</td>
<td>Fixed route 155 runs north and south on Coors. There is presently no transit service into or through the plan area.</td>
<td>Multiple stop pairs on Coors between Fortuna Road and the south boundary of the plan area.</td>
<td>No comment</td>
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<td>(1000845 and 1006833)</td>
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<td>SI-2018-00080</td>
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<td>No comment</td>
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</table>

**ALBUQUERQUE PUBLIC SCHOOLS**

This request will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

No comment.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

It is the applicant’s obligation to determine if existing utility easements or rights-of-way
are located on or adjacent to the property and to abide by any conditions or terms of those easements.

It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-0589

The “Utility Equipment” illustration in the lower right corner of the sheet for Development Standards for Complexes Larger than 20 Acres should indicate required distances surrounding transformers per PNM policy:

Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
View of the subject site looking northwest from Los Volcanes Road NW.

View of the subject site looking east from the adjacent property.
View of the subject site looking northwest from Gallatin Place NW.

View of the subject site looking south from Fortuna Road NW.
APPLICATION INFORMATION
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid by the time of application.

<table>
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<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
<th>Appeal Decisions</th>
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<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Adoption of Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<td>☐ Historic Design Standards and Guidelines (Form L)</td>
<td>☐ Adoption of Amendment of Historic Designation (Form L)</td>
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<td>☐ Master Development Plan (Form P1)</td>
<td>☐ Amendment of IOD Text (Form Z)</td>
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<td>☐ WTF Approval (Form W1)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
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<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Site Plan – DRB (Form P2)</td>
<td>☐ Subdivision of Land – Major (Form S1)</td>
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<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
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**APPLICATION INFORMATION**

Applicant: Ber E Keith Company
Address: 601 E 7th Street
City: Fort Worth
State: Texas
Zip: 76102
Phone: 505-858-3100
Email: nrb@tierrawestllc.com
Professional/Agent (if any): Tierra West, LLC - Ronald R. Bohannan
Address: 5571 Midway Park Place NE
City: Albuquerque
State: New Mexico
Zip: 87109
Proprietary Interest in Site: Owner
List all owners:

**BRIEF DESCRIPTION OF REQUEST**

Major Amendment to Master Development Plan

**SITE INFORMATION** (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LT 1A Bulk of Plat of Lot 1-A
Subdivision/Addition: Unser Towne Crossing
Zone Atlas Page(s): J-10-Z
Existing Zoning: NR-BP
# of Existing Lots: 1
# of Proposed Lots: 1
MRGCD Map No.: Existing Zoning: NR-BP
UPC Code: 101005807714730501
Total Area of Site (acres): 50.4641

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Unser Blvd, NW
Between: Los Volcanes Rd NW and: Gallatin PL NW

**CASE HISTORY** (List any current or prior project and case number(s) that may be relevant to your request.)

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<tr>
<th>Signature:</th>
<th>Date: 7/20/2018</th>
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<tbody>
<tr>
<td>Printed Name: Ronald R. Bohannan</td>
<td>☐ Applicant or ☑ Agent</td>
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**FOR OFFICIAL USE ONLY**

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<th>Case Numbers</th>
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Meeting/Hearing Date: Date: Fee Total:

Staff Signature: Date: Project #
FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS**

- [X] Interpreter Needed for Hearing? ___ if yes, indicate language: ___
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] Zone Atlas map with the entire site clearly outlined and labeled
- [X] Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first
  - class mailing
- [X] Sign Posting Agreement
- [X] Signed Traffic Impact Study (TIS) Form
- [N/A] Completed Site Plan Checklist

**SITE PLAN – EPC**

**MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

**EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- [X] Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- [X] Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- [X] Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- [X] Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or
  14-16-6-6(F)(3), as applicable
- [N/A] Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- [X] Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
  - Master Development Plans shall include general building and parking locations, as well as design requirements for buildings,
  - landscaping, lighting, and signage
- [X] Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- [N/A] Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

**VARIANCE – EPC**

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is

related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of

Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L)

See Form V.

---

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be

scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: ___________________________ Date: 7/20/2018

Printed Name: Ronald R Bohannon □ Applicant or ☒ Agent

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<th>Project Number:</th>
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Staff Signature: ___________________________ Date: ___________________________
June 1, 2018

Mr. Hugh Floyd, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: BEN E KEITH - ALBUQUERQUE

Dear Chairman Floyd:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of BEN E KEITH COMPANY, pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

[Signature]

Roy L. Markham
Vice President of Operations and Transportation

Signed June 1, 2018
For more details about the Integrated Development Ordinance visit: http://www.cityofalbuquerque.org/planning/codes-policies-regulations/integrated-development-ordination

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-10-Z

Easement
Escarpment
Petroglyph National Monument
Areas Outside of City Limits

Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West LLC

DATE OF REQUEST: 6/12/18

ZONE ATLAS PAGE(S): J-09/J-10

CURRENT:

ZONING: NR-BP

LOT OR TRACT #: 

BLOCK #: 

LEGAL DESCRIPTION:

Atrisco Business Park

PARCEL SIZE (AC/SQ. FT.): 349.6

SUBDIVISION NAME: Unser Towne Crossing

REQUESTED CITY ACTION(S):

ANNEXATION [ ]
ZONE CHANGE [ ] From __________ To __________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [X ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [X ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

ACTION:

# OF UNITS: 

BUILDING SIZE: _____ (sq ft)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE:

(To be signed upon completion of processing by the Traffic Engineer)

DATE 6/12/18

Planning Department, Development & Building Services Division, Transportation Development Section - 2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:
If any development or construction is to occur in the future a TIS may be required at that time.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER:

DATE 6/15/18

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-FINALIZED ___/___/___

-SUBMITTED ___/___/___

TRAFFIC ENGINEER

DATE
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-141 Date: 6-5-18 Time: 2:00 pm

Address: SE corner of Union Blvd. + I-40

AGENCY REPRESENTATIVES AT MEETING:
Planning: Catalina Lehner
Code Enforcement: Vince Mendez
Fire Marshall: Eric Gonzalez
Transportation: Mojgan Maadam

Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Amend the Atrisco Business Park Master Devel Plan to allow users 220 ac.

SITE INFORMATION:
Zone: NR-BP (Business Parks) Site: 50.35 ac.
Use: Distribution center (Warehouse, office).
Comp Plan: Area of Change
Associated Plans: Atrisco Business Park Master Devel Plan
MPOS / Sensitive Lands / MR Area / CPO: West Central MPA
Parking / Landscaping / Street Trees: Atrisco Business Park - Design Standards
Use Specific Standards: 14-16-4-3
Dimensional Standards: 14-16-51

*Neighborhood Organization/s: Westside Coalition, Avalon, Sol Volcanicite

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:
Review and Approval Body: EPC
Is this PRT a requirement? Yes
Type of Action: Spur, current + Spur
Notification: NAB (p)e, ONC + property owner
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA#  18-141           Date:  6-5-18           Time:  2:00 pm
Address:  SE corner of Lienen Blvd. + I-40

NOTES:
*Second PRT for this Request*

- Propose to add new design standards to the
  Avviso Business Park for a new category-
  site 720 feet.
- 2 part proposal- amend SPS and new SPBP
- Please underline changes in this new
  category’s design standards.
- Notification of property owners w/in 100’
  of master plan boundaries.
- New Submittal forms.
- Follow up PRT for SPBP
- Submit availability statement early.
- Vacation of roadway leading west.
- Archaeology form & TLS form required.
- User is a food processing plant.
- What about delegation? Maybe ask for
  how world that work under the 100- or
  would not even be needed.
NOTE TO FILE

RE: PRT- PA#18-141, 6-5-18, 2 pm

from: Catalina Lehner, Senior Planner

to: Vince Carrica, Tierra West

______________________________

Site Information:
The size of the subject site for the proposed amendment to the Atrisco Business Park Master Plan is approximately 350 acres.
City of Albuquerque
P.O. Box 1293  Albuquerque, New Mexico  87103
Planning Department

Martin J. Chavez, Mayor  Richard Dineen, Director

Interoffice Memorandum

November 20, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent:
Applicant: Tract S2-A1, Atrisco Business Park
Legal Description: 59 acres
Acreage: J-9 / J-10
Zone Atlas Page:

CERTIFICATE OF NO EFFECT: Yes  X  No

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 59-Acre Parcel Located at Unser Boulevard and Interstate 40 in Bernalillo County, New Mexico, by Amador Minjares (TRC Solutions; Todd Howell P.I. November 2007). NMCRIS #108167.

SITE VISIT: Yes, on November 7 2007. Determination that the former West Mesa Airport should be recorded as a historic site.

RECOMMENDATION(S):

- CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)--no significant sites in project area and 4B(3), information potential exhausted for LA 157883).
  NOTE: Information potential for LA 157883 has been exhausted not only by in-field recordation but also from other oral history and documentary evidence.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist
August 30, 2018

Mr. Bill McCoy, Vice Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ATRISCO BUSINESS PARK MASTER DEVELOPMENT PLAN
AMENDMENT REQUEST

Dear Mr. McCoy:

Tierra West, LLC on behalf of Ben E Keith Foods, requests approval of an amendment to the Atrisco Business Park Master Development Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the southwest mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently more than half of the park has been developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres.

The existing Atrisco Business Park Master Development Plan provides for design guidelines for tracts within the plan area that are 20 acres in size or smaller. The proposed amendment to the Master Development Plan provides certain design guidelines for the tracts that are larger than 40 acres. The guidelines for tracts equal to or smaller than 40 acres would be unchanged. The additional guidelines for the development of the larger tracts would be better suited for attracting larger users and employment generators that could not quite fit within the current plan standards due to the sheer size of the facilities.

Approval of the proposed amendment to the Atrisco Business Park Master Development Plan will not negate the current plan policies and design guidelines for sites within the plan area that are equal to or smaller than 40 acres.

This request furthers and is consistent with the following goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan (adopted in March of 2017) as follows:

Policy 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. The amendment to the Atrisco Business Park Master Development Plan is consistent with the original intent of the master plan and keeps the neighborhood values intact while allowing growth within the plan area that will be complimentary to the surrounding development. In checking the plan the tract would not adjoin any neighborhood communities further preserving those communities.
Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Under the proposed amendment, the boundaries of the Atrisco Business Park Master Plan would remain as they exist. The amendment would simply help encourage larger single users as opposed to just smaller multiple users to develop within the Park on parcels that their large footprint needs and would not diminish neighborhood (both for internally located as well as nearby single-family neighborhoods) values and social, cultural or recreational resources.

Policy 4.1.4: Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. The City’s west side is deficient in jobs relative to housing. The proposed amendment to the Atrisco Business Park Master Development Plan would allow for larger single commercial developments that would provide jobs on the west side. Larger developments within the Park boundaries would create work place opportunities that would decrease workforce commuter routes and stimulate additional growth for both residential and light commercial needs to support the employees. Short commutes, pride in area work facilities and increased services in the area are key to long term health and vitality of single-family residents of neighborhoods in and around the Plan boundaries.

Policy 5.4.2: West Side Jobs: Foster employment opportunities on the West Side. The City’s west side is deficient in jobs relative to housing. The proposed amendment to the Atrisco Business Park Master Development Plan would allow for larger single commercial developments that would provide an increased number of jobs on the west side. This increase in jobs would in turn spur job opportunities in ancillary developments needed to support the increased workforce in the West Side area. All this can take place with minimal infrastructure improvements required for what is basically infill development. These larger facilities are typically more stable and likely to not only be employing residents for many years but also providing a growth opportunity for the number of jobs as the facilities grow in size and expand their businesses.

Policy 7.1: Streetscapes and Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors. The proposed amendment to the Master Plan would allow larger users in larger tracts to group streetscape amenities in clusters to provide for larger areas for residents, visitors and workers to congregate. This is especially important given the fact that larger developments would generate a greater workforce requirement. The development of the infill areas would provide the connection between existing developed parcels within the Plan area as well as to internal and adjacent residential subdivisions. Larger sites typically have greater frontage and other areas that allow a more efficient use of landscape areas as well as longer frontages. This balances out the buffering requirement of the smaller sites but still keeps the street trees and percentages proportionate.

Policy 7.2: Pedestrian – Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts. Pedestrian accessible design opportunities will not be diminished by the proposed Master Plan amendment. The larger sites to which the amendments will apply will still be encouraged to create pedestrian friendly atmospheres both adjacent to and within their developments.
Policy 7.3.2: Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places. **Many of the sites that would fall under the amended Plan guidelines (in excess of 40 acres) are adjacent to Unser Blvd and Interstate 40. The grades in these sites are well below the grades the Unser / I-40 interchange and development would not decrease views within the area. Existing pedestrian amenities in the areas of these larger parcels will help to continue to promote walkable communities.**

Policy 7.3.3: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts and neighborhoods. **The Master Plan amendment will encourage infill or remaining undeveloped larger parcels that are permitted to employ innovative site and building designs that will remain compatible and in character with the current developments within the Plan area. These larger developments can be encouraged to invest in development of a site in phases, starting with a base facility that can grow over time as demand for their services and goods increases, rather than starting out in an area that will not meet their ultimate needs, which would force them to relocate to another site locally or in other communities.**

Policy 7.3.4: Infill: Promote infill that enhances the built environment. **The amendment to the Atrisco Business Park Master Development Plan would not increase the overall plan boundaries but would allow the same number of existing undeveloped tracts to be developed as parcels greater than 40 acres, which would not operate at a level of intensity disturbing to surrounding residents. These larger scale developments will be appropriately located within the existing Park, away from single-family neighborhoods and will be consistent with the existing development context and neighborhood character and identity.**

Policy 7.3.5: Development Quality: Encourage innovative and high quality design in all development. **The amendment to the Atrisco Business Park Master Development Plan includes building materials and design techniques that are essential for larger developments with larger building footprints to be energy efficient and viably economical. This will encourage innovation in design of facilities as well as encourage energy and water conservation. Energy efficiency is critical to larger facilities where heat gain and cooling helps reduce electrical demand on the facility. This in turn will promote businesses that will have a long term economic impact the local community and support sustainability in the Park.**

Policy 7.5: Context-sensitive Site Design. **The amendment to the Atrisco Business Park Master Development Plan is consistent with the Design Guidelines in building architecture, lighting, landscaping and signage in compliance with the IDO, while allowing for development of parcels larger than 40 acres currently detailed in the existing master development plan. The request allows for the development of facilities that require larger overall sites. The amended Master Plan will encourage climate sensitive design of outdoor spaces without taxing Albuquerque’s precious water resources, while still creating aesthetically pleasing atmospheres with landscaping that is appropriate for the region’s arid climate.**

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient and diverse
The proposed amendment to the Atrisco Business Park Master Development Plan would allow for large scale users to develop within the Park thereby maximizing opportunities for economic development. This will help foster growth within the community. In addition spur other users on the West side to support the facility.

Policy 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Center, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. The request furthers Goal 5.6.2 because the request would allow for the development of larger facilities in the existing Atrisco Business Park Master Development Plan area and provide for additional employment to the broader community.

The proposed changes to the Master Plan allow for the location and development of larger facilities. The material allowed provides for flexibility of material type to reach larger spans and special cooling needs that are typical in processing plants and manufacturing plants. The existing plan limits the types of materials that are normal to warehousing but not to manufacturing and more types of materials are allowed. Also, due to the size of the buildings, we are asking to modify the articulation of the buildings. Larger sites and footprints are typically set back further from the adjoining streets due to height and fire requirements. As such the articulation that is set up for warehousing is usually achieved with massing. Signage and landscaping are also being addressed due to the length of the buildings, keeping the same height of the signs but allowing multiple signs due to the multiple roadways that the sites normally front. The landscaping is proposed to be in proportion to the amount of land being developed.

Attached is the proposed additional section for the Master Plan. All of the areas that have changed from the underlying requirements have been highlighted to show the difference that is being requested with this application.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Neighborhood Meeting Request to Applicable Associations

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt have been met (see the Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (C)(3)).

Each required Neighborhood Meeting Notice shall include (per IDO Subsection 14-16-6-(K)(6)):

1. The address of the property listed in the application;
2. The name of the property owner;
3. The name of the applicant;
4. Applicant mailing address;
5. Applicant telephone number and/or email address;
6. A short summary of the approval being requested;
7. Website where additional information about the project can be obtained, if applicable.

Neighborhood Meeting Notice Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

- A copy of ONC’s "Neighborhood Meeting Notice Email" outlining any applicable associations
- Proof that the meeting occurred, including:
  - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
  - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Subsection 14-16-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: [https://abc-zone.com/](https://abc-zone.com/).
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<th>First Name</th>
<th>Last Name</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
<th>Email</th>
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<td>Frank</td>
<td>Gonzales</td>
<td>9024 Santa Catalina Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
<td>5056100570</td>
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<tr>
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<td>Steven</td>
<td>Budenski</td>
<td>5732 La Anita Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
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<td>Doug</td>
<td>Cooper</td>
<td>6800 Silkwood Avenue NW</td>
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<td>Pena</td>
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<td>Albuquerque</td>
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<td>Gallegos</td>
<td>5921 Central Avenue NW</td>
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<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
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June 13, 2018

Ms. Rene Horvath
Westside Coalition of Neighborhood Associations
5515 Palomino Drive NW
Albuquerque, NM 87120

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Ms. Horvath:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

The existing Atrisco Business Park Master Development Plan provides for design guidelines for tracts within the plan area that are 20 acres in size or smaller. Tracts that are greater than 20 acres provide an opportunity for manufacturing facilities that are larger than what is normal in the Metro area and can range from 150,000 square feet to facilities ranging to 400,000 square feet. These facilities are typically manufacturing or processing plants that have large footprints and require larger tracts of land. These larger footprints typically have specific building needs that make them unique and need to have their own design guidelines within the existing Master Plan. The proposed amendment to the Master Development Plan provides certain design guidelines for the tracts that are larger than 20 acres. The guidelines for tracts equal to or smaller than 20 acres would be unchanged. The additional guidelines for the development of the larger tracts would be better suited for attracting larger users and employment generators that could not quite fit within the current plan standards due to the sheer size of the facilities.

Approval of the proposed amendment to the Atrisco Business Park Master Development Plan will not negate the current plan policies and design guidelines for sites within the plan area that are equal to or smaller than 20 acres.

The changes to the Master Plan follow the nature of the larger facilities. The material allowed provides for flexibility of material type to reach larger spans and special cooling needs that are typical in processing plants and manufacturing plants. The plan limits the types of materials that are normal to warehousing but not to manufacturing. Also, due to the size of the buildings, we are asking to modify the articulation of the buildings. Larger sites and footprints are typically set back further from the adjoining streets due to height and fire
requirements. As such the articulation that is set up for warehousing is usually achieved with massing. Signage and landscaping are also being addressed due to the length of the buildings, keeping the same height of the signs but allowing multiple signs due to the multiple roadways that the sites normally front. The landscaping is proposed to be in proportion to the amount of land being developed.

This notice is to allow you the opportunity to discuss ahead of the application. We intend to make application for the modification to the Master Plan upon meeting the requirements of the notice.

If you have any questions or wish to meet to discuss this amendment, please do not hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vcf/g
June 13, 2018

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Gallegos:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

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If you have any questions or wish to meet to discuss this amendment, please do not hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
June 13, 2018

Mr. Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio del Sol NW
Albuquerque, NM 87114

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Hendriksen:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

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This notice is to allow you the opportunity to discuss ahead of the application. We intend to make application for the modification to the Master Plan upon meeting the requirements of the notice.

If you have any questions or wish to meet to discuss this amendment, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2013014
RRB/vc/jg
June 13, 2018

Mr. Jerry Pena
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Pena:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Ronald R. Bohannon, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/VC/jg
June 13, 2018

Mr. Johnny Pena
SWAN Coalition
6525 Sunset Gardens SW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

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Sincerely,

Ronald R. Bohannan, PE

c: Daniel Frigge, ESI
   Jerome Olander, ESI

JN: 2018014
RRB/vcf/jg
TIERRA WEST, LLC

June 13, 2018

Ms. Samantha Pina
Avalon NA
423 Elohim Court NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Ms. Pina:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohanan, PE

cc: Daniel Figge, ESI
     Jerome Olander, ESI

JN: 2018014
RRB/vcjg
June 13, 2018

Ms. Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Ms. Anchondo:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
June 13, 2018

Mr. Ted Trujillo  
Los Volcanes NA  
6601 Honeylocust Avenue NW  
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK  
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Trujillo:

Tierra West, LLC, requests approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
June 13, 2018

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Cooper:

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
June 13, 2018

Mr. Steven Budenski
West Mesa NA
5732 La Anita Avenue NW
Albuquerque, NM 87105

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Budenski:

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[Signature]

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014

RRB/vc/jg
June 13, 2018

Mr. Frank Gonzales
West Mesa NA
9024 Santa Catalina Ave NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Gonzales:

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[Signature]

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
Johnny Pena
South West Alliance of Neighborhood
(SWAN Coalition)
6525 Sunset Gardens SW
Albuquerque, NM 87121

Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio del Sol NW
Albuquerque, NM 87114

Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque, NM 87121

Samanta Pina
Avalon NA
423 Elohim Court NW
Albuquerque, NM 87121
July 17, 2018

Mr. Bill McCoy III, Vice Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

RE: AMENDMENT TO ATRISCO BUSINESS PARK MASTER DEVELOPMENT PLAN
GOOD FAITH ATTEMPT OF PUBLIC NOTICE

Dear Mr. McCoy:

This letter is to inform you that on June 16, 2018 a required public notice was sent by certified mail to the following Neighborhood Associations per the City of Albuquerque’s Integrated Development Ordinance (IDO):

- West Mesa Neighborhood Association
- Los Volcanes Neighborhood Association
- Avalon Neighborhood Association
- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations

The neighborhood associations were notified of a pending request to the City for an amendment to the Atrisco Business Park Master Development Plan. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the stamped certified mail receipt for your records and submission of the amendment to the Atrisco Business Park Master Development Plan.

If you have any questions or need additional information regarding this matter please do not hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s:

JN: 2018014
RRB/vc/jg
TIERRA WEST, LLC

July 20, 2018

Mr. Bill McCoy, Vice Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 8103

RE: CERTIFICATION LETTER FOR 100 FOOT BUFFER PROPERTY OWNERS
AMENDMENT TO ATRISCO BUSINESS PARK MASTER PLAN

Dear Mr. McCoy:

This letter serves to certify that the letters for the Amendment to the Atrisco Business Park Master Plan submittal are being mailed to the 751-one hundred foot buffer property owners per the City of Albuquerque's IDO requirement. Please find included with this submittal, a copy of the letter indicating the proposed project.

If you have any questions or need additional information regarding this matter, please don't hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

JN: 2018014
RRB/jg
July 16, 2018

RE: ATRISCO BUSINESS PARK
NOTICE OF MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

To whom it may concern,

Tierra West LLC is asking the City of Albuquerque for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

The existing Atrisco Business Park Master Development Plan provides design guidelines for tracts within the plan area that are 20 acres in size or smaller. Tracts that are greater than 20 acres provide an opportunity for manufacturing facilities that are larger than what is normal in the Metro area and can range from 150,000 square feet to facilities ranging to 400,000 square feet. These facilities are typically manufacturing or processing plants that have large footprints and require larger tracts of land. These larger footprints typically have specific building needs that make them unique and need to have their own design guidelines within the existing Master Plan. The proposed amendment to the Master Development Plan provides certain design guidelines for the tracts that are larger than 20 acres. The guidelines for tracts equal to or smaller than 20 acres would be unchanged. The additional guidelines for the development of the larger tracts would be better suited for attracting larger users and employment generators that could not quite fit within the current plan standards due to the sheer size of the facilities.

Approval of the proposed amendment to the Atrisco Business Park Master Development Plan will not negate the current plan policies and design guidelines for sites within the plan area that are equal to or smaller than 20 acres.

The changes to the Master Plan follow the nature of the larger facilities. The material allowed provides for flexibility of material type to reach larger spans and special cooling needs that are typical in processing plants and manufacturing plants. The plan limits the types of materials that are normal to warehousing but not to manufacturing. Also, due to the size of the buildings, we are asking to modify the articulation of the buildings. Larger sites and footprints are typically set back further from the adjoining streets due to height and fire requirements. As such the articulation that is set up for warehousing is usually achieved with massing. Signage and landscaping are also being addressed due to the length of the buildings, keeping the same height of the signs but allowing multiple signs due to the multiple roadways that the sites normally front. The landscaping is proposed to be in proportion to the amount of land being developed.

This letter is being sent to all property owners in and within 100 feet (excluding rights-of-way) of the Atrisco Business Park as notice that we are making application for the modification to the Master Plan.

Sincerely,

Ronald R. Bohannon, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN 2018014
RRB/vc/jg
ZUNI INVESTORS LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110

ROMERO ROBERT E & DOLORES
6524 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

ARMijo THEODORE & MARY H
7008 ZINNIA PL NW
ALBUQUERQUE NM 87121

NGUYEN LINH T & HEATHER H TRAN
8815 SONOMA AVE NW
ALBUQUERQUE NM 87121

MARTINEZ LEROY M & EDNA MAE
7305 MINT NW
ALBUQUERQUE NM 87105

GARCIA RAY E & CATHERINE G
6600 SILKWOOD AVE NW
ALBUQUERQUE NM 87121-8861

GONZALES RICHARD M & SYLVIA
ESCARSEGA
616 QUALIBRUSH DR NW
ALBUQUERQUE NM 87121

SEWARD JOAN
8819 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7021

TOLEDO GILBERT & YVONNE
470 63RD ST NW
ALBUQUERQUE NM 87105

M & B INVESTMENTS LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

LEGACY CHURCH INC
7201 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2007

WORLIKAR VIRSEN R & MANGALA V
8020 ELIYAH CT NW
ALBUQUERQUE NM 87120

VALDEZ ANTHONY J & SHARON
427 LUMINOSO DR NW
ALBUQUERQUE NM 87121

SHACKSTER HOLDINGS LLC
PO BOX 67904
ALBUQUERQUE NM 87193-7904

VARELA GINA MAY
8801 SONOMA AVE NW
ALBUQUERQUE NM 87121-7014

GARCIA JOSEPH E
6801 PHOTINIA PL NW
ALBUQUERQUE NM 87121

SWIRE PACIFIC HOLDINGS INC DBA
SWIRE COCA COLA USA
12634 S 265 W
DRAPER UT 84020-7930

HANSON BONITA J & GRIFFIN JOHN B
6509 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8867

CLIFFORD WEST LLC
PO BOX 35640
ALBUQUERQUE NM 87176

RSC PROPERTIES LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110

GALLEGOS DANIEL GILBERT
8104 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2072

BOGGS DAVID
644 GALLEON DR NW
ALBUQUERQUE NM 87121

BLÉA FELIPE J & MARY R
7300 THUNDERBIRD CT NW
ALBUQUERQUE NM 87105

MENDOZA LILIANA A
1751 BELLAMAH AVE NW APT 2210
ALBUQUERQUE NM 87104-2228

ARMijo LORRAINE A
6615 SILKWOOD AVE NW
ALBUQUERQUE NM 87121-8865

ROMERO ADAM D & KELLY J
8919 HATTERAS PL NW
ALBUQUERQUE NM 87121

YAZZIE LEVI N & DANNY RAELENE J
4235 LOUISIANA BLVD NE APT 113
ALBUQUERQUE NM 87109-1835

DURAN LARRY
7828 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

BARELA ALEX L & PRISCILLA
347 GALATANEAU ST NW
ALBUQUERQUE NM 87121-7699
FIRST HORIZON HOME LOANS
4000 HORIZON WAY
IRVING TX 75063

ARVISO COLEEN & JASON K
415 LUMINOso DR NW
ALBUQUERQUE NM 87121-7012

SILVA MATTHEW J
8809 TRADEWIND RD NW
ALBUQUERQUE NM 87121

EWING HARRY E & VENUS J
608 QUAILBRUSH DR NW
ALBUQUERQUE NM 87121-9567

CAMACHo NOAH & MARGI
8623 HATTERAS PL NW
ALBUQUERQUE NM 87121

CHAVEZ JOE F
632 GALLEON DR NW
ALBUQUERQUE NM 87121

FERNANDEZ MICHAEL J & DOROTHY A
7816 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

EGGERS CYNTHIA TRUSTEE EGGERS RVT
2928 PAYNE RD SW
ALBUQUERQUE NM 87121

ESCOBEDO MELISSA
6605 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

LI XIU MING & DONG SHENG QUN
8811 SAWGRASS PL NW
ALBUQUERQUE NM 87121

CASTANEDA RAUL A & NAYDENE Y
508 SPINNAKER DR NW
ALBUQUERQUE NM 87121

MARTINEZ KRISTY N
432 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

VANDEVER WILBERT & CORA
8920 SAWGRASS PL NW
ALBUQUERQUE NM 87121

KLEIN MARIA E
7712 BLOSSOM WOOD PL NW
ALBUQUERQUE NM 87120

PING KELLEN J
732 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

VALDEZ SHARON
2637 CARDENAS DR NE
ALBUQUERQUE NM 87110-3201

HARRIS Wynn A
1802 INDIAN SCHOOL RD NW APT 140
ALBUQUERQUE NM 87104-2344

ROSE MARITESS
7101 ZINNIA PL NW
ALBUQUERQUE NM 87121-9562

WILLIAMS JOSEPH L & ANGELA W
616 HONEYLOCUST CT NW
ALBUQUERQUE NM 87121

FELMLEE BRIAN VIRGIL & MAESTAS-FELMLEE VERONICA & PRIETO
TOSCANO IVAN A
2309 WATERSHED DR NW
ALBUQUERQUE NM 87120-3257

FLORES LEANNE
8720 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SMITH DONNA RAE
2250 MONROE ST NE APT 148
SANTA CLARA CA 95050-3357

GIUSE RYAN
8835 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SEDILLO CARLOS & LOUISA M
624 QUAILBRUSH DR NW
ALBUQUERQUE NM 87121

LOPEZ MANUEL
7014 TRAPPER CREEK RD NE
RIO RANCHO NM 87144-5659

MUlr ALAN M
815 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

ESQUIBEL ERIC
9024 SCHOONER RD NW
ALBUQUERQUE NM 87121

RODRIGUEZ ISRAEL & CARMAN M &
DAFOYA MARGARET A
8836 DOVETAIL DR
UGOURA HILLS CA 91301-1404

YANEO LONNIE S
6220 CENTRAL AVE SW
ALBUQUERQUE NM 87105

G & A LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197
VILLEGAS VANESSA M
8628 SAWGRASS PL NW
ALBUQUERQUE NM 87121

BLUEWATER GROUP LLC &
BLUEWATER 2320 LLC
7001 BLUEWATER RD NW
ALBUQUERQUE NM 87121-9901

GUTIERREZ DANIELLE
723 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

ALMARAZ JOSEPH E SR
6809 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

CASTILLO MARIO A
6600 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8871

GURULE ANNE M & LOUIS
8631 SONOMA AVE NW
ALBUQUERQUE NM 87121

G BRUNACINI & SON DEVELOPMENT LLC
P O BOX 6363
ALBUQUERQUE NM 87197-6363

GUTIERREZ ROBERT S & GARCIA LEROY P
1109 ZARAGOZA ST SW
ALBUQUERQUE NM 87121

ORTIZ-DURAN MARIANITA
8715 SAWGRASS PL NW
ALBUQUERQUE NM 87121

NGUYEN HUY MIKE & LIEN BICH NGUYEN TRUSTEES NGUYEN FAMILY TRUST
2073 DARYLVIE CT
SAN JOSE CA 95138

VELASCO RHODANTE C C/O CASTILLO ERNIE
717 72ND ST NW
ALBUQUERQUE NM 87121-1301

NIETO GLORIA C
565 61ST ST NW
ALBUQUERQUE NM 87105

CITY OF ALBUQUERQUE REAL ESTATE OFFICE
PO BOX 1293
ALBUQUERQUE NM 87103

CASTILLO OMAR CASTILLO & RAMOS ESTEFANIA MARTINEZ
8705 SONOMA AVE NW
ALBUQUERQUE NM 87121-7016

PADILLA ERNESTO J & MARIE A
575 VIA PATRIA SW
ALBUQUERQUE NM 87121

CASTILLO GERARDO & ROSALIA
457 63RD ST NW
ALBUQUERQUE NM 87105-1413

PACHECO JOHN S & SEFERINA
6225 PALMA PL NW
ALBUQUERQUE NM 87120

FERGUSON PAUL
8911 HATTERAS PL NW
ALBUQUERQUE NM 87121

CHAVEZ CHANEL M
8820 SAWGRASS PL NW
ALBUQUERQUE NM 87121

DEFELIPPO RALPH & ALLISON
8627 TRADEWIND RD NW
ALBUQUERQUE NM 87121

EAGLE INVESTORS INC
4505 ATHERTON WAY NW
ALBUQUERQUE NM 87120

BARROS MARINA M
8816 SAWGRASS PL NW
ALBUQUERQUE NM 87121-7232

MESA ALEXANDER BARREIRO & GONZALEZ MAITE ALCIERNA
6909 ZINNIA PL NW
ALBUQUERQUE NM 87121-9560

LOPEZ HECTOR M & ESCAMILLA PAULA
6415 AVALON RD NW
ALBUQUERQUE NM 87105-1912

BENAVIDEZ CHRISTINA A
7824 GRAYSON RD NW
ALBUQUERQUE NM 87120

HARDY MARILYN J
2924 SAN PABLO ST NE
ALBUQUERQUE NM 87110-2717

VIDAL DE MARTINEZ BEATRIZ
6701 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8869

MAYS GREGORY L & ELISABETH M
6704 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

GARCIA LEONARD R & AMY S
8900 HATTERAS PL NW
ALBUQUERQUE NM 87121

JARAMILLO ADAM C
9009 SANTA CATALINA AVE NW
ALBUQUERQUE NM 87121
WOMBLE CHRISTOPHER & BRIANNA  
8101 CRIMSON AVE NW  
ALBUQUERQUE NM 87120-2073

J2C LLC & FREDMAN GERALD S MD PC  
MONEY PURCHASE PLAN & TRUST & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

GARCIA ROBERT M & EVELYN R  
612 ROSEBUD NW  
ALBUQUERQUE NM 87121

BARTSTOW RICHARD E & JULIE ANN  
709 72ND ST NW  
ALBUQUERQUE NM 87105

UNSER AL TRUSTEE UNSER RVT  
7601 CENTRAL AVE NW  
ALBUQUERQUE NM 87120

CASTILLO GERARDO R & ROSALIA  
457 63RD ST NW  
ALBUQUERQUE NM 87105-1413

ENCHANTMENT HOMES OF NM LLC  
PO BOX 67305  
ALBUQUERQUE NM 87193

KOENIG LA-TRESSA DAWN  
6812 HONEYLOCUST AVE NW  
ALBUQUERQUE NM 87121

MARTINEZ VERNON C  
6620 HONEYLOCUST AVE NW  
ALBUQUERQUE NM 87121

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

ARCHULETA JASON & VICTORIA  
7308 THUNDERBIRD CT NW  
ALBUQUERQUE NM 87121-1325

TRUJILLO ERNEST A & ELIZABETH A  
705 CESARS PALACE DR NW  
ALBUQUERQUE NM 87105

ISIDRO GRIEGO  
6815 PHOTINIA PL NW  
ALBUQUERQUE NM 87121

BD DEVELOPMENT II LLC  
PO BOX 6992  
ALBUQUERQUE NM 87192

WINDCHIME RETIREMENT GROUP LTD CO  
5353 WYOMING BLVD NE SUITE A  
ALBUQUERQUE NM 87109-3132

ESPINOZA JUDITH A  
7100 POPPY PL NW  
ALBUQUERQUE NM 87121

BENAVIDEZ GEORGE DOMINGO & MARIE ROSE C/O MARTINEZ CHERYL A & ETAL  
346 BRISTOL ST NW  
ALBUQUERQUE NM 87121-7696

BOEHLAND SUZANNE  
8716 TRADEWIND RD NW  
ALBUQUERQUE NM 87121

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

CLOWN MARIO G  
731 MESA DEL RIO ST NW  
ALBUQUERQUE NM 87121-1345

FISCHER CHRIS  
417 63RD ST NW  
ALBUQUERQUE NM 87105

TRUJILLO RONALD  
8605 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

SPAHN CHRISTINA A  
616 ROSEBUD DR NW  
ALBUQUERQUE NM 87121

ESTRADA CARLOS  
412 SHOREWOOD DR NW  
ALBUQUERQUE NM 87121

DRAKE JOSEPH B & PRISCILLA  
6516 SILKWOOD AVE NW  
ALBUQUERQUE NM 87121-8862

CORDERO EDWARD & TINA  
6708 PHOTINIA PL NW  
ALBUQUERQUE NM 87121

ALCANTAR GORDON ROBERT  
1439 1/2 BELROSE AVE NW  
ALBUQUERQUE NM 87107-3407

VP TIERA POINTE LLC  
850 NEW BURTON RD SUITE 201  
DOVER DE 19901-5451

GALLEGOS ANGELICA D  
PO BOX 27322  
ALBUQUERQUE NM 87125

PADILLA MANUEL MICHAEL  
7308 MINT PL NW  
ALBUQUERQUE NM 87121
GONZALES ANNA M
7409 MINT PL NW
ALBUQUERQUE NM 87121-1316

RUYBAL ANGEL
609 ROSEBUD DR NW
ALBUQUERQUE NM 87121

ORTIZ MFLVIN R TR ORTIZ FAMILY
TRUST % SANCHEZ-RIBOTA JOSE M &
LEDESMA ELIZ
348 BRISTOL ST NW
ALBUQUERQUE NM 87121

WEATHERSPOON BRANDON I
8719 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7008

MALDONADO ANDREA A
8827 TRADEWIND RD NW
ALBUQUERQUE NM 87121

NEW MEXICO REAL ESTATE LIMITED
PARTNERSHIP
PO BOX 8000-351
V25 6H1

SANDOVAL LUISA E A
8815 HATTERAS PL NW
ALBUQUERQUE NM 87121

SANDOVAL PHILLIP I
712 72ND ST NW
ALBUQUERQUE NM 87120

NUANES BEAU
8904 SAWGRASS PL NW
ALBUQUERQUE NM 87121-7234

TRANQUILLO PARTNERS LLC
PO BOX 250
OS ALAMOS NM 87544

MYGRANT MICHAEL R & CATHERINE L
TRUSTEES MYGRANT LVT
3271 ARDEN RD
HAYWARD CA 94545-3901

BACA ERNEST
713 72ND ST NW
ALBUQUERQUE NM 87121-1301

MARTINEZ TOMAS F & VANESSA R
8819 SAWGRASS PL NW
ALBUQUERQUE NM 87121

LAUTS RICHARD TR LAUTS FAMILY
TRUST
8701 HATTERAS PL NW
ALBUQUERQUE NM 87121-7239

SAEGHI ALI & VANDIDAD RASOULI
7105 ZINNIA PL NW
ALBUQUERQUE NM 87121

RICKETSON VIRGINIA
7413 MINT PL NW
ALBUQUERQUE NM 87105

FAVELA-LEGRADA ALVARO
629 HONEYLOCUST PL NE
ALBUQUERQUE NM 87121-9570

MÓBILE DEVELOPMENT
PO BOX 36371
ALBUQUERQUE NM 87176

SANDBEACH TINA A
712 72ND ST NW
ALBUQUERQUE NM 87120

SANCHEZ MARY BEA
6501 AVALON RD NW
ALBUQUERQUE NM 87105-1960

SAROMINES REGINA S & EDWIN C
8631 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7010

ROMERO RICHARD E
9000 SAN NICHOLAS AVE NW
ALBUQUERQUE NM 87121

GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

DÍAZ YESENIA R
9000 TWIN HARBOR AVE NW
ALBUQUERQUE NM 87121

RUBIO CHRISTOPHER M & LISA O
6705 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8869

JIMÉNEZ THADDEUS LEE & CAROLA
JANE
9004 SEASIDE RD NW
ALBUQUERQUE NM 87121

SOLANO JUAN & PEARL MADRID
6527 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

ORTIZ DAVID V
507 62ND ST NW
ALBUQUERQUE NM 87105-1411

TRULL CRAIG O & DOLORES L
6518 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

MANRIQUEZ SALVADOR
6323 BLUEWATER RD NW
ALBUQUERQUE NM 87105-1918

ARELLANO JOSE LUIS
321 64TH ST NW
ALBUQUERQUE NM 87105
SANDOVAL RICARDO P & MARTINEZ MARIA V
8816 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7020

GUERRA PETER
8704 SAWGRASS PL NW
ALBUQUERQUE NM 87121

GARCIA M MAX
6619 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87114-8868

MARTINEZ APRIL M & RIOS MANUEL D
620 GALLEON DR NW
ALBUQUERQUE NM 87121-2073

TRUJILLO BRANDON J
7108 POPPY PL NW
ALBUQUERQUE NM 87121-1330

465COORSALBQ LLC
PO BOX 219
SAN BRUNO CA 94066-0219

MONToya EVANGeline
8811 HATTERAS PL NW
ALBUQUERQUE NM 87121

GARCIA LORENZO F & ANGEL ANYA
8832 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7020

BRITO MELODY A
420 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

CLARK MONIQUE L
118 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

HUGS HOLDINGS LLC C/O O'REILLY AUTO PARTS
PO BOX 9167
SPRINGFIELD MO 65801-9167

MTGLO INVESTORS LP C/O SHELLPOINT MORTAGE SERVICING
55 BEATTIE PL SUITE 500
GREENVILLE SC 29601-5116

MCBRIDE VINCENT G
6909 POPPY PL NW
ALBUQUERQUE NM 87121

AHEPA 501- II INC
6700 LOS VOLCANES RD NW
ALBUQUERQUE NM 87121-8479

MONToya CHARLES R & PAMELA S
609 HONEYLOCUST CT NW
ALBUQUERQUE NM 87120

HOOPER RHETT
8823 TRADEWIND RD NW
ALBUQUERQUE NM 87121

IRON MOUNTAIN RECORDS MGMT INC
1 FEDERAL ST FLOOR 7
BOSTON MA 02110-2003

GURULE PAUL & VICKIE CARRION
468 63RD ST NW
ALBUQUERQUE NM 87105

PANLILIO IRENE E
452 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

GALLARDO GUS & SUSIE
709 CAESARS PALACE DR NW
ALBUQUERQUE NM 87121

SILVA RENATO MARTINEZ & MOLINA ERENDIRA
8102 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2072

AGUILAR ALMA C & LOPEZ DAVID
PO BOX 137
DONA ANA NM 88032-0137

GAMBOA SILVIA
325 WAYNE RD NW APT 4
ALBUQUERQUE NM 87114-1071

PRESCOTT PATRICK M & LINDA S
7304 MINT PL NW
ALBUQUERQUE NM 87105

NIETO VALENTIN G & JENNIFER T
8628 HATTERAS PL NW
ALBUQUERQUE NM 87121

CARDENAS JOEL C
8808 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SENA TRINIDAD & DOLORES
433 63RD ST NW
ALBUQUERQUE NM 87105-1413

ZAMARRIPA JAVIER & MARTHA
9008 SEASIDE RD NW
ALBUQUERQUE NM 87121

BUSTILOS JORGE MARTINEZ
620 ROSEBUD DR NW
ALBUQUERQUE NM 87121-8873

CHARLEY WINFRED V
1002 CALLE SERRANO
ESPAÑOLA NM 87532-2736
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip Code</th>
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<tbody>
<tr>
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<td>8623 TRADEWIND RD NW</td>
<td>ALBUQUERQUE NM 87121</td>
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<td>601 ROSEBUD DR NW</td>
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<td>625 HONEYLOCUST PL NW</td>
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<td>SUNDANCE HOMEOWNERS ASSOCIATION INC C/O HOAMCO</td>
<td>PO BOX 67590</td>
<td>ALBUQUERQUE NM 87193-7590</td>
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<td>7716 BLOSSOM WOOD PL NW</td>
<td>ALBUQUERQUE NM 87120</td>
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<td>YORK JENNIFER O</td>
<td>440 SHORWOOD DR NW</td>
<td>ALBUQUERQUE NM 87121</td>
</tr>
<tr>
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<td>640 ROSEBUD DR NW</td>
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POHL LV
6715 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8869

LECHUGA MARIA FAUSTINA LOPEZ OR
LOPEZ Atilano A
8615 SONOMA AVE NW
ALBUQUERQUE NM 87121-7018

SALAZAR TONY & JEANETTE
7109 ZINNIA PL NW
ALBUQUERQUE NM 87121

RASCON ARMANDO SR & ELLEN
7309 MINT PL NW
ALBUQUERQUE NM 87105

VILLANUEVA ANABEL
367 64TH ST NW
ALBUQUERQUE NM 87105-1909

MILLER CHARLES ANTHONY & ROBBIE
JANELL
6501 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

CASAUS CHRISTOPHER S & FLORES-
CASAUS JULIANA
6108 LITTLE JOE PL NW
ALBUQUERQUE NM 87120-3768

SUTTON CHRISTOPHER J
3708 SAWGRASS PL NW
ALBUQUERQUE NM 87121

BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

TOBAR JUAN S
8632 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

ARAGON SARA I
332 GALATANEAU ST NW
ALBUQUERQUE NM 87121

ONTIBEROS JOSE & KELLY
215 LYNbrook ST
HENDERSON NV 89012

Montoya CRUZ & SIERRA SILVIA
4613 DON PEDRO PADILLA RD SW
ALBUQUERQUE NM 87121-6266

CHAVEZ VIRGINIA
9009 PORT RD NW
ALBUQUERQUE NM 87121-1933

PAUL ISMAN B
8800 HATTERAS PL NW
ALBUQUERQUE NM 87120

ALMANZA FRANCISCO A & IDALIA Y
GONZALES
8804 SAWGRASS PL NW
ALBUQUERQUE NM 87121

NGUYEN LYND0
8628 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7009

ANDAZOLA CESAR & MYRNA LIRA
633 HONEYLOCUST PL NW
ALBUQUERQUE NM 87121

CHAVEZ ECLE ETUX C/O DOLORES
GARCIA
4439 HILLCREST AVE NW
ALBUQUERQUE NM 87120-5318

MCKINNEY MICHAEL
6712 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

DIMAS MONICA
6905 ZINNIA PL NW
ALBUQUERQUE NM 87121

VALDEZ DAVID ORLANDO
6520 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8872

VER PLOEGH JAMES H & MARY L
7312 MINT PL NW
ALBUQUERQUE NM 87105

CASTRO SILVIA
8709 SONOMA AVE NW
ALBUQUERQUE NM 87121

GUTIERREZ DANIEL JOSEPH TRUSTEE
GUTIERREZ RVLT
832 TRUMAN ST NE
ALBUQUERQUE NM 87110

MUTH ELIZABETH E
7509 LA VENITA AVE NW
ALBUQUERQUE NM 87120

MALLORY KEITH J & SANDRA L
2717 SAN MATEO BLVD NE
ALBUQUERQUE NM 87110-3143

STATE HIGHWAY DEPT OF NM
PO BOX 1641
SANTA FE NM 87501
SAZARAZ MIGUEL & MARTINEZ-SALAZAR CECILIA
6709 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

WILLIAMS KENNETH D
705 WALNUT HOLLOW DR
MANSFIELD TX 76063

COOK JACK R & VICKI L
8715 TRADEWIND RD NW
ALBUQUERQUE NM 87121

GRADY WEST LLC
PO BOX 30801
ALBUQUERQUE NM 87190

PEREZ GREGORY & TINA
8801 HATTERAS PL NW
ALBUQUERQUE NM 87121-7241

ORTEGA FERNANDO & NOHEMI D
8804 SONOMA AVE NW
ALBUQUERQUE NM 87121

SALAZAR FERNANDO & GUZMAN ALEJANDRA
6605 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8868

GALLARDO MANUEL B & ANNETTE B
7009 POPPY PL NW
ALBUQUERQUE NM 87121

TÖRRER ORLANDO C & DIANA M
616 FREEMAN AVE NW
ALBUQUERQUE NM 87107-3733

VIASON TALIA L
105 LUMINOSEO DR NW
ALBUQUERQUE NM 87121

MÖNTYOA VICTORIA M
8923 SAWGRASS PL NW
ALBUQUERQUE NM 87121

LOPEZ BREnda A
6727 PHOTINI A PL NW
ALBUQUERQUE NM 87121

GARCIA JULIAN J & OLYMPIA
564 61ST ST NW
ALBUQUERQUE NM 87105

GUERRERO ABRAHAM
6905 POPPY PL NW
ALBUQUERQUE NM 87121

ELLIOtt BAY HEALTHCARE REALTY LLC
C/O ELLIOTT BAY CAPITAL TRUST LLC
617 EASTLAKE AVE SUITE 305
SEATTLE WA 98109

GRADO CYNTHIA A
6608 SILKWOOD AVE NW
ALBUQUERQUE NM 87121-8861

LYKE JAMES CLABORN & HOOD LELIA LORRAINE
10809 CHICOBUSH DR NW
ALBUQUERQUE NM 87114

LAMAR MONIKA
720 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1344

TORRES GERALD P & ROSALIE M
7719 BLOSSOMWOOD PL NW
ALBUQUERQUE NM 87120

KANG ERIC
2410 CLEMENT ST
SAN FRANCISCO CA 94121

RÖRLEs JUAN & ANDREA
6712 PHOTINI A PL NW
ALBUQUERQUE NM 87121

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

ARMSTRONG TOM & LISA
7001 ZINNIA PL NW
ALBUQUERQUE NM 87121

ADDY MICHAEL D & BREnda G
3315 LISA RD SW
ALBUQUERQUE NM 87105

ALL-RIGHT CONSTRUCTION INC
PO BOX 67904
ALBUQUERQUE NM 87193

ULIBARRI GERALDINE
9009 STARBOARD RD NW
ALBUQUERQUE NM 87121

MCKNIGHT MARIANNE G & SELDEN W JR
27585 BERDUN
MISSION VIEJO CA 92691

CHAVEZ YANET
8620 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

TRAPNELl RUSSELL
8401 JOSEPH SHARP ST NE
ALBUQUERQUE NM 87122

DURAN ROBERT & MARIA CARMEN
6615 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8868
GARCIA RICHARD R & LUCILLE
1439 TIERRA VERDE PL SW
ALBUQUERQUE NM 87121

SWIFT TRANSPORTATION CO INC
PO BOX 29243
PHOENIX AZ 85038-9243

MARTINEZ CHRISTOPHER J &
MARTINEZ CARLOS G & LINDA A
9009 SEASIDE RD NW
ALBUQUERQUE NM 87121

URBINA SAUL
6604 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

TELLES MELANIE
8900 SAWGRASS PL NW
ALBUQUERQUE NM 87121

LEH DEAN T
719 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1345

FOX KEVIN S
8700 SAWGRASS PL NW
ALBUQUERQUE NM 87121

MORA VICTOR
515 QUAIRLUSH DR NW
AULUQUERQUE NM 87121

JARAMILLO BERNICE E
6315 BLUEWATER RD NW
AULUQUERQUE NM 87105-1918

DAVIS SHERRY J & DAVIS LARRY T II
632 ROSEBUD DR NW
ALBUQUERQUE NM 87121

ANAYA JOSEPH J & MARY E
461 63RD ST NW
ALBUQUERQUE NM 87105

PEROVICH HELEN M TRUSTEE
PEROVICH TRUST
PO BOX 348
EL PRADO NM 87529

JONES GINA I CORVETTO
12047 SE 214TH ST
KENT WA 98031-2235

TOVAR ANTONIO A & MARIA D
708 72ND ST NW
ALBUQUERQUE NM 87105

TRUJILLO RALPH JR
360 64TH ST NW
ALBUQUERQUE NM 87105

HERNANDEZ JONATHON M
8709 SAWGRASS PL NW
ALBUQUERQUE NM 87121-7231

ORTIZ ORLANDO G & F LORRAINE
645 HONEYLOCUST PL NW
ALBUQUERQUE NM 87121

RITTER MARY
6507 SILKWOOD NW
ALBUQUERQUE NM 87121

MISQUEZ NICOLE M
456 SHOREWOOD DR NW
ALBUQUERQUE NM 87121-7227

YADAV KANAK & YADAV PRATAP
4614 CENTRAL AVE SW
ALBUQUERQUE NM 87105

SEDILLO TOMMY P & LOVEY Y
9015 PORT RD NW
ALBUQUERQUE NM 87121-1933

DEUTSCHE BANK NATL TRUST CO
TRUSTEE FOR VENDEE MORTGAGE
155 VAN GORDON ST
DENVER CO 80225

DARK HORSE INVESTMENTS INC
353 64TH ST NW
ALBUQUERQUE NM 87105-1909

ANDERSON JEANNE M & WOOD JOHN W
6515 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8867

SUN ZHANLIANG
8616 HATTERAS PL NW
ALBUQUERQUE NM 87121-7236

HERNANDEZ-GARCIA JUAN CARLOS
3623 SONOMA AVE NW
AULUQUERQUE NM 87121-7018

NARRO MARTIN E & SANDRA K
608 HONEYLOCUST CT NW
AULUQUERQUE NM 87121

PARRA FERNANDO & HOLGUIN
FATIMA CARRASCO
648 GALLEN DR NW
ALBUQUERQUE NM 87121-2073

FOCUS MANAGEMENT GROUP LLC
PO BOX 16386
ALBUQUERQUE NM 87190

CRES - BOKF NA ATTN PROPERTY TAX
ADMINISTRATOR
1 WILLIAMS CENTER FLOOR 11
TULSA OK 74192-0140
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<td>UCMC V LLC</td>
<td>410 S ORCHARD ST SUITE 176</td>
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<td>GALLEGOS YVONNE V</td>
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<td>PSC PROPERTIES LLC C/O MICHAEL LADUE</td>
<td>80458 CHAMPIONS WAY</td>
<td>LA QUINTA CA 92253-8629</td>
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<td>DOMINGUEZ DENISA M</td>
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<td>MADRID MAYRA</td>
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<td>6516 HONEYLOCUST AVE NW</td>
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<tr>
<td>GIANT INDUSTRIES INC ATTN: TAX DEPT</td>
<td>1250 W WASHINGTON ST SUITE 101 TEMPE AZ 85281-1794</td>
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<td>CHAVEZ ECLE ETUX C/O DOLORES GARCIA</td>
<td>4439 HILLCREST AVE NW</td>
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CUEVAS SIMON MARTINEZ  
9001 SEASIDE RD NW  
ALBUQUERQUE NM 87121-1938

CRESPIN LUIS & MARIA A  
501 CORAL CT NW  
ALBUQUERQUE NM 87120-2272

FELLOWSHIP BAPTIST CHURCH DBA  
FELLOWSHIP MISSIONARY CHURCH  
8550 SAUL BELL RD NW  
ALBUQUERQUE NM 87121

GOMEZ JANET  
6520 SILKWOOD AVE NW  
ALBUQUERQUE NM 87121

GÓMEZ ANGEL  
6900 ZINNIA PL NW  
ALBUQUERQUE NM 87121-9565

MONTYA ANGEL C & DAVID L  
9014 PORT RD NW  
ALBUQUERQUE NM 87121

MARTINEZ AMILIA R & PADILLA MICHAEL  
9005 SAN NICHOLAS AVE NW  
ALBUQUERQUE NM 87121-8880

COOK HEATHER M  
8627 SONOMA AVE NW  
ALBUQUERQUE NM 87121

MORALES ANTONIO & FUENTES DE MATA OLGA LERIA  
323 BRISTOL ST NW  
ALBUQUERQUE NM 87121-7695

DURAN NANETTE M  
8905 HATTERAS PL NW  
ALBUQUERQUE NM 87121

ELLIS PATRICK W & ELLIOTT DALE R  
6523 SILKWOOD AVE NW  
ALBUQUERQUE NM 87121-8866

MORA ANTHONY L & DORA  
PO BOX 72273  
ALBUQUERQUE NM 87195

RÍOS-ALICIA ROBERTO C  
6716 SILKWOOD AVE NW  
ALBUQUERQUE NM 87121

KORBER JOHN A TR ANNA KORBER  
TESSIER TRUST & KORBER JOHN A II ETAL  
PO BOX 14116  
ALBUQUERQUE NM 87191-4116

BRISENO ANGELO J  
8631 SAWGRASS PL NW  
ALBUQUERQUE NM 87121

BAIRD PERRY & OLGÜIN RICHARD & PHILLIPS JIM TR WEST CONG OF JEHOVAH WITNESSES  
8600 LOS VOLCANES RD NW  
ALBUQUERQUE NM 87121

BERNALILLO COUNTY % COUNTY MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

COORS INVESTMENT LLC  
8400 HELEN HARDIN ST NE  
ALBUQUERQUE NM 87122

LABATT NEW MEXICO LLC  
PO BOX 27730  
ALBUQUERQUE NM 87125-7730

CORTEZ JOSHUA Y & ALISA A  
217 65TH ST NW  
ALBUQUERQUE NM 87105

CHAVEZ TANA R C/O PADILLA  
JONATHAN C & MARTA L  
6808 SILKWOOD AVE NW  
ALBUQUERQUE NM 87121-9569

AGUA AZUL HOUSING INC NM NON-PROFIT CORP C/O CION HOUSING MANAGEMENT  
P O BOX 19035  
ALBUQUERQUE NM 87119-0035
GIBSON SHAUN R
6608 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121-8871

VERTZ JEFFREY
1546 S BUSH ST
FRESNO CA 93727-5910

REGENTS OF UNM C/O REAL ESTATE DEPT
1 UNIVERSITY OF NM NE MSC06 3595
ALBUQUERQUE NM 87131-0001

COORS ALBUQUERQUE F PARTNERS
LLC C/O FFC NEW MEXICO
8100 E 22ND ST NO SUITE 100
WICHITA KS 67226-2388

VEGA RAUDEL & LEONORILDA
5414 PUNTA ALTA AVE NW
ALBUQUERQUE NM 87105

SANTILLANES RAYMOND D & EVELYN A TRUSTEES RVT
5150 EDITH BLVD NE
ALBUQUERQUE NM 87107-4122

BOETTGER SHIRLEY
6804 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

BRUCKNER TRUCK SALES INC
9471 I-40 EAST
AMARILLO TX 79118

INLAND PROPERTIES INC
2482 DOUGLAS RD
V5C 6C9 CANADA

OLD DOMINION FREIGHT LINE INC
500 OLD DOMINION WAY
THOMASVILLE NC 27360

KB HOME NEW MEXICO INC
7807 E PEAKVIEW AVE SUITE 300
CENTENNIAL CO 80111-6849

SAIZ JOSEPH P & ODALYS
8181 CENTRAL AVE NW
ALBUQUERQUE NM 87121

BATTAGLIA JOHN J TRUSTEE
BATTAGLIA RVT & BATTAGLIA
KATHLEEN A TR BATTALIA RVT
5202 VALLE VISTA DR NW
ALBUQUERQUE NM 87120

VKC DELIGHTS INC
322 JULIE RIVERS RD
SUGAR LAND TX 77478-3179

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

TKACKI ANTONIA & HERNANDEZ JOSIE TRUSTEES GUEVARA RVT
4612 GOODRICH AVE NE
ALBUQUERQUE NM 87110-1138

BUSS LISA L
6712 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

PEREA KATHLEEN A
6800 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

EXTRA SPACE PROPERTIES TWENTY EIGHT LLC C/O PARADIGM TAX GROUP
34405 W 12 MILE RD SUITE 215
FARMINGTON HILLS MI 48331-3391

PRO-BUILDER REAL ESTATE HOLDINGS LLC C/O THOMSON REUTERS
PO BOX 460069
HOUSTON TX 77056-8069

2500 BATES
4080 MALLARD DR
CONCORD CA 94520-1245

SANCHEZ MABEL & JACKIE SANCHEZ
5208 VALENTINO ST NW
ALBUQUERQUE NM 87120

RIO GRANDE PRESBYTERIAN CHURCH
PO BOX 66498
ALBUQUERQUE NM 87193-6498

HASSAIN MOHAMMAD I
12822 TARRAGON WAY
RIVERSIDE CA 92503-7081

COORS CTG DSG LLC & COORS CTG SG LLC & COORS CTG MB LLC & ETAL C/O
DSG TRUST
1155 KELLY JOHNSON BLVD SUITE 302
COLORADO SPRINGS CO 80920-3932

STEWARD MICHAEL J & LISA G
1633 CHURCH ST SUITE 500
NASHVILLE TN 37203-2948

COHEN BEN D TRUSTEE & CASPI SAMUEL T TRUSTEE CASPI RVT
1059 KISKA ST NW
ALBUQUERQUE NM 87120

BEN E KEITH COMPANY
601 E 7TH ST
FORT WORTH TX 76102

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from ____________ To ____________.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located.

I am being given a copy of this sheet:

[Signature] ____________________________ 7/18/08 ____________________________

(Applicant or Agent) (Date)

I issued _______ signs for this application, ____________________________ ____________________________ ____________________________

(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: _____________
Public Notice to Applicable Associations

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks Commission (LC), City Staff approval of a Wireless Telecommunication Facility (WTF), Site Plan, Sign Permit, or Wall/Fence Permit are required to notify any applicable neighborhood and/or homeowner associations via email, first class mail, or certified mail as specified in Table 6-1-1 of the Integrated Development Ordinance (IDO) (https://www.abc-zone.com/).

Each required Public Notice shall include the following per IDO Subsection 14-16-6-(K)(6):

1. The address of the property listed in the application;
2. The name of the property owner and/or applicant;
3. Applicant mailing address;
4. Applicant telephone number and/or email address;
5. A short summary of the approval being requested;
6. Whether a public hearing will be required. If so, the date, time, and place of the public hearing;
7. Website where additional information about the project can be obtained, if applicable.
8. Facilitated Meetings – All notification letters must include the following text:

   Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

Public Notice Checklist

For all decisions requiring Mailed or Electronic Mail notice per Table 6-1-1 in the IDO the following information must be included for each application submitted to the Planning Department.

1. ONC's "Public Notice Inquiry Email" outlining any applicable Neighborhood and/or Homeowner Associations.
2. Copies of Letters and/or Emails sent to any applicable Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts, if required, mailed to any applicable Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.
<table>
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<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
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<tr>
<td>West Mesa NA</td>
<td>Steven</td>
<td>Budenski</td>
<td><a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a></td>
<td>5732 La Anita Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87105</td>
<td>505-489-2118</td>
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<td>9034 Santa Catalina Avenue NW</td>
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<td>Doug</td>
<td>Cooper</td>
<td><a href="mailto:douglascooper@hotmail.com">douglascooper@hotmail.com</a></td>
<td>6800 Silkwood Avenue NW</td>
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<td>Trujillo</td>
<td><a href="mailto:nedcarla@live.com">nedcarla@live.com</a></td>
<td>5601 Honeyloch Avenue NW</td>
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<tr>
<td>Avalon NA</td>
<td>Samantha</td>
<td>Pina</td>
<td><a href="mailto:ava99secretary@gmail.com">ava99secretary@gmail.com</a></td>
<td>423 Elohim Court NW</td>
<td>Albuquerque</td>
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<td>Lucy</td>
<td>Anchondo</td>
<td><a href="mailto:avalon3a@yahoo.com">avalon3a@yahoo.com</a></td>
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<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Johnny</td>
<td>Pena</td>
<td><a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a></td>
<td>6525 Sunset Gardens SW</td>
<td>Albuquerque</td>
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<td>Gallegos</td>
<td><a href="mailto:jgallegoswcco@gmail.com">jgallegoswcco@gmail.com</a></td>
<td>5911 Central Avenue NW</td>
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<td>Westside Coalition of Neighborhood Associations</td>
<td>Harry</td>
<td>Hendriksen</td>
<td><a href="mailto:hhendriksen@comcast.net">hhendriksen@comcast.net</a></td>
<td>10592 Rio del Sol NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>505-221-4003</td>
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<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard10@juno.com">aboard10@juno.com</a></td>
<td>5315 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505-898-2114</td>
<td>505-898-2114</td>
</tr>
</tbody>
</table>
July 18, 2018

Rene Horvath  
Westside Coalition NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

RE: ATRISCO BUSINESS PARK  
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Horvath,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

The existing Atrisco Business Park Master Development Plan provides design guidelines for tracts within the plan area that are 20 acres in size or smaller. Tracts that are greater than 20 acres provide an opportunity for manufacturing facilities that are larger than what is normal in the Metro area and can range from 150,000 square feet to facilities ranging to 400,000 square feet. These facilities are typically manufacturing or processing plants that have large footprints and require larger tracts of land. These larger footprints typically have specific building needs that make them unique and need to have their own design guidelines within the existing Master Plan. The proposed amendment to the Master Development Plan provides certain design guidelines for the tracts that are larger than 20 acres. The guidelines for tracts equal to or smaller than 20 acres would be unchanged. The additional guidelines for the development of the larger tracts would be better suited for attracting larger users and employment generators that could not quite fit within the current plan standards due to the sheer size of the facilities.

Approval of the proposed amendment to the Atrisco Business Park Master Development Plan will not negate the current plan policies and design guidelines for sites within the plan area that are equal to or smaller than 20 acres.

The changes to the Master Plan follow the nature of the larger facilities. The material allowed provides for flexibility of material type to reach larger spans and special cooling needs that are typical in processing plants and manufacturing plants. The plan limits the types of materials that are normal to warehousing but not to manufacturing. Also, due to the size of the buildings, we are asking to modify the articulation of the buildings. Larger sites and
footprints are typically set back further from the adjoining streets due to height and fire requirements. As such the articulation that is set up for warehousing is usually achieved with massing. Signage and landscaping are also being addressed due to the length of the buildings, keeping the same height of the signs but allowing multiple signs due to the multiple roadways that the sites normally front. The landscaping is proposed to be in proportion to the amount of land being developed.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

c: Daniel Frigge, ESI
   Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Steven Budenski
West Mesa NA
5732 La Anita Avenue NW
Albuquerque, NM 87105

RE: ATRISCO BUSINESS PARK
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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Doug Cooper
Los Vocanes NA
6800 Silkwood Avenue NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Cooper,

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Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vcjg
July 18, 2018

Mr. Frank Gonzales
West Mesa NA
9024 Santa Catalina Avenue NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Gonzales,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

The Atrisco Business Park is an existing 349.6-acre full service business park located in the Southwest Mesa area, with excellent access to major arterial streets and to Interstate 40. The Park is bounded on the east by Coors Boulevard, on the south by commercial property, on the north by Interstate 40 and Fortuna Road and on the west by commercial property. Currently, more than half of the park is developed. The majority of the properties within the plan area consist of tracts that are equal to or less than 20 acres in size. The remaining individual tracts are less than 60 acres but greater than 20 acres.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Gallegos,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Johnny Pena
SWAN Coalition
6525 Sunset Gardens SW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Pena,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN. 2016014
RRB/vcl/jg
July 18, 2018

Ms. Lucy Anchondo
Avalon NA
601 Stern Drive NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Ms. Anchondo,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

c: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Ms. Samantha Pina
Avalon NA
423 Elohim Court NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Ms. Pina,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque, NM 87121

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Trujillo,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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Sincerely,

Ronald R. Bohanan, PE

cc: Daniel Frigge, ESI
   Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
July 18, 2018

Mr. Harry Hendriksen
Westside Coalition NA
10592 Rio del Sol NW
Albuquerque, NM 87114

RE: ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN AMENDMENT REQUEST

Dear Mr. Hendriksen,

Tierra West LLC is submitting a request to the City of Albuquerque Environmental Planning Commission (EPC) for approval of an amendment to the Atrisco Business Park Master Development Plan. The purpose of the amendment is to propose development guidelines for projects greater than 20 acres be amended into the Master Plan.

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[Signature]

Ronald R. Bohannan, PE

cc: Daniel Frigge, ESI
    Jerome Olander, ESI

JN: 2018014
RRB/vc/jg
SITE PLAN REDUCTIONS
EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12. A solid 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

4. Amendment to the landscape portion of the development standards (Sheet 3), approved May 22, 1997.

5. Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).
ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 19, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

\( \text{Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.} \n\)

\( \text{Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).} \)

\( \text{Vicinity Map} \)

Sheet Index
1. Illustrative Site Plan
2. Landscape Development Plan
3. Development Sketches
4. Development Sketches
5. Development Sketches
6. Conceptual Overall Drainage Plan (fully developed)
7. Conceptual Overall Drainage Plan (partially developed)
8. Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9. Conceptual Grading & Drainage Plan (20 acre sites)
10. Conceptual Grading & Drainage Plan (interim conditions)

Project Team Directory
Prepared For:
Summit Bank
Special Assets Department
300 Rains Avenue NW
Albuquerque, New Mexico 87102
(505) 766-2036

Prepared By:
Development/Real Estate Consultant
Garrett Group, Inc.
3300 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0653

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer:
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 899-8021

October 28, 1992
**HYDROLOGY**

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**TYPICAL 20 ACRE SITE**

**LEGEND**

**DESCRIPTION**

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<th>WATER BLOCK</th>
<th>DIRECTION OF FLOW</th>
<th>ASPHALT PAVING</th>
<th>LANDSCAPE</th>
<th>CONSTRUCTION</th>
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**NOTE**

1. The maximum allowable discharge rates shown on this sheet apply to all lots located east of U.S. Route 60 and west of U.S. Route 60. The maximum allowable discharge rates for lots located west of U.S. Route 60 shall be limited to the maximum allowable discharge rates shown on the site plan for the Atrisco Business Park.

2. The maximum allowable 10-year stormwater discharge rates from lots located west of U.S. Route 60 shall be limited to the maximum allowable discharge rates shown on the site plan for the Atrisco Business Park.

3. The total area allowed for uncontrolled discharge from the lot shall not be larger than the amount area in feet across the total street face of the lot.

4. The uncontrolled discharge from the small area defined above shall not be combined with the uncontrolled discharge from the lot.

5. The floodplain shall not affect all lots to the culs-de-sac in the detention pond. **No floodplain shall be constructed with structurally sound materials which facilitate long-term maintenance of the pond area.**

**CONCEPTUAL GRADING AND DRAINAGE PLAN (20 ACRE SITE)**

**ATRISCO BUSINESS PARK**

Prepared For: SunWest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9390 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 8714

**DATE:** JULY, 1992

**Sheet 9 of 10**