



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1000599
Case Number: 17EPC-40063
Hearing Date: December 14, 2017**

Staff Report

Agent	Consensus Planning
Applicant	Western Albuquerque Land Holdings, LLC
Request	Amendment to Master Plan/Sector Development Plan
Legal Description	Tracts A through M, N-1, N-2-B, N-2-C and P Watershed Subdivision; Tracts A, B, C, I, L and K Stormcloud Subdivision; Tract A College Zone 2 West Reservoir Site; Parcels C-1, C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 and H-1 Westland North; Parcel A w/in Secs 7 & 18 T10N R2E Town of Atrisco Grant; All of the Watershed and Stormcloud residential subdivisions; Portions of the Sundoro, Sundoro South, Painted Sky and Parkway residential subdivisions; and Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant
Location	South of Petroglyph National Monument, west of Unser Blvd, north of I-40, and east of the City Limits
Size	Approximately 1,700 acres
Existing Zoning	Varies
Proposed Zoning	No change (text amendment only to include minor changes to allowed uses)

Staff Recommendation

Forward a recommendation of APPROVAL to City Council for Project # 1000599 Case # 17EPC-40063 based on the Findings included within this report

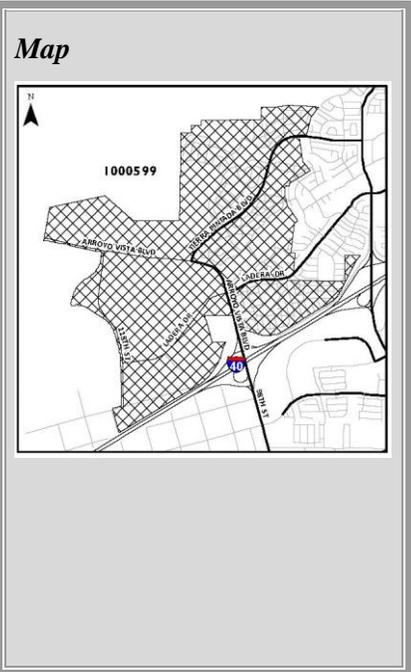
**Staff Planner
Michael Vos, AICP – Planner**

Summary of Analysis

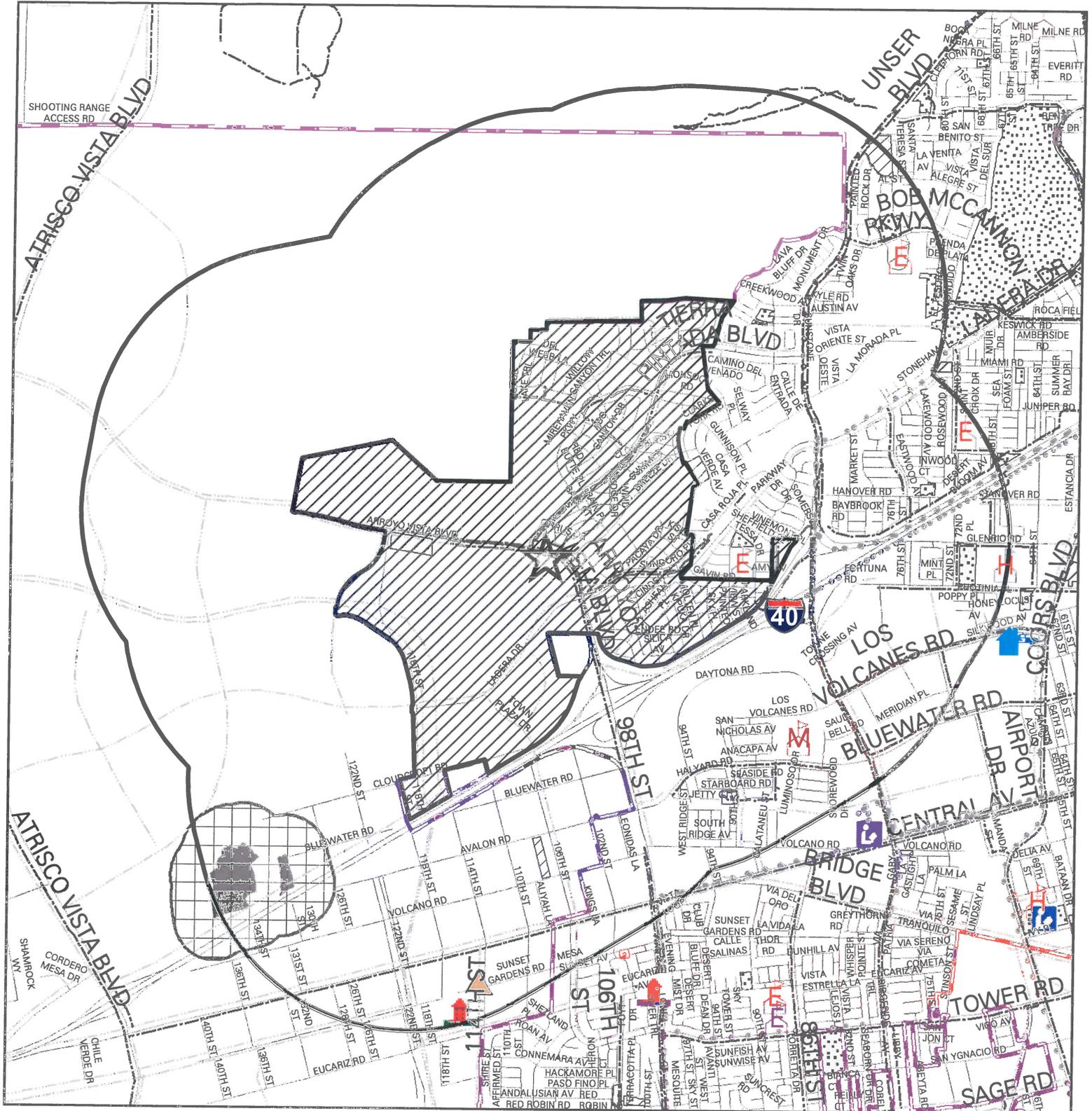
This is a request for text amendments to the zoning regulations found within the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan.

In general, the request is to move City-specific zoning regulations from the Master Plan to the City’s Sector Plan that is found as an appendix to the Master Plan. References to the City’s Comprehensive Zoning Code for permissive and conditional uses are proposed to be replaced with a use table to ensure consistency of the Master Plan and Sector Plan once the IDO becomes effective. The amendment would further allow a hospital as a new permissive use within the SU-2 for Town Center zone and allow such a use to achieve a height of 110 feet. Other minor changes to allowed uses within each zone in the plan area are proposed, but generally adhere to the exceptions and limitations imposed by the plan’s existing regulations.

The amendment has been justified in accordance with R-270-1980 and applicable plans. There is no known neighborhood opposition to the request.







Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |



Project Number: 1000599

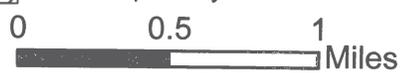


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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2 R-LT, SU-2 PRD, SU-2 for Town Center Village (TCV), and SU-2 for Town Center (TC)	Area of Change and Area of Consistency; West Side Strategic Plan; NW Mesa Escarpment Plan; Westland Master Plan and Sector Plan	Single-Family Residential, Public / Institutional, Parks / Recreation, Drainage, and Vacant / Other
North	A-1 (Bernalillo County)	Developing Urban and Reserve; West Side Strategic Plan; NW Mesa Escarpment Plan	Parks / Recreation (Petroglyph National Monument)
South	A-1 (Bernalillo County)	Developing Urban; West Side Strategic Plan	Vacant / Other
East	R-D	Area of Consistency; West Side Strategic Plan; NW Mesa Escarpment Plan	Single-Family Residential and Drainage
West	A-1 / Varies as regulated by the Bernalillo County Westland Sector Development Plan	Developing Urban and Reserve; West Side Strategic Plan; NW Mesa Escarpment Plan; Westland Master Plan and Sector Plan (Bernalillo County)	Vacant / Other

B. Proposal

This is a request for text amendments to the zoning regulations found within the Westland Master Plan and Westland Sector Plan (also known as the Western Albuquerque Land Holdings Sector Plan and found as Appendix A within the Master Plan).

In general, the request is to move City-specific zoning regulations from the Master Plan, which was previously jointly adopted by both Bernalillo County and the City of Albuquerque and subsequently amended by both entities separately, to the City’s Sector Plan that is found as an appendix to the Master Plan. In doing so, areas of the text that are contradictory are proposed to be cleaned up and regulations specific only to land outside of the City’s jurisdiction will be removed. Bernalillo County has adopted their own Sector Development Plan with regulations for the portion of the Master Plan outside of the City limits.

References to the City’s Comprehensive Zoning Code for permissive and conditional uses are also proposed to be replaced with a use table to ensure consistency of the Master Plan and Sector Plan once the IDO becomes effective and the Westland plan area converts to the PC Planned Community zone district.

The amendment would further allow a hospital as a new permissive use within the SU-2 for Town Center zone and allow such a use to achieve a height of 110 feet. The remaining allowed uses in the Town Center will still be limited to 65 feet in accordance with the existing language of the Master Plan. This is opposed to 40 feet, which is also in the current plan text but is a remnant from when the Town Center was located farther north and subject to the requirements of the Northwest Mesa Escarpment Plan View Area. This is one of the contradictions that will be cleaned up. The Town Center Village (TCV) and PDA zones will remain with a maximum height of 40 feet, and the R-LT with a height of 26 feet.

Other minor changes to allowed uses within each zone in the plan area are proposed, but generally adhere to the exceptions and limitations imposed by the plan's existing regulations.

This amendment to the Master Plan and Sector Plan is being requested concurrently with a request for annexation and establishment of zoning of additional SU-2 for Town Center property because that property and those surrounding it are proposed to be developed as a new West Side hospital. The annexation and establishment of zoning is discussed in more detail in a separate staff report for Project #1003458.

The proposed amendment reflects the proposed establishment of zoning for the properties proposed for annexation to be included within the Sector Plan boundary for the SU-2 for Town Center zone, but they do not otherwise reflect any changes to the zoning designations for specific properties. If this amendment is approved and the proposed annexation and establishment of zoning is not, the maps will not reflect the boundary change.

C. EPC Role

The Environmental Planning Commission (EPC) is hearing this case and will forward a recommendation to the City Council. As the request is for a text amendment to the SU-2 zoning found in a Master Plan and Sector Development Plan the City Council will make the final decision, unless the decision is appealed, pursuant to Zoning Code Section 14-16-2-23(B)(2) SU-2 Special Neighborhood Zone and 14-16-4-3 Sector Development Plan Procedures. This is a quasi-judicial matter.

D. History/Background

In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area, which allowed implementation of the Westland Master Plan (SPR-96-2) and established zoning based on the Westland Sector Plan (Z-99-8).

Land Sale: In December 2006, SunCal Companies purchased 57,000 acres from Westland Development Company (WDC). Eighty-eight percent of the Westland shareholders agreed to sell their shares. SunCal was required to give \$1 million a year to the Atrisco Heritage Foundation. In January 2007, 2,500 shareholders who opposed the sale of their land sought to invalidate the Westland heirs' vote. The heirs filed a class-

action lawsuit, claiming that the voting was tainted. However, SunCal retained a clean title to the land. Around this time, an application for annexation and establishment of zoning for SU-2/R-LT was made for the subject site of this current request. This was amended at City Council to SU-2 for Town Center; however, the action died on expiration after more than a year at Council with no final action taken.

SunCal went bankrupt around 2009; subsequently a significant amount of land was acquired by a brokerage firm and subsequently sold off. A company known as Western Albuquerque Land Holdings (WAHL), LLC, based in Phoenix, acquired much of the Westland land.

Town Center Relocation: In February 2006, WDC applied for a Westland Sector Plan (WSP) amendment and a zone map amendment (Project #1000570, 07EPC-40071/06EPC-00139/06EPC-00141/07EPC-50069). The applicant proposed a zone change from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS and SU-2/Town Center to “SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV)”.

The result relocated the Town Center (SU-2/TC zone) closer to Interstate-40, created the TCV zone and placed residential zones closer to the Monument. The Westside Strategic Plan (WSSP), Westland Master Plan (WMP) and the Westland Sector Plan (WSP) were correspondingly amended. Council Bills R-08-58, R-08-59 and R-08-60 contain the amendments.

Albuquerque Public Schools (APS) Amendments: In July 2012, the EPC voted to forward an approval recommendation to the City Council regarding amendments to the WMP and WSP (Project #1000570/12EPC-40028/40029). The Council approved the proposal via Council Bill No. R-12-80. Note that the WSP was renamed and is now Appendix A of the WMP, though it still consists of two maps.

Though primarily to respond to future development plans for an education complex, athletic fields and a regional park, the amendments also modified land uses, changed densities, changed acreages and revised certain Plan concepts. The new land use categories of E (Education) and R (Recreation) were introduced. Changes were made to the SU-2/R-LT, SU-2/PDA, SU-2/TCV and SU-2/TC zones. Associated changes to maps (land use and zoning), tables and notes were needed throughout the Plans to create internal consistency.

Regional Sports Complex: In 2016, an application for a zone change, sector plan map amendment, and related site development plans for subdivision and building permit were approved (Project #1010536). These amendments changed a portion of the Town Center Village (TCV) to SU-2/SU-1 for Regional Sports Complex and Related Facilities to allow for development of a regional baseball complex on city-owned parcels. City Council adopted these amendments with Bill No. R-15-5, Enactment No. R-2016-007.

E. Context

The subject site is within both the Area of Change and Area of Consistency of the Comprehensive Plan. A portion of the subject site is within the Northwest Mesa Escarpment Plan, and the Westland Activity Center is a part of the plan area.

The subject site is located immediately north of Interstate 40 generally west of Unser Blvd NW and south of Petroglyph National Monument to the city limits on the west. Current development within the Master Plan and Sector Plan area consists of single-family residential, a regional park, APS sports stadium and schools, and drainage facilities.

Approval of this amendment would allow for a new hospital use that is proposed to be located in the Town Center area of the plan near a new interchange of Interstate 40 and 118th Street NW.

F. Transportation System

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

Unser Blvd is a Regional Principal Arterial. Ladera Drive is a Minor Arterial. Tierra Pintada Blvd is a Major Collector. Arroyo Vista Blvd is a Community Principal Arterial.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Interstate 40 and Unser Blvd as Commuter Corridors. No other Corridors are designated around the subject site.

H. Trails/Bikeways

Bike lanes exist on Unser Blvd, Arroyo Vista Blvd, Tierra Pintada Blvd, and Ladera Drive in the plan area. Multiple use trails also exist along those roadways. Future bike lanes and multiple use trails are proposed along future extensions of major roadways throughout the plan area.

I. Transit

Two commuter bus routes with service only in the morning and afternoon are located to the east of the plan area along Unser Blvd. No bus service exists within the plan area itself and none is currently planned based on costs of service to a remote area. However, ABQ Ride comments state that the combination of uses from the Town Center, including the future hospital, along with regional park and school facilities in the area bodes well to create an origin and destination for transit trips. Transit asks that transit circulation be considered in development of plans for the Town Center and they will be carefully reviewing any future site development plans with that in mind.

J. 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 of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Overview of Proposed Plan Amendment

The Westland Master Plan and Sector Plan area is governed by five types of zoning: SU-2 for Town Center (TC), SU-2 PDA, SU-2 for Town Center Village (TCV), SU-2 R-LT, and SU-2/SU-1 for Regional Sports Complex and Related Facilities.

Zoning Code Section 14-16-2-23 Special Neighborhood Zone specifies that SU-2 zoning “allows for a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood.”

The SU-2 zones in the Westland area and their related land uses are mapped in both the Master Plan and Sector Plan with regulations specifying the allowed uses, heights, restrictions, and development standards found in the Master Plan.

The applicant is proposing to move the the regulations out of the Master Plan and into the Sector Plan, which is found as an appendix to the Master Plan. Changes to the regulations are also proposed to eliminate contradictions and language that is no longer applicable from the existing text. References to permissive and conditional uses from base zone categories in the Comprehensive Zoning Code and listed exceptions spread throughout the text are proposed to be replaced with a simplified use table where all uses allowed or prohibited for all zone districts will be found. Minor changes to uses may accompany this transition, but staff has reviewed the proposed table and found that the table generally corresponds to what the existing regulations allow for.

The major difference proposed between the existing regulations and new is the allowance of a hospital in the TC category, which will be allowed up to 110 feet in height. The rest of the TC zone allows a height of 65 feet.

Development of individual sites within the Westland Sector Plan will remain subject to the same process that currently exists prior to this amendment which includes Development Review Board (DRB) or EPC approval of subdivision plats and/or site development plans as noted in the Sector Plan.

B. Changes to the Westland Master Plan

Page 39: Replace Exhibit 10, Land Use/Zoning Plan with updated exhibit that reflects changes that have been made since August 2015, which is limited to changes on the western edge of the plan area that are governed by the Bernalillo County Sector Plan.

Page 41-46: Delete text starting below heading “Zoning” and stopping just before heading “Government and Public Services” on Page 46. Replace deleted text with the following:

“Zoning for the Westland Master Plan in the City of Albuquerque jurisdiction is regulated per the Westland Sector Plan. The Sector Plan can be found in Appendix A of this document.”

C. Changes to the Western Albuquerque Land Holdings Sector Plan (Appendix A of the Westland Master Plan)

Page 109: Replace Sheet 1 of 2, Appendix A, which in 2016 was incorrectly replaced with a duplicate of Exhibit 10 from the Master Plan. The updated Proposed Land Use sheet of the Sector Plan will reflect the boundary change associated with the annexation and establishment of SU-2 for Town Center zoning (Mixed-Use land use) for Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, which is being reviewed concurrently with this request, if the annexation is approved by City Council. Notes on the left of the sheet are updated from the pre-2016 land use sheet to reflect current agreements.

Page 110: Replace Sheet 2 of 2 of Appendix A with an updated Zoning sheet reflecting the annexation and establishment of SU-2 for Town Center zoning for Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, which is being reviewed concurrently with this request, if approved by City Council. Notes on the left of the sheet are updated to reflect the proposed relocation of zoning regulations from the Master Plan to the Sector Plan.

Add new pages 111-116 (to be 107-112 based on previous deletions in the document) as part of Appendix A and before Appendix B to include the zoning regulations and proposed use tables as shown in the applicant's redline and clean versions of the plan that are attached to this staff report.

D. Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Area of Change and Area of Consistency by the Comprehensive Plan. Applicable policies include:

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The Westland plan area includes the designated Westland Activity Center. The request furthers Goal 5.1 and Policy 5.1.1 because allowing an additional hospital use in the Town Center will provide jobs and stimulate growth within a designated Center.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The amended Westland Master Plan and Sector Plan furthers Policy 5.1.2 by allowing for more intense growth in a designated Center that is considered an Area of Change while keeping in place the existing regulations for areas designated Area of Consistency.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

*The change to allow a hospital in a designated Activity Center will provide additional services to nearby residents, thus **furthering** Policy 5.1.2.*

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

*The proposed addition of a hospital use and other changes to the Westland Plan **further**s Policy 5.2.1 because a new hospital and related development in the area would bring new goods and services to many West Side neighborhoods, thus reducing cross-river trips. Allowing for a greater mix of residential and commercial uses will create jobs and offer greater choice of work areas, transportation, and lifestyles not currently available in the area.*

Goal 5.4: Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

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

*The request **further**s Goal 5.4 and Policy 5.4.2 by allowing for a new hospital use that will create additional jobs west of the Rio Grande.*

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

*The Town Center area, where the new hospital use will be permitted, is an Area of Change, so the request **further**s Policy 5.6.2 by allowing for more intense development and creating jobs in a place appropriate for such changes.*

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.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

b) Encourage development and site design that incorporates CPTED principles.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The proposed amendments to the Westland Master Plan and Sector Plan do not change the architectural design guidelines of the Master Plan, which will result in a distinct character and high quality of development, so the request furthers Policy 7.3.2.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Any development within the Westland plan area is subject to the plant palette from the Master Plan, which was formulated specifically with the high desert climate in mind, so the request furthers Policy 7.5.1.

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 economy.

a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Approval of this request is an important step for the potential development of a future hospital that will have large positive economic impacts, so the request furthers Policy 8.1.2.

E. West Side Strategic Plan (Rank 2)

The WSSP was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Westland North Community designated in the WSSP which is bounded by the Petroglyph National Monument to the north, Unser Blvd. to the east, I-40 to the south and an area approximately ¼ mile west of the Double Eagle Airport (Haul Road) on the west. The Westland North Community is approximately 6,500 acres in size. Applicable goals and policies include:

Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request to amend the Westland Master Plan and Sector Plan will allow for a new hospital use that will provide opportunities for large-scale employment on the West Side, thus furthering Plan Objective 1 of the West Side Strategic Plan.

Policy 3.59: The Westland North Community is included in City of Albuquerque territory. Annexation signals intent that it develop with urban-style development and

densities. This area is a prime area for the expansion of future urban levels of development.

The request furthers Policy 3.59 by allowing for urban-style development of a hospital use up to 110 feet in height.

Policy 3.90: The City of Albuquerque and other economic development entities shall explore with the property owners developing a high quality office/industrial park or parks in the eastern portion of the Westland North Community. Development in this park should emphasize higher density office buildings and avoid lower cost warehouse facilities. Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including the preservation of the view area of the Monument as specified in the Northwest Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development.

The request furthers Policy 3.90 because the requested hospital use and additional height is limited to the SU-2 for Town Center zone and will provide for a higher intensity type of development than warehousing in the plan area. Existing design guidelines will remain and residential uses are left adjacent to Petroglyph National Monument to preserve and protect the volcanic escarpment.

F. Northwest Mesa Escarpment Plan (Rank 3)

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs. The NWMEP contains a design overlay zone as a tool to help preserve the Escarpment area. There are four distinct areas in the design overlay zone: the Escarpment Face, the Impact Area, the Conservation Area and the View Area.

The subject site, consisting of approximately 1,700 acres, adjacent to Petroglyph National Monument, contains lands in the Impact Area and the View Area. The NWMEP include general regulations that apply in all three areas, View Area regulations and Impact Area regulations.

The area of Westland with SU-2 for Town Center zoning is not located within the Northwest Mesa Escarpment Plan (NWMEP), so the additional hospital use and associated increase in height will not affect the escarpment face. Other proposed changes to update exhibits and relocate text does not change the allowable height or other development guidelines for those properties within the Impact or View areas,

thus the request to amend the Westland Master Plan and Sector Plan is consistent with the NWMEP.

G. Resolution 270-1980

Policies for Zone Map Change Applications

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. The applicant is not requesting a change to the zone map per se with this application as the SU-2 designations will remain the same on the same set of properties. However, as the applicant is requesting an additional use and height to allow for a hospital within a district that has specific geography, this analysis has been completed.

There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

H. Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- a) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The proposed change will remove existing county islands, which result in inefficient provision of municipal services and undue development restrictions. The SU-2 for Town Center zoning allows for a variety of uses that are appropriate in a mixed-use center on the West Side and requires Site Development Plan review prior to development. Once the property is annexed and under one jurisdiction, the appropriate roadway planning, vacations, dedications, and platting will be completed through the City process. The proposed zoning will promote a high quality live/work environment providing jobs near residential development; and provide additional and much needed space for jobs and economic development opportunities through expanding the mixed-use Town Center designation.

The policies cited by the applicant in their updated December 5, 2017 justification letter and analyzed in the policy analysis section of this staff report demonstrate

that the request is consistent with the health, safety, morals, and general welfare of the city.

- b) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed establishment of zoning will not alter the stability of the land use and zoning for the area, but will improve stability in land uses in the area by ensuring consistent master plan development and buildout. The requested zoning is the same as the surrounding property within the Westland Master Plan/Sector Plan. The proposed zone change takes a necessary administrative step toward achieving the adopted Westland Master Plan/Sector Plan vision and ensuring consistency with the existing west side urban fabric.

Stability of land use and zoning is maintained because the requested amendment does not affect the locations of any of the SU-2 zones from the Westland Master Plan or Sector Plan. The allowance for a new hospital use is limited to the Town Center, an appropriate location for such a use and any additional height is limited to that singular use and not others.

- c) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The proposed amendment is not in conflict with, but rather furthers the goals and policies of, the Comprehensive Plan and the West Side Strategic Plan as shown in the policy analysis of this staff report. The proposed amendment is also consistent with the Northwest Mesa Escarpment Plan.

- d) The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
 - (2) Changed neighborhood or community conditions justify the change; or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The existing zoning is inappropriate for the subject site because annexation and establishment of SU-2 for Town Center zoning is more advantageous to the community than the limiting A-1 County zoning and dual jurisdiction, as articulated in both the Comprehensive Plan and the West Side Strategic Plan as described in detail in Resolution 270-1980 Policy C section above. Furthermore, the A-1 zone calls for low-density development on larger lots for single-family homes. The proposed uses will implement the adopted Master Plan and Sector Plan and support the intended type of development near neighborhoods, transportation connections, and retail and services in the remaining Westland Plan area.

Additionally, the zone change will facilitate a development proposal, which will grow jobs and economic development on the West Side. When the Westland North area was originally annexed into the City of Albuquerque the property owner did not own the 12.3- acre subject site. Facilitating this annexation and establishing the same zone category as its surrounding land will only further the intent of the Westland Master Plan/Sector Plan, the West Side Strategic Plan, and the original annexation.

The existing zoning is inappropriate for the subject site also due to the range of changed community conditions since this area was first designated A-1. A Tax Increment Development District was approved for the Town Center's development into a medical center. An additional water booster station was funded and installed, again changing physical community conditions through water provision for future development and potential users. Portions of the Westland Master Plan area, have been developed, including one of the three Westland Master Plan activity centers which includes the APS education and athletic complexes and the City of Albuquerque regional sports complex.

Not only have physical changes occurred, but policy changes have as well. The forward-thinking West Side Strategic Plan expected priorities have changed. Not only did the Rank II WSSP phasing plan for 2015-2035 name the Westland Master Plan area priority number one in the city and County service areas, but it stated in Policy 3.59, "[the Westland North Community} is a prime area for the expansion of future urban levels of development." And a second policy change constituting changed community conditions occurred in 2016 when Bernalillo County Board of Commissioners adopted a Sector Plan for the western portion of the Westland Master Plan, which granted zoning to over 4,000 additional acres west of the Atrisco Terrace Major Public Open Space. This policy change will facilitate development in this area making the need for jobs and services even more imperative in this area.

The existing zoning is inappropriate because it is more advantageous to the community, as articulated by the Comprehensive Plan and West Side Strategic Plan as outlined by the policy analysis in this staff report by contributing to a mix of uses within an Activity Center, bringing additional jobs to the West Side, and facilitating urban-style development in the Westland area. The text amendment will allow for a hospital use, as requested, and changed community conditions warrant an amendment to allow such a use. Changed conditions include adoption of a Tax Increment Development District for development of the Town Center to potentially include a hospital, as well as significant increases in population on the West Side and the Southwest Mesa in particular, which would greatly benefit from closer healthcare options.

- e) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is the same as properties to the north, west, and east of subject site. Furthermore, the proposed change will only

help to further the intent of the adopted Westland Master Plan and Sector Plan and the Comprehensive Plan by increasing the possibility of more jobs on the West Side. The project will support this area in a way that implements the Master Plan to meet existing and future needs of the community.

The requested amendment makes only minor modifications to allowable uses in a new use table with the major change being allowance of a hospital and a related increase in height for that use. As this use is limited to the Town Center zone, which anticipates urban-style development and a broad mix of commercial and multi-family uses the proposed changes will not be harmful to the adjacent property owners, neighborhood, or community.

- f) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
- (1) Denied due to lack of capital funds; or
 - (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The annexation is a logical expansion of the City, is consistent with the West Side Strategic Plan, and removes an existing County island. Utility extensions and capital improvements will follow the standard City development process, some of which will be financed through the approved City of Albuquerque Tax Increment Development District.

The requested amendment to the text of the Master Plan and Sector Plan does not impact infrastructure and will not result in any unprogrammed capital expenditures by the City. Individual developers will need to install the required infrastructure for projects through the normal development process.

- g) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Economic considerations pertaining to the applicant are not being used to justify this request; however, additional commercial services and employment uses at this location will have a positive impact on the City and the West Side community. This request furthers the Comprehensive Plan and the West Side Strategic Plan as it relates to increasing economic development and job creation on the West Side. As previously stated, it is the applicant's desire to incorporate the subject site into the Westland mixed-use Town Center and develop a medical center near the interstate and existing neighborhoods.

Economic considerations are not the determining factor for this zone changes as shown by the applicant's justification letter and the analysis of all other policies. The request for an amendment to the Westland plans is more advantageous to the community as articulated by the Comprehensive Plan.

- h) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The subject site is located with excellent access to I-40 and a future interchange, but this optimal location for services and jobs is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.

The proposed amendments are not relocating any specific zone category and the location of these zones in relation to existing or proposed streets is not the sole justification for the request.

- i) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The property north, west, and east of the subject site is zoned SU-2 for Town Center, therefore this application does not constitute a spot zone.

The request is not amending the zoning designation of any properties, so no spot zoning will occur.

- j) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Approval of this request will create 12 more acres of the currently +/- 193 acres of SU-2 for Town Center zoning within the designated Westland Master Plan/Sector Plan area intended for mixed-use development center. This approval will not create a strip zone and therefore no negative impacts of strip zoning will occur.

The request is not amending the zoning designation of any properties, so no strip zoning will occur.

III. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Agencies reviewed the request from November 6, 2017 through November 22, 2017. In general, no adverse comments were received regarding the proposed amendments to the Master Plan or Sector Plan.

Future development of the plan area should consider comments from Transit and MRCOG regarding circulation and any potential need to modify the Long Range Major Streets Plan. Transportation Development indicated a Traffic Impact Study (TIS) may be required for individual site development.

AMAFCA commented that the Drainage Management section of the Westland Master Plan should be updated to reflect current plans for the area. This was not proposed to be amended because much of the Master Plan has not been updated since adoption, and that is not the intent of the current request which is only related to the zoning within the plan. The applicant has discussed this with AMAFCA and an update to the Master Plan is not needed at this time. The applicant will complete any necessary updates to the governing drainage plans at the time of development.

Staff believes a larger review and update of the Westland Master Plan in coordination with Bernalillo County could be warranted at some point to ensure consistency and lesson potential confusion between multiple documents, but that should not be the burden of this application to accomplish.

PNM commented that electric utility uses should be permissive in all districts, which the applicant has noted and made a change for. This is one of the minor use changes from the existing plan to the proposed amended plan.

B. Neighborhood/Public

The Laurelwood, Tres Volcanes, Las Lomitas, and Parkway Neighborhood Associations, The Manors at Mirehaven Community Association, and Westside Coalition of Neighborhood Associations were notified of this request.

Over 2,000 property owners within 100 feet of the plan boundary were notified of this request along with the concurrent request for annexation and establishment of zoning.

Staff has received several inquiries regarding this project, and a few individuals were happy to hear of the possibility for development of a hospital in the area. There is no known opposition to the request.

IV. CONCLUSION

This is a request for text amendments to the zoning regulations found within the Westland Master Plan and Westland Sector Plan (also known as the Western

Albuquerque Land Holdings Sector Plan and found as Appendix A within the Master Plan).

In general, the request is to move City-specific zoning regulations from the Master Plan, which was previously jointly adopted by both Bernalillo County and the City of Albuquerque and subsequently amended by both entities separately, to the City's Sector Plan that is found as an appendix to the Master Plan. In doing so, areas of the text that are contradictory are proposed to be cleaned up and regulations specific only to land outside of the City's jurisdiction will be removed. Bernalillo County has adopted their own Sector Development Plan with regulations for the portion of the Master Plan outside of the City limits.

References to the City's Comprehensive Zoning Code for permissive and conditional uses are also proposed to be replaced with a use table to ensure consistency of the Master Plan and Sector Plan once the IDO becomes effective and the Westland plan area converts to the PC Planned Community zone district.

The amendment would further allow a hospital as a new permissive use within the SU-2 for Town Center zone and allow such a use to achieve a height of 110 feet. The remaining allowed uses in the Town Center will still be limited to 65 feet in accordance with the existing language of the Master Plan. This is opposed to 40 feet, which is also in the current plan text but is a remnant from when the Town Center was located farther north and subject to the requirements of the Northwest Mesa Escarpment Plan View Area. This is one of the contradictions that will be cleaned up. The Town Center Village (TCV) and PDA zones will remain with a maximum height of 40 feet, and the R-LT with a height of 26 feet.

Other minor changes to allowed uses within each zone in the plan area are proposed, but generally adhere to the exceptions and limitations imposed by the plan's existing regulations.

If the concurrently reviewed annexation and establishment of zoning request is approved by City Council, the maps in the Sector Plan will reflect the boundary change to include the annexed property under the SU-2 for Town Center designation.

The change to the Town Center zoning to allow for a hospital use has been justified pursuant to R-270-1980 as being more advantageous to the community, as well as changed conditions warranting the amendment.

Six neighborhood associations or coalitions were notified of the request, as well as property owners within 100 feet of the entire Westland Sector Plan boundary. Several inquiries have been made and a few verbal comments of general support have been received. There is no known opposition to the request.

Staff recommends that a recommendation of approval be forwarded to the City Council based on the findings in this staff report.

FINDINGS, Master Plan/Sector Development Plan Amendment

Project # 1000599, Case # 17EPC-40063

1. This is a request for text amendments to the zoning regulations found within the Westland Master Plan and the Western Albuquerque Land Holdings (WAHL) Sector Plan (Appendix A of the Master Plan).
2. Approval of this request will move City SU-2 zoning regulations out of the Master Plan and into the Sector Plan and, in doing so, clean up contradictions and delete unneeded language to make the regulations clearer and more understandable.
3. As Bernalillo County has adopted their own Sector Plan for the Westland properties located outside of the City limits, references to County zones are deleted.
4. To ensure consistency of the regulations once the IDO becomes effective and the Westland area converts to PC Planned Community zoning, permissive and conditional uses will be moved into a use table as part of the WAHL Sector Plan.
5. The request will add hospital as a permissive use within the SU-2 for Town Center zone district with an allowable height of 110 feet and make minor changes to other uses via the proposed use table such as allowing electric utility facilities in all zone districts. These minor changes are consistent with the exceptions and limitations already imposed by the plan's existing regulations.
6. The applicant has submitted the proposed revisions as both redline and clean versions of the plan that show the complete details of the request.
7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment Plan, Westland Master Plan, Western Albuquerque Land Holdings Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is within the Area of Change and Area of Consistency of the Comprehensive Plan and includes a designated Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The Westland plan area includes the designated Westland Activity Center. The request furthers Goal 5.1 and Policy 5.1.1 because allowing an additional hospital use in the Town Center will provide jobs and stimulate growth within a designated Center.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The amended Westland Master Plan and Sector Plan furthers Policy 5.1.2 by allowing for more intense growth in a designated Center that is considered an Area of Change while keeping in place the existing regulations for areas designated Area of Consistency.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The change to allow a hospital in a designated Activity Center will provide additional services to nearby residents, thus furthering Policy 5.1.2.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The proposed addition of a hospital use and other changes to the Westland Plan furthers Policy 5.2.1 because a new hospital and related development in the area would bring new goods and services to many West Side neighborhoods, thus reducing cross-river trips. Allowing for a greater mix of residential and commercial uses will create jobs and offer greater choice of work areas, transportation, and lifestyles not currently available in the area.

Goal 5.4: Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

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

The request furthers Goal 5.4 and Policy 5.4.2 by allowing for a new hospital use that will create additional jobs west of the Rio Grande.

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

The Town Center area, where the new hospital use will be permitted, is an Area of Change, so the request furthers Policy 5.6.2 by allowing for more intense development and creating jobs in a place appropriate for such changes.

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.

- a) Design development to reflect the character of the surrounding area and protect and enhance views.
- b) Encourage development and site design that incorporates CPTED principles.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The proposed amendments to the Westland Master Plan and Sector Plan do not change the architectural design guidelines of the Master Plan, which will result in a distinct character and high quality of development, so the request furthers Policy 7.3.2.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Any development within the Westland plan area is subject to the plant palette from the Master Plan, which was formulated specifically with the high desert climate in mind, so the request furthers Policy 7.5.1.

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 economy.

- a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.
- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Approval of this request is an important step for the potential development of a future hospital that will have large positive economic impacts, so the request furthers Policy 8.1.2.

9. The request is within the Westland North Community of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies of the West Side Strategic Plan:

Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request to amend the Westland Master Plan and Sector Plan will allow for a new hospital use that will provide opportunities for large-scale employment on the West Side, thus furthering Plan Objective 1 of the West Side Strategic Plan.

Policy 3.59: The Westland North Community is included in City of Albuquerque territory. Annexation signals intent that it develop with urban-style development and densities. This area is a prime area for the expansion of future urban levels of development.

The request furthers Policy 3.59 by allowing for urban-style development of a hospital use up to 110 feet in height.

Policy 3.90: The City of Albuquerque and other economic development entities shall explore with the property owners developing a high quality office/industrial park or parks in the eastern portion of the Westland North Community. Development in this park should emphasize higher density office buildings and avoid lower cost warehouse facilities. Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including the preservation of the view area of the Monument as specified in the Northwest Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development.

The request furthers Policy 3.90 because the requested hospital use and additional height is limited to the SU-2 for Town Center zone and will provide for a higher intensity type of development than warehousing in the plan area. Existing design guidelines will remain and residential uses are left adjacent to Petroglyph National Monument to preserve and protect the volcanic escarpment.

10. A portion of the Westland Master Plan and Sector Plan is within the Northwest Mesa Escarpment Plan (NWMEP) Impact and View Areas. However, the area of Westland with SU-2 for Town Center zoning is not located within the NWMEP, so the additional hospital use and associated increase in height will not affect the escarpment face. Other proposed changes to update exhibits and relocate text does not change the allowable height or other development guidelines for those properties within the Impact or View areas, thus the request to amend the Westland Master Plan and Sector Plan is consistent with the NWMEP.
11. The applicant has justified the request to amend the Master Plan and Sector Plan to allow for an additional hospital use pursuant to *R-270-1980* as follows:
 - A. The policies cited by the applicant in their updated December 5, 2017 justification letter and analyzed in Findings 8-10 demonstrate that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. Stability of land use and zoning is maintained because the requested amendment does not affect the locations of any of the SU-2 zones from the Westland Master Plan or Sector Plan. The allowance for a new hospital use is limited to the Town Center, an appropriate location for such a use and any additional height is limited to that singular use and not others.
 - C. The proposed amendment is not in conflict with, but rather furthers the goals and policies of, the Comprehensive Plan and the West Side Strategic Plan as shown in the

- policy analysis of this staff report. The proposed amendment is also consistent with the Northwest Mesa Escarpment Plan.
- D. The existing zoning is inappropriate because it is more advantageous to the community, as articulated by the Comprehensive Plan and West Side Strategic Plan as outlined by the policy analysis in this staff report by contributing to a mix of uses within an Activity Center, bringing additional jobs to the West Side, and facilitating urban-style development in the Westland area. The text amendment will allow for a hospital use, as requested, and changed community conditions warrant an amendment to allow such a use. Changed conditions include adoption of a Tax Increment Development District for development of the Town Center to potentially include a hospital, as well as significant increases in population on the West Side and the Southwest Mesa in particular, which would greatly benefit from closer healthcare options.
 - E. The requested amendment makes only minor modifications to allowable uses in a new use table with the major change being allowance of a hospital and a related increase in height for that use. As this use is limited to the Town Center zone, which anticipates urban-style development and a broad mix of commercial and multi-family uses the proposed changes will not be harmful to the adjacent property owners, neighborhood, or community.
 - F. The requested amendment to the text of the Master Plan and Sector Plan does not impact infrastructure and will not result in any unprogrammed capital expenditures by the City. Individual developers will need to install the required infrastructure for projects through the normal development process.
 - G. Economic considerations are not the determining factor for this zone changes as shown by the applicant's justification letter and the analysis of all other policies. The request for an amendment to the Westland plans is more advantageous to the community as articulated by the Comprehensive Plan.
 - H. The proposed amendments are not relocating any specific zone category and the location of these zones in relation to existing or proposed streets is not the sole justification for the request.
 - I. The request is not amending the zoning designation of any properties, so no spot zoning will occur.
 - J. The request is not amending the zoning designation of any properties, so no strip zoning will occur.
12. The Laurelwood, Tres Volcanes, Las Lomitas, and Parkway Neighborhood Associations, The Manors at Mirehaven Community Association, and Westside Coalition of Neighborhood Associations were notified of this request, as well as property owners within 100 feet of the Sector Plan boundary. There is no known neighborhood opposition to this request.

RECOMMENDATION

Forward a recommendation of APPROVAL to City Council for 17EPC-40063, a request for Amendment to the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan (Westland Master Plan Appendix A), based on the preceding Findings



**Michael Vos, AICP
Planner**

Notice of Decision cc list:

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

WAHL c/o Garrett Development, 6900 Camelback Rd. #607, Scottsdale, AZ 85251

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Long Range Planning

No Comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

17EPC-40063 Sector Development Plan Amendment

Transportation Development Conditions:

- TIS will be required for future developments.
- No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40063 Sector Development Plan Amendment
 - Identification: UPC – 100805708229020501, 100805711029820503, and 100805714931620505
 - a. No adverse comment pertaining to the sector development plan amendment.
 - b. The development area currently resides within the Development Agreement (R-07-18) established 08/22/2007.
 - c. When development is desired request an availability statement at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a County Fire Marshal fire flow information and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

The combination of town center, athletic facility, and hospital bodes well to create a powerful origin and destination for transit trips. We would ask the development planners to consider at their earliest opportunity access to, and circulation for, transit throughout the Town Center, and especially at the hospital. When site plans are promulgated we will be reviewing them carefully. At this time there is no transit service to the Town Center site, and, in view of the cost of providing service to such a remote area, none is currently planned.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

It is recommended that the *Westland Master Plan* Drainage Management Plan section be revised to incorporate the current drainage studies that affect the area and change the conclusions and drainage solutions for the area.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments. Proposed changes to the Long Range Roadway System or Long Range Major Streets Plan (LRMSP) included in the Westland Master Plan are noted, and we would remind the applicants to work with MRMPO staff on any future applications to approve official modifications to the LRMSP.

For informational purposes:

- The LRBS identifies a proposed paved trail to run along the north side of I-40 Westbound in the project area.

- I-40 Westbound is NW is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.
- I-40 Westbound is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1000599 Sector Development Plan Amendment (WAHL 12.3-acre site for new medical center north of I-40, west of 98th St NW and east of the Atrisco Terrace Major Public Open Space) 17EPC-40063

1. It is necessary for the zoning category, "Utility, Electric" in the Allowable Land Uses table on page 115 to be "P" in all 5 zone designations in order to reflect the allowable uses for electric utilities in the City of Albuquerque Integrated Development Ordinance.

ZONING

Please refer to the Comprehensive Zoning Code and Westland Master Plan/Western Albuquerque Land Holdings Sector Plan for specific zone descriptions.

APPLICATION INFORMATION



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- S Z ZONING & PLANNING**
- Annexation
 - Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
 - Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
 - Street Name Change (Local & Collector)
 - L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Western Albuquerque Land Holdings c/o Garrett Development Corporation PHONE: 480-970-4003
 ADDRESS: 6900 E Camelback Road #807 FAX: _____
 CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____
 Proprietary Interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: This is a three-part request for annexation, establishment of zoning, and a Westland Master Plan/ Sector Plan text amendment.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. north portions of Tracts 16-20 ROW 4 Unit A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: West of Westland Atrisco Grant
 Existing Zoning: Bernalillo County A-1 Proposed zoning: SU-2 for Town Center MRGCD Map No _____
 Zone Atlas page(s): KB UPC Code: 100805708229020501, 100805711029820503, and 100805714931820505

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V_, S_, etc.): _____
1003458, 1000570, 1000599

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 12.3 acres

LOCATION OF PROPERTY BY STREETS: On or Near: north of Interstate 40

Between: Arroyo Vista Boulevard (88th Street) and Atrisco Terrace Major Public Open Space

Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8/22/2017

SIGNATURE

[Signature] DATE 11/2/2017
 (Print Name) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

17EPL - 40061
17EPL - 70062
17EPL - 70063

Action

AX
AZM
ASP
ADV
CMF

S.F.

Fees

____ \$ 30.00
 ____ \$ 815.00
 ____ \$ 425.00
 ____ \$ 75.00
 ____ \$ 50.00

Total

\$ 1415.00

Hearing date December 14, 2017

11-2-17
 Staff signature & Date

Project # 1003458 / 1000599

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

1003458

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
- Petition for Annexation Form and necessary attachments
- Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- Letter of authorization from the property owner if application is submitted by an agent
- Board of County Commissioners (BCC) Notice of Decision
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- SDP PHASE I -- DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined and indicated
- Letter describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- Traffic Impact Study (TIS) form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

1003458

- Zone Atlas map with the entire property clearly outlined and indicated
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

1000599

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter of authorization from the property owner if application is submitted by an agent (map change only)
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
- Traffic Impact Study (TIS) form
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

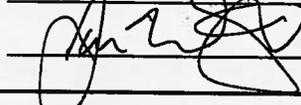
- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter describing, explaining, and justifying the request
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozler, AICP



Applicant name (print)

11/2/2017

Applicant signature & Date

Revised: June 2011



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 17EPC - 40061
 17EPC - 40062
 17EPC - 70063

Project # 1003458 / 1000599
 11-2-17
 Staff signature & Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Western Albuquerque Land Holdings DATE OF REQUEST: 09/22/17 ZONE ATLAS PAGE(S): H7, H8, H9, J7, J8, J9, K7, K8

CURRENT:

ZONING Westland Sector Plan Zoning

PARCEL SIZE (AC/SQ. FT.) 12 acre annexation area
1,558 acre Sector Plan area
REQUESTED CITY ACTION(S): after the annexation

LEGAL DESCRIPTION:

LOT OR TRACT # Lots 16-20 BLOCK # Row 4 Unit A

SUBDIVISION NAME West of Westland

ANNEXATION [X]

SITE DEVELOPMENT PLAN:

ZONE CHANGE [X]: From County A-1 To SU-2 for Town SUBDIVISION* [] AMENDMENT []

SECTOR, AREA, FAC, COMP PLAN [X] Center BUILDING PERMIT [] ACCESS PERMIT []

AMENDMENT (Map/Text) [X] BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

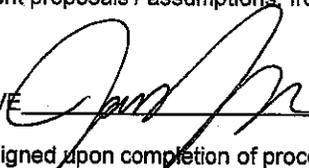
GENERAL DESCRIPTION OF ACTION:

OF UNITS: n/a

BUILDING SIZE: n/a (sq. ft.)

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

APPLICANT OR REPRESENTATIVE



DATE

9/22/17

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

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 [X] NO [] BORDERLINE []

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

Notes:

ATIS will be required at site development.

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

9/22/17

DATE

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 -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

c/o Garrett Development Company
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

May 9, 2017

Bernalillo County
1 Civic Plaza NW #1011
Albuquerque, NM 87102

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Letter of Authorization for Entitlement, Permit Applications, and Special Districts

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions relating to the preparation, execution, submission, and processing of: petitions, submittals, applications, entitlement, planning and special district documents, (inclusive of: agreements, resolutions and legislation, plans, plats, studies, and other documents and exhibits required by applicable state law, local ordinance and administrative rules), on all property owned by WALH within Bernalillo County and the City of Albuquerque (collectively the "Property"). Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
By: C-III Asset Management, LLC as Servicing Member

By: Deborah A. Bacon

Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

Garrett Development Company
6900 E. Camelback road, Suite 607
Scottsdale, Arizona 85251

March 14, 2016

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Letter of Authorization for the Westland Master Plan Update and Sector Development Plan

To Whom It May Concern:

Garrett Development Corporation ("GDC"), hereby authorizes Consensus Planning ("CP"), Bohannon Houston, Inc. ("BHI"), and Rodey, Dickason, Sloan, Akin & Robb, P.A. ("Rodey") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for GDC for the purposes of entitling, zoning, permitting, platting and subdividing property in the Westland Master Plan area and the proposed extension of the Westland Master Plan area ("the Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

GARRETT DEVELOPMENT CORPORATION
Agent, Western Albuquerque Land Holdings LLC

By:  _____

Printed Name: Ted Garrett

Title: Vice President

Notice address regarding WALH's Property:

Garrett Development Company
6900 E. Camelback road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com



December 5, 2017

Landscape Architecture
Urban Design
Planning Services

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM, 87102

302 Eighth St. NW
Albuquerque, NM 87102

RE: Westland Master Plan and Sector Plan Annexation and Establishment of Zoning - Revised

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

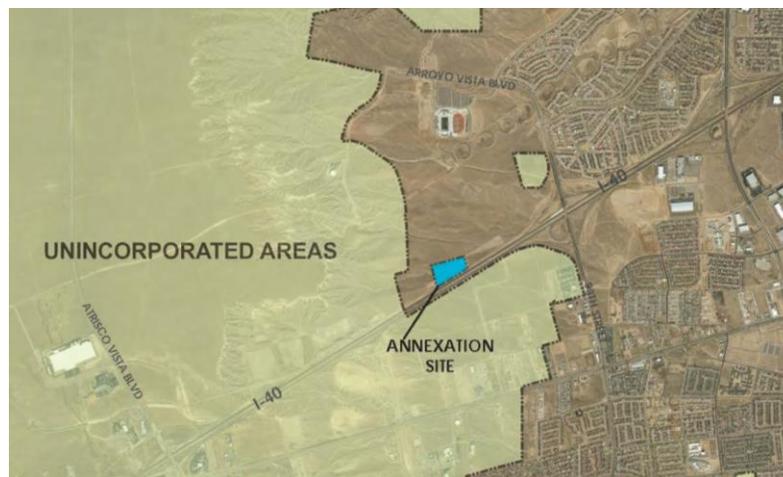
Dear Chair Hudson:

This is a three-part request for annexation, establishment of zoning, and for a Westland Sector Plan/Master Plan text amendment on behalf of Western Albuquerque Land Holdings (WALH) in care of Garrett Development Corporation (GDC). The purpose of this letter is to provide justification and respond to both Resolution 54-1990 in support of our petition for annexation and Resolution 270-1980 in support of our request for establishment of zoning and the amendment to the Westland Master Plan/Sector Plan.

The 12.3-acre subject site is located in unincorporated Bernalillo County. The surrounding property is within the City limits and is designated as an Area of Change by the Comprehensive Plan. The property is located north of Interstate 40 (I-40), west of Arroyo Vista Boulevard (98th Street) and east of the Atrisco Terrace Major Public Open Space and is legally described as north portions of Tracts 16-20 ROW 4 Unit A West of Westland Atrisco Grant. The applicant intends to incorporate these five parcels into a larger site surrounding these five parcels for the development of a new medical center to serve the West Side. The annexation was approved by the Board of County Commissioners on September 13, 2017 (See attached - AXBC2017-0001).

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Site Aerial

Request Context and Summary

The annexation site is an existing Bernalillo County island surrounded on the north, east, and west by the City, all of which is vacant, and on the south by I-40. The site is governed by several policy and regulatory documents including the following; the 2017 Albuquerque/Bernalillo County Comprehensive Plan, the Westland Master Plan and Sector Plan, the West Side Strategic Plan, and the Northwest Mesa Escarpment Plan.

The annexation site and its surroundings are identified as an Area of Change pursuant to the 2017 Albuquerque/Bernalillo County Comprehensive Plan. The land surrounding the subject site is zoned SU-2 for Town Center pursuant to the Westland Master Plan and Sector Development Plan. The Westland Master Plan's boundary crosses two jurisdictions; the City of Albuquerque and Bernalillo County, as it was originally jointly adopted. Regulatory information for the Westland Master Plan is governed by the separate Sector Plans in the two jurisdictions. The subject site is currently zoned Bernalillo County A-1 and the applicant is requesting annexation and establishment of SU-2 for Town Center zoning to match the surrounding property.

Additionally, this request includes a text amendment to the Westland Master Plan/Sector Plan to do three main things:

1. to allow for a medical center;
2. to better align the Westland Sector Development Plan with the proposed Integrated Development Ordinance (IDO). The proposed IDO use table was used in the Westland Sector Plan amendment to ensure a clear transition is made between the SU-2 zoning and proposed IDO "PC" zoning. Several changes are proposed to the allowed uses in the Westland zoning categories based on changed conditions in the Westland area and the proposed IDO; and
3. to allow the medical center use to have an increased height allowance than all other uses in the Town Center zone.

The intent of the Westland Town Center is to be developed as a mixed-use retail and employment center to serve the neighborhood, community, and regional needs of the Albuquerque Metro Area. The subject site and the greater Town Center area have excellent access to I-40 and surrounding neighborhoods via an internal master planned street network. The text amendment to the Master Plan/Sector Plan will improve the transition between existing SU-2 zoning and the proposed IDO PC zoning, while allowing for the medical center development through specific changes to the allowed uses and development standards.

West Side and City Benefits

If the annexation is approved by the City, the medical center project is anticipated to benefit the entire West Side community from both a healthcare and economic standpoint in the following ways, according to a David Taussig and Associates' analysis (2016):



Economic Benefits

- \$980 million per year in recurring output
- \$160 million in recurring wages
- One-time construction output of \$660 million
- One-time construction wages of \$260 million
- High average annual salary of healthcare employees, approximately \$72,530 on average (compared to \$43,219 for all industries in New Mexico)
- Property taxes, GRT, charitable contributions, and community support

Additional Benefits

- Provide access to medical care to approximately 53,000 existing households within a 15-minute drive time
- Decreased mortality rates for patients with life threatening conditions, up to 2% due to decreased travel time
- Attracts office, commercial, and residential development because of increased access to healthcare
- New Mexico requires hospitals to provide community benefits as a condition for licensure, such as free or reduced cost care
- Reduced traffic to downtown/"Big I"/ River crossing

Request for Annexation Responses to Resolution 54-1990

The appropriateness of an annexation request is determined through Resolution 54-1990. Section 1 lists the criteria on which the Environmental Planning Commission (EPC) and the City Council will base their decision regarding areas within the Central Urban, Established Urban, and Developing Urban areas. The subject site is surrounded by what used to be considered Developing Urban pursuant to the 2002 Comprehensive Plan. This request meets these criteria as described below. The applicant response to each criterion is italicized below it. Resolution 54-1990 Sections 2-7 are not applicable to this request and are therefore not addressed in this letter.

Section 1: The subject site is located within the Developing Urban Area of the Comprehensive Plan, which makes it "particularly appropriate for the range of urban services which the City can provide, and annexation of such areas into the City is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met":

Section 1a: Compliance with City policy regarding land dedication for public facilities is assured.

The land to be annexed will become a portion of a future medical center. The medical center will provide new employment and healthcare options for residents of the City, and specifically for West Side residents. The applicant will provide all land needed for the City services for the development of this new medical center through the normal development process. The applicant will also address issues regarding the roadways and utilities and re-platting as necessary.

Section 1b: The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water sanitary sewer and storm-water-handling facilities:

- 1) The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation; and/or
- 2) The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or
- 3) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies City standards, install and pay for such facilities or cause them to be installed and paid.

The applicant has agreed in writing, as indicated by the attached Petition for Annexation, to capital expenditures for necessary infrastructure and will install and pay for such facilities in a manner that meets City standards and the Development Process Manual. A pre-annexation agreement is being drafted by the applicant and the City and the developer and will agree and sign upon City Council approval of this request. The agreement will reference the approved Tax Increment Development District (TIDD) and will provide details regarding the owner's timing and commitments.

Section 1c: The City may decline an annexation if necessary capital expenditures fall all or partly under paragraph b (2) above and the City concludes that it would be unreasonable to make landowners wait for the basic utilities and facilities as long as would probably be the case.

The applicant will undertake capital expenditures for development of this property in the City, which includes the City Council approved TIDD.

Section 1d: Land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by state statutes.

The subject site is a Bernalillo County island surrounded on the north, east, and west by the City of Albuquerque and on the south by I-40.

Section 1e: Land to be annexed shall have provision for convenient street access to the City.

The annexation subject site is connected to and surrounded by the Westland Town Center area and will be developed pursuant to an approved site plan addressing issues such as street access and circulation in relation to Interstate 40, the future 118th Street interchange, and Ladera Drive. This will be accomplished through future planning and platting following the annexation of the property.



Section 1f: Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City.

The subject site is an "island" of County land, which complicates service provision. Eliminating the island ensures City services can be extended in an efficient manner throughout the area at reasonable operating and capital costs to the City.

Section 1g: City boundaries shall be established along platted lines which will make definite what the City limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

The attached property boundary survey illustrates the area to be annexed. This area will be incorporated into the medical center plat, once the annexation is approved. Additionally, the subject property is currently platted, which will allow ease in updating the City's jurisdiction boundary.

Establishment of Zoning Request and Responses to Resolution 270-1980

This request for the establishment of zoning and a Westland Master Plan/Sector Plan text amendment. The establishment of zoning request is compatible with and supportive of applicable plans and policies including Resolution 270-1980 policies A through J, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Westland Master Plan/Sector Plan. The proposed change will contribute to the proposed medical center on the West Side. Applicant policy responses are italicized below corresponding to each policy.

Policy A "A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city."

The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The proposed change will remove existing county islands, which result in inefficient provision of municipal services and undue development restrictions. The SU-2 for Town Center zoning allows for a variety of uses that are appropriate in a mixed-use center on the West Side and requires Site Development Plan review prior to development. Once the property is annexed and under one jurisdiction, the appropriate roadway planning, vacations, dedications, and platting will be completed through the City process. The proposed zoning will promote a high quality live/work environment providing jobs near residential development; and provide additional and much needed space for jobs and economic development opportunities through expanding the mixed-use Town Center designation.

Policy B "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made."



The proposed establishment of zoning will not alter the stability of the land use and zoning for the area, but will improve stability in land uses in the area by ensuring consistent master plan development and buildout. The requested zoning is the same as the surrounding property within the Westland Master Plan/Sector Plan. The proposed zone change takes a necessary administrative step toward achieving the adopted Westland Master Plan/Sector Plan vision and ensuring consistency with the existing west side urban fabric.

Policy C “A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.”

The proposed zone change is not in conflict with applicable elements of the Comprehensive Plan nor with the West Side Strategic Plan as demonstrated below:

Albuquerque Bernalillo County Comprehensive Plan, 2017

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.

This request furthers this policy by requesting zoning for the proposed annexation site with a compatible zone category to its surroundings that will facilitate the development of a goods, services, and amenities within biking distance of neighborhoods in the Westland Plan Area and other West Side neighborhoods. The requested zoning will provide a mix of commercial uses offering more work areas and lifestyle options in this Activity Center.

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

By incorporating this annexation site into the larger Westland Town Center, this goal is implemented. Efficiency is improved after annexation and zoning of the subject site through site planning and utility provision in this Westland Activity Center.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

As stated above, the annexation site is within the Westland Activity Center pursuant to the Comprehensive Plan. Approving this request will accomplish the following: facilitate job growth, improve the west side’s job to housing ratio, and

further support nonresidential development near existing residential neighborhoods in this area of the City, all of which will help shape the built environment into a sustainable development pattern, thus furthering this policy.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The most intense development in the Westland Master Plan area will take place in the Town Center. This request will further establish and maintain the density and scale of development within the designated Town Center area thus furthering this policy. POLICY 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The intent of the Westland Town Center is to be developed as a mixed-use center to serve the neighborhood, community, and regional needs of the Albuquerque Metro Area. The Town Center has excellent access to I-40 and the surrounding neighborhoods via an internal master planned street network. The establishment of TC zoning will further this policy.

Goal 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.

Proposing annexation and zoning of an existing County island furthers this Comprehensive Plan goal. The most efficient use of the 12.3-acre annexation site is to be annexed and site planned in coordination with the surrounding Master Plan and Sector Plan area.

Policy 5.3.6 Reassembly and Replatting: Encourage property owner coordination to reassemble areas prematurely subdivided or platted that have inadequate right-of-way or drainage before infrastructure and services are extended

The existing property has antiquated platting. Annexation will allow for reassembly and replatting of the property along with the surrounding property. This replatting is not viable under the current mix of City and County jurisdiction. If approved, this request will enable the subject site to be planned for access, infrastructure, and other services in conjunction with the surrounding undeveloped land in the Master Plan area thus implementing this policy.

Goal 5.4: Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Development of a regional medical center in this West Side, master planned community will help to improve the jobs to housing ratio imbalance between the east and west sides of the City of Albuquerque. Approving this request will prioritize job growth west of the Rio Grande and implement this goal.

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

This request will further the above policy by ensuring the subject site is adequate in size and configuration, and can be efficiently served by City infrastructure to support the additional job growth generated by the future medical center.

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

The existing Westland Town Center is identified as a Comprehensive Plan Area of Change. This policy will be furthered by the growth of the Town Center acreage and the streamlined development process as a result of eliminating an existing County island.

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.

- a) Design development to reflect the character of the surrounding area and protect and enhance views.
- b) Encourage development and site design that incorporates CPTED principles.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The proposed project will implement this policy by ensuring the proposed annexation site is incorporated into the Westland Master Plan/Sector Plan regulated by its zoning and design guidelines. The intent of the Master Plan's design guidelines is to recognize and embrace the West Side character and reinforce its distinct identity as a safe and attractive place. Elements in the Master Plan design guidelines includes CPTED principles, architectural styles, building materials, and landscape elements.

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The Master Plan's plant palette is appropriate for our high desert climate, which will ensure the annexation site is incorporated into a larger site plan with appropriate landscape treatments. This policy will be furthered by the proposed project.

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 economy.

- a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

This project will create new job opportunities and economic development in the Westland Plan Area, which will further this policy if approved. As stated above in this letter, the economic benefits of the proposed medical center are anticipated to generate \$980 million per year in recurring output, \$160 million in recurring wages, one-time construction output of \$660 million, one-time construction wages of \$260 million, and high average annual salary of healthcare employees, approximately \$72,530 on average (compared to \$43,219 for all industries in New Mexico). Additionally, the area is master planned, well connected, and is accessible to potential employees, residents, and visitors.

West Side Strategic Plan

Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The proposed annexation and establishment of SU-2 for Town Center zoning continues the mix of land uses on the West Side that prioritizes employment areas. This objective is furthered by this proposal.

Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

As stated above in this letter, some of the economic benefits of the proposed medical center, specific to job opportunities, are anticipated to generate \$160 million in recurring wages, one-time construction wages of \$260 million, and high average annual salary of healthcare employees. If approved, this project will generate new job opportunities and business growth on the West Side in an appropriate Activity Center, furthering this policy, if approved.

Policy 3.55: The City of Albuquerque and property owners shall work with the electric utility companies to minimize the visual and potential EMF exposure impacts of the many power line corridors crossing the property. These corridors should be combined into consolidated easements rather than in separate parallel easements.

The easements currently bifurcating the Westland Town Center will be relocated to facilitate the medical center development. The property owner is working with the utility agencies in order to relocate and minimize any potential visual or EMF exposure impacts.

Policy 3.57: Allow and encourage appropriately designed development throughout the Westland North Community which will protect the visual and physical features of the Atrisco Terrace through design guidelines and consistent enforcement.

The design guidelines in the Master Plan will apply to the annexation site and the entire Town Center development. This proposal is consistent with and will implement this policy.

Policy 3.59: The Westland North Community is included in City of Albuquerque territory. Annexation signals intent that it develop with urban- style development and densities. This area is a prime area for the expansion of future urban levels of development.

Town Center zoning will ensure the Westland North Community is developed with urban style densities and uses. This proposal only increases the Town Center’s ability to be efficiently planned and developed.

Policy 3.61: A Community Center, appropriate Employment Centers, and Neighborhood Centers are identified for this Community in accordance with the approved Master Plan for this area. The Community Center is expected to occur central to the Community, with employment near the Paseo del Volcan corridor, but refinement of these concepts will occur during the planning process for smaller sub-areas.

Annexation and establishment of zoning of the subject site furthers this policy, the intent of the approved Westland Master Plan, and the designated Town Center. The Town Center, where the medical center will be developed, is central to the Westland Community and will be accessible to all other City residents via I-40.

Policy 3.90: The City of Albuquerque and other economic development entities shall explore with the property owners developing a high quality office/industrial park or parks in the eastern portion of the Westland North Community. Development in this park should emphasize higher density office buildings and avoid lower cost warehouse facilities. Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including the preservation of the view area of the Monument as specified in the Northwest Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development.

The annexation site is located within the eastern portion of the Westland North Community. The Town Center zoning emphasizes higher density development complementary to commercial retail and services, allows a large range of office uses and some industrial uses, and allocates an area for job creation. The visual and physical character of the area will be protected by the design guidelines in the Master Plan.

Policy D “The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or

2. Changed neighborhood or community conditions justify the change; or
3. A different use categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.”

The existing zoning is inappropriate for the subject site because annexation and establishment of SU-2 for Town Center zoning is more advantageous to the community than the limiting A-1 County zoning and dual jurisdiction, as articulated in both the Comprehensive Plan and the West Side Strategic Plan as described in detail in Resolution 270-1980 Policy C section above. Furthermore, the A-1 zone calls for low-density development on larger lots for single-family homes. The proposed uses will implement the adopted Master Plan and Sector Plan and support the intended type of development near neighborhoods, transportation connections, and retail and services in the remaining Westland Plan area.

Additionally, the zone change will facilitate a development proposal, which will grow jobs and economic development on the West Side. When the Westland North area was originally annexed into the City of Albuquerque the property owner did not own the 12.3-acre subject site. Facilitating this annexation and establishing the same zone category as its surrounding land will only further the intent of the Westland Master Plan/Sector Plan, the West Side Strategic Plan, and the original annexation.

The existing zoning is inappropriate for the subject site also due to the range of changed community conditions since this area was first designated A-1. A Tax Increment Development District was approved for the Town Center’s development into a medical center. An additional water booster station was funded and installed, again changing physical community conditions through water provision for future development and potential users. Portions of the Westland Master Plan area, have been developed, including one of the three Westland Master Plan activity centers which includes the APS education and athletic complexes and the City of Albuquerque regional sports complex.

Not only have physical changes occurred, but policy changes have as well. The forward-thinking West Side Strategic Plan expected priorities have changed. Not only did the Rank II WSSP phasing plan for 2015-2035 name the Westland Master Plan area priority number one in the city and County service areas, but it stated in Policy 3.59, “[the Westland North Community} is a prime area for the expansion of future urban levels of development.” And a second policy change constituting changed community conditions occurred in 2016 when Bernalillo County Board of Commissioners adopted a Sector Plan for the western portion of the Westland Master Plan, which granted zoning to over 4,000 additional acres west of the Atrisco Terrace Major Public Open Space. This policy change will facilitate development in this area making the need for jobs and services even more imperative in this area.

Policy E “A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.”

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is the same as properties to the north, west, and east of subject site. Furthermore, the proposed change will only help to further the intent of the adopted Westland Master Plan and Sector Plan and the Comprehensive Plan by increasing the possibility of more jobs on the West Side. The project will support this area in a way that implements the Master Plan to meet existing and future needs of the community.

Policy F “A proposed zone change which, to be utilized through land development, requires major and programmed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.”

The annexation is a logical expansion of the City, is consistent with the West Side Strategic Plan, and removes an existing County island. Utility extensions and capital improvements will follow the standard City development process, some of which will be financed through the approved City of Albuquerque Tax Increment Development District.

Policy G “The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

Economic considerations pertaining to the applicant are not being used to justify this request; however, additional commercial services and employment uses at this location will have a positive impact on the City and the West Side community. This request furthers the Comprehensive Plan and the West Side Strategic Plan as it relates to increasing economic development and job creation on the West Side. As previously stated, it is the applicant’s desire to incorporate the subject site into the Westland mixed-use Town Center and develop a medical center near the interstate and existing neighborhoods.

Policy H “Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning.”

The subject site is located with excellent access to I-40 and a future interchange, but this optimal location for services and jobs is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.

Policy I “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the



site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The property north, west, and east of the subject site is zoned SU-2 for Town Center, therefore this application does not constitute a spot zone.

Policy J “A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.”

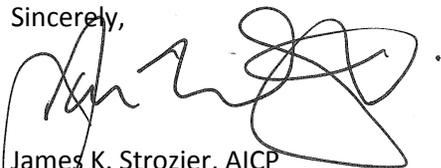
Approval of this request will create 12 more acres of the currently +/- 193 acres of SU-2 for Town Center zoning within the designated Westland Master Plan/Sector Plan area intended for mixed-use development center. This approval will not create a strip zone and therefore no negative impacts of strip zoning will occur.

Conclusion

In conclusion, our request for annexation, establishment of SU-2 for Town Center zoning, and a Westland Master Plan/Sector Plan text amendment is justified. The request furthers the applicable goals and policies within the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan.

We respectfully request that the Environmental Planning Commission recommend approval of our request to the City Council. If you have any questions, do not hesitate to call me at (505) 764-9801.

Sincerely,



James K. Strozier, AICP
Principal



Memorandum

To: Michael Vos
From: Jim Strozier 
Date: December 5, 2017
Re: Consensus Planning Response to Agency Comments for Projects #1000599 and 1003458

The purpose of this memo is to address comments received from Michael Vos and other City agencies. The memo is organized by agency.

Planning

Consensus Planning revised the Master Plan, Sector Plan, and the application justification letter based on comments received on November 28th, 29th, and 30th. We addressed all comments and offer the following explanation as to how we responded:

- Re 11/28/17 #2: The final medical center/hospital location is not determined at this time and is dependent upon the requested annexation.
- Re 11/28/17 #4 and #20: The City has approved a Tax Increment Development District (TIDD) to help facilitate the construction of necessary public infrastructure to support the Town Center and Hospital development. If the annexation request is approved, the owner and City staff will modify the TIDD, if necessary.
- Re 11/29/17 #1: The 2016 resolutions and maps are now in the redline version of the Master Plan and Sector Plan.
- Re 11/29/17 #2: A statement was added in the Sector Plan's zoning introduction paragraph regarding the Bernalillo County Sector Development Plan.
- Re 11/29/17 #3: A section was added to the Sector Plan regarding the SU-2/SU-1 for Regional Sports Complex and Related Facilities.
- Re 11/29/17 #4: The note was changed to reference the Sector Plan instead of the Master Plan. Additional Sector Plan map changes include Land Use map Note 6 and Zoning map Note 5 to be more consistent with the 2017 Comprehensive Plan, and Land Use map Note 11 was also updated to reflect the current PNM agreements.
- Re 11/29/17 #5: An additional statement was included in the Town Center height standards regarding the Hospital use allowance of 110 feet as compared to the remaining Town Center area, which is allowed 65 feet in height.
- Re 11/29/17 #6: Lot size standards were removed from the Town Center zone.
- Re 11/29/17 #7: The 20 percent affordability goal was removed from the specific zoning categories and moved to the Sector Plan introduction. This change was intended to show that the goal applies to the entire Master Plan area, as the goal states, and not only the TC and TCV zones.
- Re 11/30/17 #1: The Town Center zone was updated with setback standards matching those in the IDO MX-H zone, which we believe to be consistent with the intent of the TC zone.
- Re 11/30/17 #2: Although the minimum density requirement is proposed to be removed, the use table prohibits single family development in the TC zone, thus limiting lower density development types. This approach is more consistent with the IDO.
- Re 11/30/17 #3: PDA and TCV were added in parentheses after each of the SU-2 zone headings.
- Re 11/30/17 #4: The double period was removed.

- Re 11/30/17 #5: Again, to be more consistent with the IDO, the maximum density standard is proposed to be removed from the regulatory language and instead be regulated by building height and EPC discretion at site plan approval.
- Re 11/30/17 #6: The reference to TCV was removed.
- Re 11/30/17 #7: All dashes were removed from the Use Table and the language was revised to reflect the change.
- Re 11/30/17 #8: Accessory uses were added to the Use Table abbreviations.
- Re 11/30/17 #9: The Use Table was revised.
- Re 11/30/17 #10: The Use Table was revised.
- Re 11/30/17 #11: A provision was added to the Sector Plan, which states that drive-in and drive-through uses are only allowed in the TC zone in the periphery of the zone, consistent with the existing Master Plan. Parking lot as a primary permissive use was removed from the TC zone permissive uses.
- Re 11/30/17 #12: This was an error, which was corrected in the use table.
- Re 11/30/17 #13: The SU-1 site plan allows “Regional Sports Complex and Related Facilities.” The uses listed in the table include those that are considered related facilities (i.e. parks and open space, sports field, restaurant/concessions, other indoor entertainment, office/administration, other outdoor entertainment, and utilities).
- Re 11/30/17 #14: The sports field use was added as a permissive use to TCV. Additional Use Table changes include the following:
 - Other indoor entertainment was added as a permissive use to Regional Sports Complex, per the Master Development Plan and SU-1 site plan.
 - Light vehicle sales and rental was removed as conditional use from TCV, per staff comment.
 - Parking lot was removed as a permissive use in TC, per staff comment.
 - Other outdoor entertainment was added as a permissive use to Regional Sports Complex, per the Master Development Plan and SU-1 site plan.
 - Utility, electric was added as a permissive use in PDA and Regional Sports Complex, per PNM comment.
 - Car wash was changed from a conditional use to a permissive use in TC based on the intended character of the Town Center area, its proximity to the interstate, and the comparable IDO zone.

PNM

Consensus Planning agrees with all PNM comments. WALH & PNM have an executed agreement (2013) which outlines how and when the existing 115kV transmission line, which crosses the larger Town Center property will be relocated. Additionally, PNM has secured two easements from WALH for two future substation sites to serve the larger Town Center property. The Sector Plan notes were updated to reflect these agreements.

AMAFCA

After coordination with AMAFCA’s Brad Bingham, our understanding is that AMAFCA is not requesting a change to the Drainage Management Plan section of the master plan. The applicant is aware that an update to the West I-40 Drainage Management Plan, which was last updated in 2012, will be required with future development.

Attached: Revised redline MP/SDP
 Revised clean MP/SDP
 Revised justification letter redline
 Revised justification letter clean

REDLINE AND CLEAN COPY OF PROPOSED AMENDMENT

Westland Master Plan

March 2000

AMENDED 2009

AMENDED NOVEMBER 2012

AMENDED FEBRUARY 2016

AMENDED DECEMBER 2017



PLANNING

CONSENSUS

Amendment Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

ANTIGUA
LAND COMPANY

WESTERN ALBUQUERQUE LAND HOLDINGS



City of Albuquerque
Office of the City Clerk

Richard J. Berry, Mayor

Natalie Y. Howard, City Clerk

Interoffice Memorandum

February 8, 2016

To: CITY COUNCIL
From: NATALIE Y. HOWARD, CITY CLERK
Subject: BILL NO. R-15-5 ENACTMENT NO. R-2016-007

I hereby certify that on February 05, 2016, the Office of the City Clerk received Bill No. R-15-5 as signed by the president of the City Council, Dan Lewis. Enactment No. R-2016-007 was passed at the January 20, 2016 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-15-5.

Sincerely,

Natalie Y. Howard
City Clerk

CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-15-5 ENACTMENT NO. R-2016-007

SPONSORED BY: Ken Sanchez

1 RESOLUTION
2 ADOPTING A ZONE MAP AMENDMENT, 15EPC-40034, TO ESTABLISH
3 SPECIAL USE ZONING, AND SECTOR DEVELOPMENT PLAN MAP
4 AMENDMENTS, 15EPC-40036, TO AMEND THE WESTLAND MASTER PLAN
5 PRIMARILY TO RESPOND TO FUTURE DEVELOPMENT PLANS FOR A
6 REGIONAL SPORTS FACILITY TO FULFILL A PUBLIC NEED FOR ADDITIONAL
7 RECREATIONAL OPPORTUNITIES, FOR PARCELS C-2-A, C-3-A AND C-3-C,
8 WESTLAND NORTH, APPROXIMATELY 82 ACRES, LOCATED SOUTH OF
9 ARROYO VISTA BOULEVARD, NORTH OF LADERA DRIVE AND EAST OF
10 118TH STREET.
11 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
12 has the sole authority to amend an SU-2 or SU-3 Sector Development Plan for
13 an area over one block of the City authorized by ordinance, Section 14-16-4-1,
14 Amendment Procedure, Albuquerque Comprehensive Zoning Code, and by its
15 home rule powers; and
16 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
17 has the authority to adopt and amend plans for the physical development of
18 areas within the planning and platting jurisdiction of the City authorized by
19 statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and
20 WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a
21 Master Development Plan, in 1998 through Council Bill R-20; and
22 WHEREAS, the Council has the authority to not only adopt but to amend
23 such plans (the "Westland Plans"); and
24 WHEREAS, on September 10, 2015, the Environmental Planning
25 Commission (EPC), in its advisory role on land use and planning matters,
26 recommended approval to the City Council of a Zone Map Amendment from

1 SU-2 Town Center Village to SU-2/SU-1 for Regional Sports Complex and
2 Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North, and
3 amendments to Section IV and Appendix A of the Westland Master Plan to
4 reflect the requested Zone Map Amendment; and

5 WHEREAS, the EPC found that the Zone Map Amendment and amendments
6 to the Westland Master Plan are generally consistent with applicable
7 Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos,
8 Northwest Mesa Escarpment Plan and Westland Master Plan goals and
9 policies.

10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
11 ALBUQUERQUE:

12 Section 1. A ZONE MAP AMENDMENT FROM SU-2 FOR TOWN CENTER
13 VILLAGE TO SU-2/SU-1 FOR REGIONAL SPORTS COMPLEX AND RELATED
14 FACILITIES, FOR PARCELS C-2-A, C-3-A AND C-3-C, WESTLAND NORTH IS
15 ADOPTED.

16 Section 2. FINDINGS ACCEPTED. The City Council adopts the following
17 findings for the Zone Map Amendment (15EPC-40034):

18 A. A request for amendments to the Westland Master Plan (WMP) (15EPC-
19 40036) to reflect the requested Zone Change Request accompanies this
20 request.

21 B. Zoning Code 14-16-4-1(C)(15)(c), Amendment Procedures, requires that
22 the request be forwarded to the City Council because the Zone Map
23 Amendment covers an area greater than one block (Approx. 82 acres) in size
24 and in sector development plan boundaries. The EPC is a recommending body
25 with review authority. The City Council will make the final decision.

26 C. The subject site is in the Developing Urban Area of the Comprehensive
27 Plan and within the boundaries of the West Side Strategic Plan (WSSP),
28 Facility Plan for Arroyos (FPA), Northwest Mesa Escarpment Plan (NWMEP)
29 and Westland Master Plan (WMP).

30 D. The Albuquerque/Bernalillo County Comprehensive Plan, WSSP, FPA,
31 NWMEP, WMP and the City of Albuquerque Zoning Code are incorporated
32 herein by reference and made part of the record for all purposes.

1 E. The proposal furthers and generally furthers the following
2 Comprehensive Plan goals and policies: Policies II.B.5.e.g.m. (Developing &
3 Established Urban), Policies II.C.8.a.b.d. (Developed Landscape), Policy
4 II.D.2.b (Water Management), Policy II.D.6.d (Economic Development) and
5 Policy II.B.1.g. (Open Space Network).

6 F. The proposal partially furthers the following Comprehensive Plan goals
7 and policies: Policy II.B.5.d. and II.B.5.l. (Developing & Established Urban),
8 Policy II.C.8.e. (Developed Landscape).

9 G. The proposal partially furthers the following WSSP goals and policies:
10 Policy 1.17 (Neighborhoods and Centers), Policy 3.60 (Westland North
11 Community), Policy 7.16 (Open Space Facility Plan) and Policy 8.6 (Co-location
12 and Shared Facility Concepts).

13 H. The proposal furthers the following FPA goals and policies: Drainage
14 Policy 1 – Primacy of Drainage Function, Multiple Use Policy 1 – Encourage
15 Multiple Use, Policy 3 – Recommend Channel Treatments within Dedicated
16 Parks.

17 I. The proposal furthers NWMEP View Area Preservation Policies 20 and
18 21.

19 J. The proposal does not further View Area Preservation Policy 21.1 of the
20 NWMEP.

21 K. The applicant has adequately justified the proposed zone changes
22 pursuant to R-270-1980 as follows:

23 i. Section 1A: The proposed Regional Baseball Complex is consistent with
24 the health, safety, morals and general welfare of the city. It is a city owned
25 property and is planned to be developed to serve a public need for
26 recreational opportunities at a regional scale.

27 ii. Section 1B: Rezoning the subject site furthers the intent of City Council
28 actions and the proposed use will be appropriately located near the existing
29 APS Community Complex to the east.

30 iii. Section 1C: The applicant cited various, applicable goals and policies.
31 In most instances, the explanation of how the request furthers each is
32 acceptable. The applicant has established an adequate policy-based

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1 justification based on the general furthering of a preponderance of goals and
2 policies.

3 iv. Section 1D: City Council's actions demonstrate adequate changed
4 community conditions in order to justify the zone change request, and that the
5 proposed change is more advantageous to the community as it will meet a
6 public need for recreational facilities in the area.

7 v. Section 1E: The proposed uses related to the requested zone change
8 will not be harmful to adjacent property, the neighborhood, or the community.
9 The nearest existing residential area is approximately one mile east.

10 vi. Section 1F: The City will not incur any un-programmed expenditures as
11 a result of the proposed zone change.

12 vii. Section 1G: The cost of land or other economic considerations are not
13 the determining factor for the zone change. The subject site will be developed
14 to meet the public need of recreational opportunities for area residents and
15 visitors.

16 viii. Section 1H: The subject sites location on a major street is not the sole
17 justification for the zone change request and that the applicant is not
18 requesting apartment, office, or commercial zoning as part of this request.

19 ix. Section 1I: Due to the subject sites size it is by definition not a spot
20 zone.

21 x. Section 1J: The proposed zone change request does not constitute strip
22 zoning.

23 L. Approval of this Zone Map Amendment will allow implementation of an
24 associated Site Development Plan for Subdivision (15EPC-40037) and Site
25 Development Plan for Building Permit (15EPC-40038).

26 M. The affected neighborhood organizations are the Tres Volcanes NA,
27 Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley
28 Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside
29 Coalition of NA's, which were notified as required. The Parks and Recreation
30 Department held a public meeting on July 30, 2015 to discuss the proposed
31 project and potential construction timeline.

32 Section 3. THE WESTLAND MASTER PLAN (WSP), A MASTER
33 DEVELOPMENT PLAN, IS AMENDED. The Westland Master Plan is amended to

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1 change the zoning designation of the affected property from SU-2 for Town
2 Center Village to SU-2/SU-1 for Regional Sports Complex and Related
3 Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North, and associated
4 updates to maps, a table and text, and to incorporate changes based on the
5 conditions of approval.

6 Section 4. FINDINGS ACCEPTED. The City Council adopts the following
7 findings for the Westland Master Plan amendments (15EPC-40036):

8 A. The request is for amendments to the Westland Master Plan (WMP),
9 which is a Rank III sector development plan. The approximately 82 acre
10 subject site is located roughly south of Arroyo Vista Boulevard, north of
11 Ladera Dr. and east of 118th Street.

12 B. The proposed amendments are primarily to respond to future
13 development plans for a City of Albuquerque Regional Sports Complex.

14 C. Zoning Code 14-16-2-23(B)(2), SU-2 Special Neighborhood Zone,
15 requires that the request be forwarded to the City Council because the
16 amendments cover an area greater than one block (Approx. 82 acres) in size
17 and in sector development plan boundaries. The EPC is a recommending body
18 with review authority. The City Council will make the final decision.

19 D. The subject site is in the Developing Urban Area of the Comprehensive
20 Plan and within the boundaries of the West Side Strategic Plan (WSSP),
21 Facility Plan for Arroyos (FPA), Northwest Mesa Escarpment Plan (NWMEP)
22 and the Westland Master Plan (WMP).

23 E. The Albuquerque/Bernalillo County Comprehensive Plan, WSSP, FPA,
24 NWMEP, WMP and the City of Albuquerque Zoning Code are incorporated
25 herein by reference and made part of the record for all purposes.

26 F. The proposal furthers and generally furthers the following
27 Comprehensive Plan goals and policies: Policies II.B.5.e.g.m. (Developing &
28 Established Urban), Policies II.C.8.a.b.d. (Developed Landscape), Policy
29 II.D.2.b (Water Management), Policy II.D.6.d (Economic Development) and
30 Policy II.B.1.g. (Open Space Network).

31 G. The proposal partially furthers the following Comprehensive Plan goals
32 and policies: Policy II.B.5.d. and II.B.5.i. (Developing & Established Urban),
33 Policy II.C.8.e. (Developed Landscape).

1 H. The proposal partially furthers the following WSSP goals and policies:
2 Policy 1.17 (Neighborhoods and Centers), Policy 3.60 (Westland North
3 Community), Policy 7.16 (Open Space Facility Plan) and Policy 8.6 (Co-location
4 and Shared Facility Concepts).

5 I. The proposal furthers the following FPA goals and policies: Drainage
6 Policy 1 – Primacy of Drainage Function, Multiple Use Policy 1 – Encourage
7 Multiple Use, Policy 3 – Recommend Channel Treatments within Dedicated
8 Parks.

9 J. The proposal furthers NWMEP View Area Preservation Policies 20 and
10 21.

11 K. The proposal does not further View Area Preservation Policy 21.1 of the
12 NWMEP.

13 L. The proposed amendments are exercises in “maximum local self-
14 government” (Article I), which the City Council has authority to implement
15 through legislative action and the establishment of appropriate committees
16 (Article IX). The amendments are intended to further the public interest by 1).
17 Amending a zoning and land use map of a sector development plan to reflect
18 changed conditions within a plan boundary, 2.) Amending the zoning and land
19 use map also generally expresses the Council’s desire to ensure the proper
20 development of land and maintain an aesthetic urban environment.

21 M. The proposed text amendments to the WMP are directly related to and
22 dependent on a Zone Map Amendment (Zone Change) from SU-2 for Town
23 Center Village to SU-2/SU-1 for Regional Sports Complex and Related
24 Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of
25 Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and
26 containing approximately 82 acres. (15EPC-40034).

27 N. The specific sections of the WMP that are proposed to be amended
28 include:

- 29 i. Section IV. Master Plan, Table 10 – Land Use, Page 38:
30 a. The Regional Park/TCV SU-2/SU-1 for Regional Sports Complex land use
31 designation under the CORPORATE, EDUCATION & IP SUBTOTALS sub-
32 category shall be amended to read: Regional Park SU-2/SU-1 for Regional
33 Sports Complex and Related Facilities.

1 ii. Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land
2 Holdings Master Plan, Pg. 39:

3 a. The Land Use / Zoning Plan Designation categories shall be amended to
4 read: Regional Park (COA) SU-2/SU-1 for Regional Sports Complex and
5 Related Facilities.

6 iii. Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning,
7 Sheet 2 of 2:

8 a. The Acreage by Zoning District table shall be amended to read: SU-2/SU-
9 1 for Town Center Village ± 283a.

10 b. The following language shall be added below the “listed total acreage of
11 ± 1,546:” SU-2/SU-1 for Regional Sports Complex and Related Facilities ± 81

12 O. The affected neighborhood organizations are the Tres Volcanes NA,
13 Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley
14 Coalition of NA’s, South West Alliance of Neighbors (SWAN) and Westside
15 Coalition of NA’s, which were notified as required. The Parks and Recreation
16 Department held a public meeting on July 30, 2015 to discuss the proposed
17 project and potential construction timeline.

18 Section 5. CONDITIONS OF APPROVAL (15EPC-40036). The Environmental
19 Planning Commission (EPC), in recommending approval to the City Council of
20 amendments to the Westland Master Plan, adopted the following Conditions of
21 Approval, which are adopted by the City Council:

22 A. All references to “SU-2/SU-1 for Regional Sports Complex” included in
23 the proposed amendments to Section IV. Master Plan, Table 10 – Land Use
24 (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land
25 Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land
26 Holdings Sector Plan, Zoning, Sheet 2 of 2 must be modified to match the
27 zoning designation requested by the applicant which is “SU-2/SU-1 for
28 Regional Sports Complex and Related Facilities” to ensure internal
29 consistency throughout the Westland Master Plan document.

30 B. The SU-2/SU-1 for Regional Sports Complex and Related Facilities
31 zoning designation proposed to be added to the Acreage by Zoning District
32 Table as part of Appendix A, Western Albuquerque Land Holdings Sector Plan,
33 Zoning, Sheet 2 of 2, be inserted directly below the amended existing SU-2 for

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1 Town Center Village row in order to clarify that the modified acreage is still
2 part of the total acreage for the plan area.

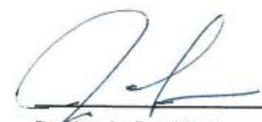
3 Section 6. EFFECTIVE DATE AND PUBLICATION. This legislation shall
4 take effect five days after publication by title and general summary.

5 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
6 clause, word or phrase of this resolution is for any reason held to be invalid or
7 unenforceable by any court of competent jurisdiction, such decision shall not
8 affect the validity of the remaining provisions of this resolution. The Council
9 hereby declares that it would have passed this resolution and each section,
10 paragraph, sentence, clause, word or phrase thereof irrespective of any
11 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 20th DAY OF January, 2016
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Dan Lewis, President
City Council

12 APPROVED THIS 5th DAY OF February, 2016

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Bill No. R-15-5

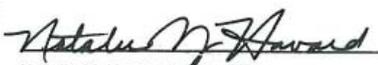
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Richard J. Berry, Mayor
City of Albuquerque

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ATTEST:

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Natalie Y. Howard, City Clerk

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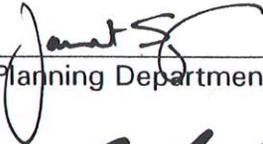
WESTLAND NORTH MASTER PLAN
ALBUQUERQUE CITY COUNCIL APPROVAL MAY, 1998
SPR - 96-2/SD (C) - 96-3
Council Bill R-20

Development Review Board Action:

I hereby certify that this document has been modified in accordance with the conditions of approval by the City Council on May 18, 1998

Project # 1000599

Application # 00450-00000-00809



Planning Department

RP 6-13-00

6/14/00

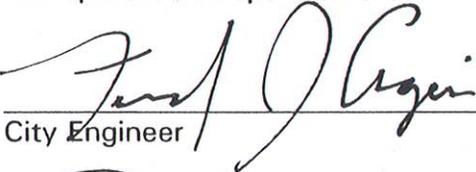
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Transportation Department

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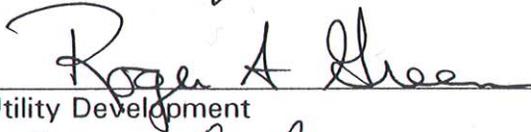
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City Engineer

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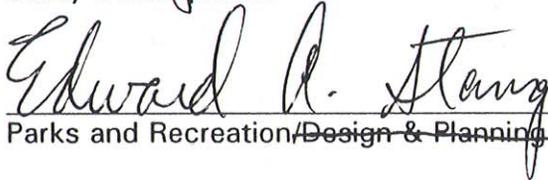
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Utility Development

8-18-99

Date



Parks and Recreation ~~Design & Planning Division~~ Department

8-11-99

Date

Acknowledged:



AMAFCA

3-10-00

Date

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I. INTRODUCTION

The Westland Master Plan covers 6,424 acres of varied terrain on Albuquerque's West Side (Exhibit 1 - Site Vicinity). General characteristics of the land include its location south of the basalt escarpment, moderate percentage slopes through the central portion, and flat grassland at the western and eastern portions of the Plan area. The Plan area is presently vacant, being used for cattle grazing, and is zoned for low density County residential and agricultural uses (A-1). Boundaries for the Westland Plan area are the Petroglyph National Monument boundary to the north, Interstate 40 to the south, the City limits to the east, and 1/4 mile west of Paseo del Volcan. These boundaries represent major physical and jurisdictional features that have been selected for their defining characteristics which will allow for comprehensive, rational, and efficient planning and provision of utility services. Such an approach is important for the West Side and the Albuquerque Metropolitan Area since the majority of Bernalillo County's future growth is likely to occur west of the Rio Grande.

The Westland Master Plan area is the western gateway to and from Albuquerque and represents a major developable portion of the Albuquerque Metropolitan Area. Travelers coming from the west will see this area first as they enter Bernalillo County, so this planning effort offers a unique opportunity to favorably shape the urban form and impress both travellers and residents with its quality development. As a highly visible gateway with broad and panoramic views of the Sandia Mountains and the rest of the City, it is imperative that the Westland Master Plan capture this potential and translate it into appropriate and flexible development guidelines that will provide for a variety of housing, commercial, office, and employment development with visual and recreational open spaces.

Westland Development Co., Inc.

Westland Development Co., Inc. was founded in 1967 after State legislation allowed corporations established under the 1891 New Mexico Territorial Land Grant Corporation Act to be reorganized as for-profit stock corporations. Westland Development Co., Inc. shareholders are heirs to the original Atrisco Land Grant awarded by the King of Spain in 1692 and 1768. Westland currently owns approximately 60,000 acres of land on Albuquerque's West Side in various states of development.

Westland Development Co., Inc. owns the majority of land within the Plan area (Exhibit 2 - Ownership). They will serve as the Master Developer for the entire Plan area and will oversee a Design Review Committee that will evaluate subdivision and site development plan proposals according to criteria set forth in the Design Guidelines Chapter of this Plan. The Design Review Committee will serve as a reviewing body prior to Bernalillo County's approval process.

Throughout the planning process, meetings were held with other property owners within the Plan area as well as with other interested parties such as the National Park Service, the Atrisco Land Rights Council, the Friends of the Albuquerque Petroglyphs, City of Albuquerque Open Space Division, and the Ladera West, Westgate Heights, Westgate Vecinos, and Laurelwood Neighborhood Associations. It is anticipated that additional meetings will be held with these groups during the review and approval process of this Plan.

Regional Context

The Westland Plan area is adjacent to and north of Interstate 40 which is a major east-west transportation corridor extending from California to Tennessee. It is close to future employment centers

at the Atrisco Business Park and the Double Eagle II Airport. A portion of the proposed State Highway Paseo del Volcan that will connect Interstate 40 to Rio Rancho is currently being studied by the State Highway Department and will be located within the existing roadway alignment or another alignment further west. Paseo del Volcan will eventually link with a southern extension of Paseo del Volcan SW to Rio Bravo that is currently under construction.

Linking Paseo del Volcan SW to Rio Bravo will create a southwestern route to link Interstate 40 with Interstate 25. Not only will this road connection facilitate growth and development in Albuquerque's southwest mesa, it will also help avoid continued traffic congestion at the intersection of Interstates 25 and 40. Known as the "Big I", congestion at this major interstate crossroads is expected to be exacerbated while construction takes place to improve and realign the entire "Big I" intersection. Construction is expected to begin in the latter half of the 1990's and continue for eight to twelve years.

Growth Inducing Factors

The Westland Plan area is an ideal location to accommodate development and growth that is occurring on the West Side. The purpose of the Plan is to meet the growing demand for housing, employment, commercial services, and recreation to service the Company's shareholders and the regions' residents, particularly in the City's northwest and southwest quadrants. The West Side represents one of the few large, contiguous areas where the County can efficiently expand since contiguous growth to the east, south, and north cannot occur due to physical and jurisdictional limitations.

Tremendous population and economic growth in Rio Rancho, spurred by the Intel plant expansion, and in the northwest quadrant

of the City west of the river will be orienting future development to the 6,424 acre Westland Plan area. Most land for residential development in the Northeast Heights, where the majority of Albuquerque's growth has been concentrated for the past fifty years, has been absorbed. Absorption is also occurring rapidly on the West Side, particularly on land between the Petroglyph National Monument and Coors Boulevard north of Interstate 40.

Population

Table 1 shows the population growth that has occurred on Albuquerque's West Side since 1980. Bordered by the County line to the north, the Rio Grande to the east, Gun Club Road to the south, and the Rio Puerco Escarpment to the west, the population of Albuquerque's West Side has nearly doubled since 1980 while the population of the City as a whole has increased by approximately 25 percent.

Table 1 - Population of the West Side and Albuquerque, 1980 - 1994*

	1980	1990	1994*	% Change 1980-94
West Side	38,523	62,677	73,775	91.5
Albuquerque	332,920	384,736	415,000	26.4

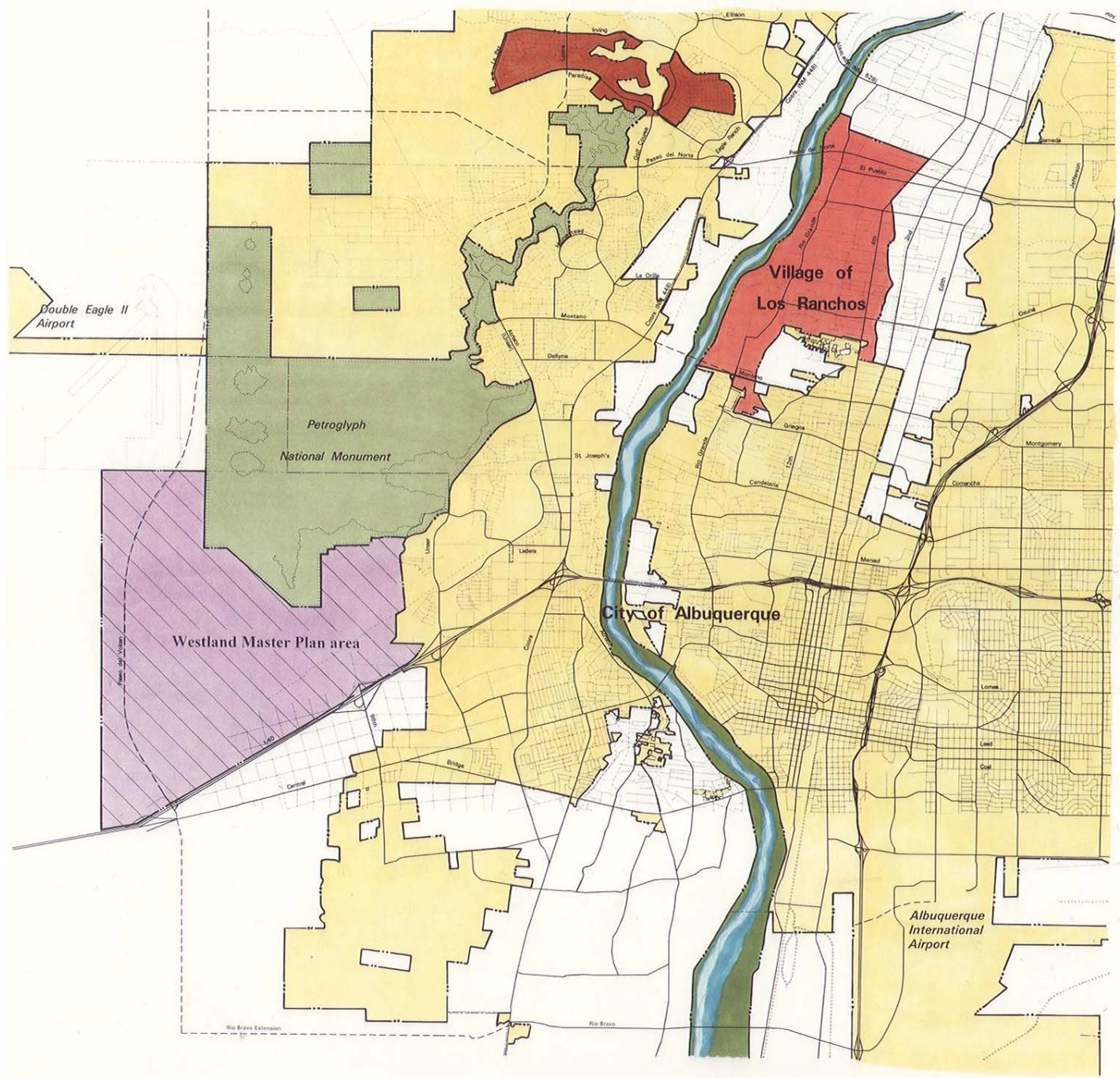
Source: City of Albuquerque Planning Department, 1994

*Estimated population



Westland Master Plan

SITE VICINITY



-  Westland Master Plan area
-  City of Albuquerque
-  Bernalillo County
-  Paradise Hills
-  Village of Los Ranchos
-  Petroglyph National Monument

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 Westland Development

Prepared By
 CONSENSUS PLANNING, INC.

 BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

 TASCHEK
Environmental Consulting

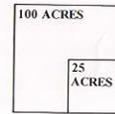
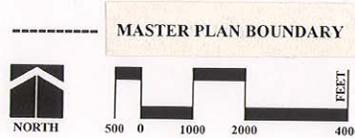
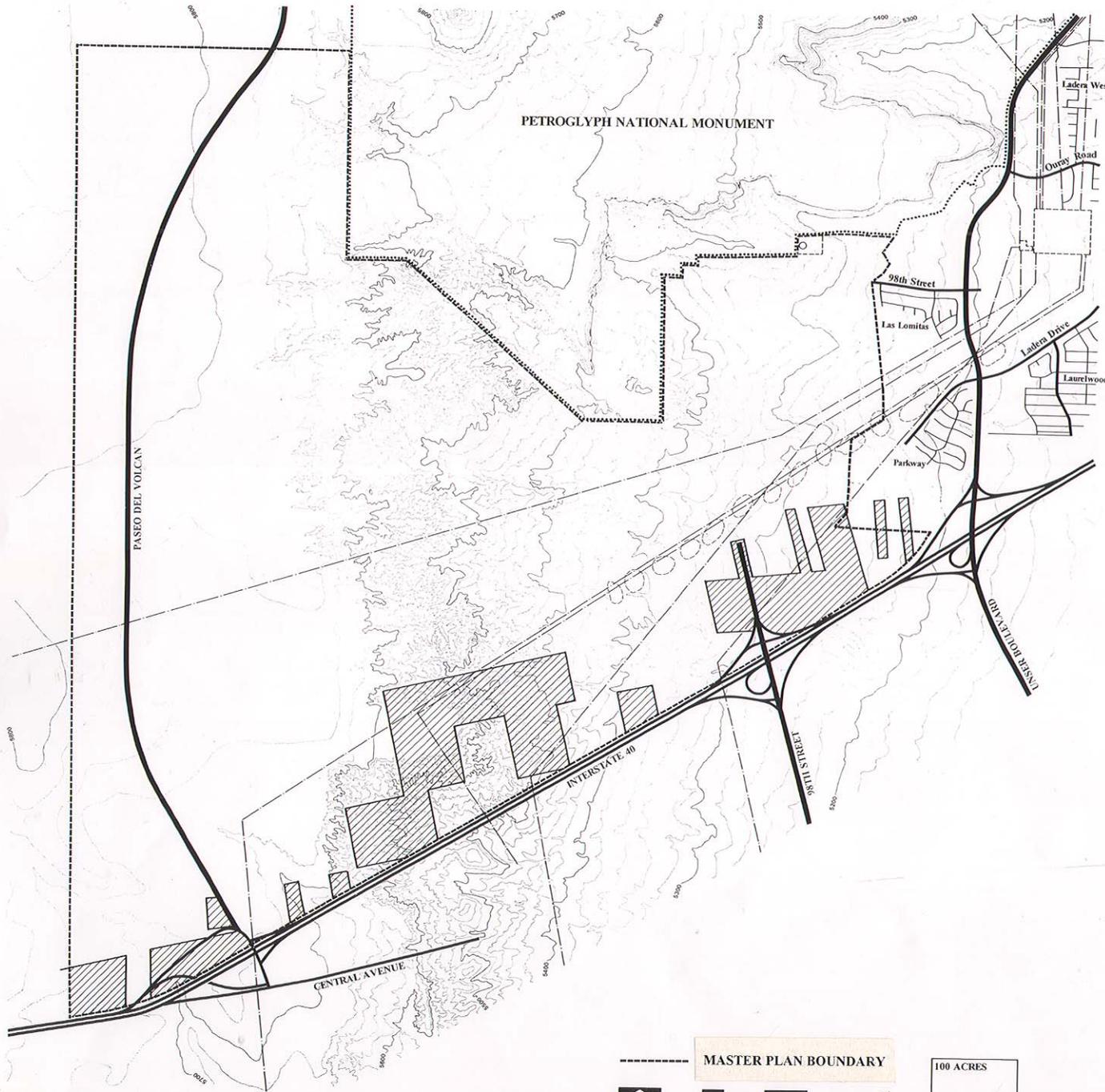


Westland Master Plan

OWNERSHIP



Non-Westland Parcels



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The population of Albuquerque's West Side is younger than the rest of the City. Nearly one-third of its population is younger than 18 (Table 2) and its median age is 27.6 years compared to 31.4 for the City.

Table 2 - Population Distribution by Age for the West Side and Albuquerque, 1990

Age	WS	WS %	Alb.	Alb. %
< 5	5,947	9.49	28,614	7.44
5-17	14,157	22.59	67,589	17.57
18-34	18,817	30.02	114,379	29.73
35-64	20,217	32.26	131,360	34.14
> 65	3,539	6.65	42,767	44.12
Totals	62,677	100	384,736	100

Source: 1990 U.S. Census

The Westland Master Plan recognizes the pressures brought about by a young population on school capacities and park and recreational facilities. These important components to the Plan area are addressed in Chapter IV.

Housing

The number of housing units has also increased as a result of the population influx to the West Side. Lower interest rates in the early 1990's and a pent up demand stimulated tremendous growth in the number of single family and multi family units on the West Side. Table 3 shows the number of lots for new major subdivisions that have been set aside since 1990. Table 4 highlights the dramatic climb of building permits issued since 1991 that is consistent with the West Side's increasing share of the total Albuquerque housing market, as seen in Table 5.

Table 3 - Number of Lots for New Major Subdivisions, 1990-1994

Year	WS	Total County	WS as % of County
1990	15	403	3.7
1991	128	337	38
1992	608	1,261	48.2
1993	988	1,924	51.4
1994	2,055	3,448	59.6
Totals	3,794	7,373	51.4

Source: City Planning Department, 1995

Table 4 - Single Family Building Permits, 1989-1994

Year	WS	Alb.	WS as % of City
1989	582	1,335	43.6
1990	538	1,127	47.7
1991	500	1,226	32.6
1992	836	1,874	44.6
1993	1,276	2,198	58.1
1994	1,561	2,567	60.8

Source: City of Albuquerque Planning Department, 1995

Table 5 - Total Housing Units on the West Side and Albuquerque, 1980-1994*

	1980	1990	1994	% Change as of 1980-94
West Side	12,444	22,552	28,000*	125
Albuquerque	132,788	166,870	174,000*	31
WS as % of Alb.	9.4	13.5	16.1	N/A

Source: City of Albuquerque Planning Department, 1994; Urban Growth Trends, 1992
*Estimated

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II. PLANNING INTEGRATION

Albuquerque/Bernalillo County Comprehensive Plan

Long range development is guided by the City of Albuquerque and Bernalillo County Comprehensive Plan that was adopted in August, 1988. The Comprehensive Plan is the governing plan for all Albuquerque and Bernalillo County development. As such, it is a Rank 1 Plan. The Westland Master Plan is a Rank 3 Plan and must comply with the Rank 1 Comprehensive Plan as well as the Rank 2 Northwest Mesa Area Plan and the Northwest Area Plan. As of summer 1996, the West Side Strategic Plan was being reviewed by Bernalillo County and the City of Albuquerque to be the overall Rank 2 Plan for the entire West Side. It has been prepared with the purpose of being the primary Rank 2 Area Plan for the West Side, so the future status of the Northwest Area Plan and the Northwest Mesa Area Plan is uncertain. The planning concepts and land uses proposed in the document directly and indirectly meet the goals and policies of these higher ranking plans.

Most of the Westland Master Plan area is currently zoned A-1 by Bernalillo County. There are two Comprehensive Plan designations for the property. Developing Urban is the designation in the eastern half of the Plan area between the current city limits and the 5600' elevation line, while Reserve is the designation west of this line that continues to the Rio Puerco escarpment (Exhibit 3 - Comprehensive Plan Designations). The acreage in the Developing Urban area is approximately 1,781 acres, while the acreage in the Reserve portion is approximately 3,957 acres. These figures exclude transportation, drainage, utility, and trail corridors.

Developing Urban Areas

Developing Urban is the Comprehensive Plan designation intended for areas of the City or County that are in the process of developing but that have not reached ultimate build-out. A full range of services will be extended to these areas in an orderly manner according to utility policies. The emphasis in Developing Urban Areas is on planning for large areas or sectors in order to provide varieties of housing types and other land uses along with appropriate open space. The following goals and policies from the 1988 Albuquerque/Bernalillo County Comprehensive Plan are met through the Westland Master Plan.

- Goal: Create a quality urban environment which perpetuates the tradition of the identifiable, individual but integrated communities within the metropolitan area.
- Goal: Offer variety and maximum choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.
- Policy: A full range of urban land uses is allowed that results in an overall gross density up to 5 dwelling units per acre.
- Policy: These areas shall be subject to special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.
- Policy: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

- Policy: Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.
- Policy: Higher density housing is most appropriate in the following situations:
 - ◊ In areas where it is compatible with existing area land uses and where adequate infrastructure will be available.
 - ◊ In areas with excellent access to the major street network.
 - ◊ In areas where a transition is needed between single-family homes and more intensive development.
- Policy: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.
- Policy: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- Policy: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Open Space Goals

- Provide visual relief from urbanization.
- Offer opportunities for education, recreation, and conservation of natural resources.

Open Space Policies

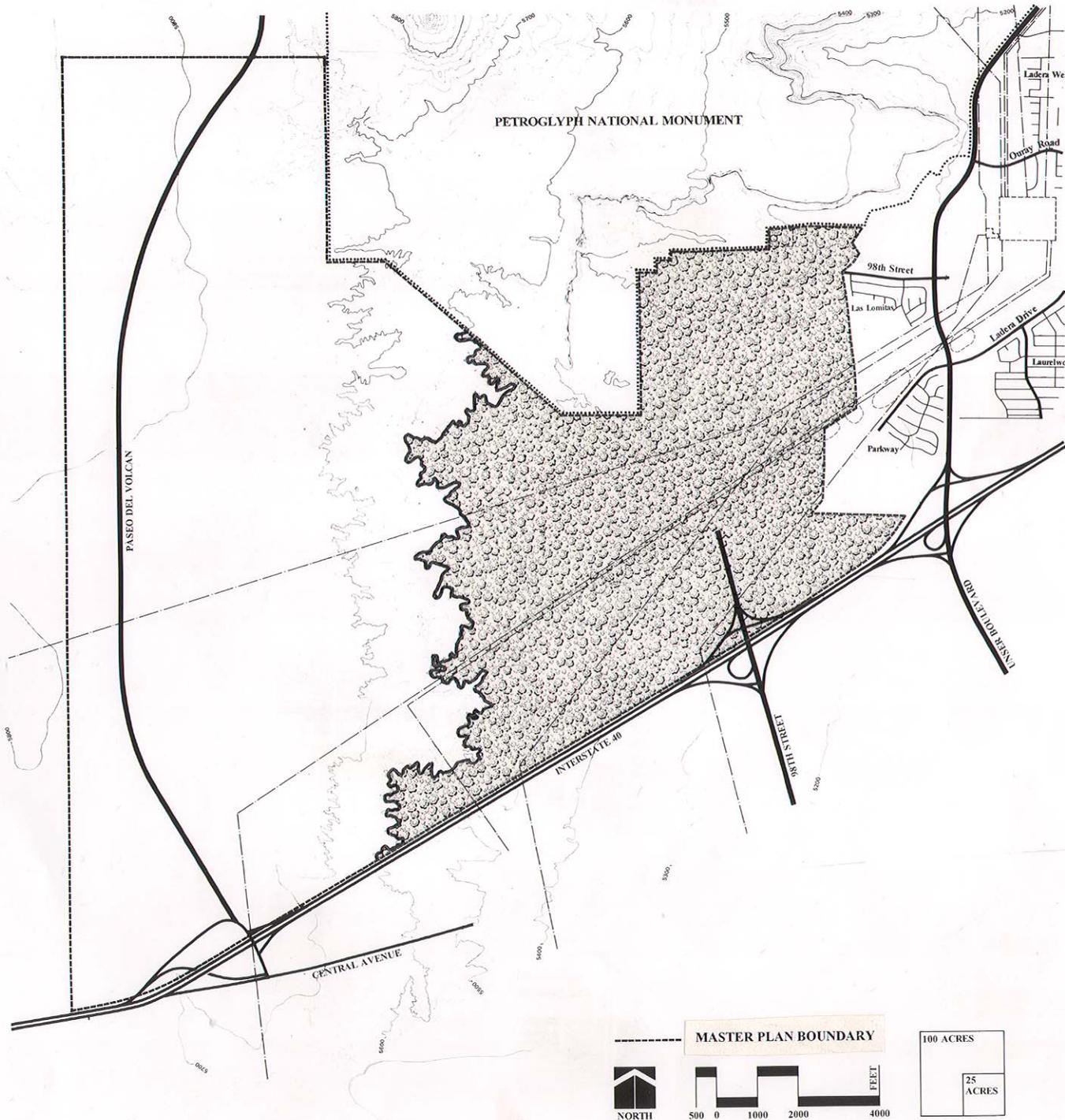
- Open Space Lands should serve one or more of the following:
 - ◊ Conservation of natural resources and environmental features
 - ◊ Outdoor education and recreation
 - ◊ Conservation of archaeological resources
 - ◊ Trail corridors
 - ◊ Protection from natural hazards
 - ◊ Shaping of the urban form
- A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created.
- Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.
- Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.
- Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.
- The design of parks and other open areas shall incorporate the following criteria:
 - ◊ Multi-functional use of resources and compatible facilities;
 - ◊ Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use;
 - ◊ Integration into residential design for easy accessibility and orientation to encourage use; and,
 - ◊ Lighting, site design, or other methods to minimize vandalism.



Westland Master Plan

COMPREHENSIVE PLAN DESIGNATIONS

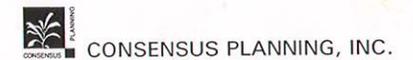
-  Reserve
-  Developing Urban



Prepared For



Prepared By



- ◇ Connection between other Open Space Network areas and public facilities.
- Design of neighborhood open areas should tie into other open spaces to create an Open Space Network.

Environmental Goal: Air Quality

- Improve air quality to safeguard public health and enhance the quality of life.

Environmental Policies: Air Quality

- Adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment, and services.
- Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.
- Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.
- Air quality considerations shall be integrated into zoning and land use decisions to prevent new air quality/land use conflicts.

Environmental Goal: Water Quality

- Maintain a dependable, quality supply of water for the urbanized area's needs.

Environmental Policies: Water Quality

- Minimize the potential for contaminants to enter the community water supply.
- Provide greater emphasis on a total systems approach to water as a valuable resource.

Environmental Goals: Noise

- Protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Environmental Policies: Noise

- Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.
- Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

Environmental Goal: Archaeological Resources

- Identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

Environmental Policies: Archaeological Resources

- A proactive program for identifying and evaluating archaeological and paleontological sites and items in the metropolitan area shall be undertaken.

- Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.

Environmental Goal: Developed Landscape

- Maintain and improve the natural and the developed landscapes' quality.

Environmental Policies: Developed Landscape

- The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.
- Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.
- Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native or naturalized vegetation should be used where appropriate.
- In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

Community Resource Management: Goal

- Develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

Community Resource Management: Policies

- Public service expansion costs, benefits, and effects should be evaluated and balanced between new service recipients, existing users and the community at large.

Water Management Goal

- Use and manage water resources efficiently.

Water Management Policies

- Measures shall be adopted to discourage wasteful water use, such as extensive landscape-water runoff to uncultivated areas.
- Maximum absorption of rainfall shall be encouraged through the use of:
 - ◊ arroyo channels designed to allow infiltration of water wherever possible and
 - ◊ conservation devices in all new developments.

Energy Management Goal

- Maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources.

Energy Management Policies

- Use of energy management techniques shall be encouraged.

- Efficient and economic use of alternative and renewable energy sources including but not limited to solar, wind, solid waste, and geothermal shall be promoted.
- Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

Transportation and Transit Goals

- Provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel.
- Provide sufficient roadway capacity to meet mobility and access needs.

Transportation and Transit Policies

- Compatible mixing and convenient placement of residential, commercial, manufacturing, and public service related land uses shall be encouraged where desirable and appropriate to lessen the need for intra-city motorized travel.
- Effective regional transit and paratransit shall be provided and promoted by the City and County, in cooperation with other jurisdictions.
- Pedestrianways and auto-free areas shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- A metropolitan area-wide bicycle and trail network shall be constructed and promoted.

- Street and highway projects shall include paralleling paths and crossings for bicycles, pedestrians, and equestrians where appropriate.
- In the newly developing areas, a portion of the street system should focus on arterial roadways upon which vehicles encounter few stops.
- Peak hour demands on the circulation system should be decreased.
- Transportation infrastructure should be planned to facilitate and expedite inter-city and intra-city automobile and public transportation.

Housing Goal

- Increase the supply of affordable housing.

Housing Policies

- The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.
- Quality and innovation in new housing design and construction shall be promoted.

Economic Development Goal

- Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Economic Development Policies

- New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- Tourism shall be promoted.

Education Goal

- Provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Education Policies

- Stronger communication and planning links with area schools and educational institutions shall be established.
- Library services shall be expanded and made more accessible to people at a neighborhood and community level.

Planned Communities Criteria - Reserve Portion

The "Reserve" Area was created as a designation to "bank" land so that it would be available at a later date for either Bernalillo County to develop or for eventual urban expansion and development. A special set of development guidelines and criteria known as the Planned Communities Criteria were adopted by both the City and the County in 1991 after a year-long effort by a public and private sector task force to provide goals, policies, and criteria governing the size, configuration, land use mix, densities, and

other features of planned communities in the Rural and Reserve Areas of Bernalillo County as identified in the Comprehensive Plan.

The basic purpose of the Planned Communities Criteria document is to provide guidance upon which developers can prepare planned community master plans as well as a framework for review of these plans by the City and County. The criteria are also intended to directly implement the goals and policies outlined in the Comprehensive Plan. Criteria were developed to allow flexibility and phasing of development.

Chapters IV, V, and IX of this Plan contain discussions on Land Use and Zoning, Environment and Open Space, Government and Public Services, Transportation and Air Quality, and Development Agreement. The result of this planning effort will be a flexible planning framework from which subsequent residential, commercial, and industrial development can proceed in a rational and efficient progression.

Rank 2 Plans

The Northwest Mesa Area Plan and the Northwest Area Plan are Rank 2 plans prepared by the City of Albuquerque in the early and mid-1980's. These plans are based on the 1975 Comprehensive Plan and are outdated because of the tremendous growth and changes on Albuquerque's West Side that have occurred since these plans were adopted. Their policy content is being reviewed as part of the current West Side Strategic Plan effort and some policy amendments may result.

Northwest Mesa Area Plan

- The Atrisco Terrace (see Exhibit 10 - Land Use and Zoning Plan) will be preserved as public open space to be acquired and meets the intent of this policy by not allowing permanent buildings within its boundaries.
- Before important new urban developments are allowed in the Northwest Mesa Area Plan area, sector development plans shall be adopted by the City for all areas which are not already substantially urbanized, regardless of the metropolitan area designation in the Comprehensive Plan.

Northwest Area Plan

- The goal is to preserve the unique natural features of the metropolitan area by achieving a pattern of development and open space respecting the river land, mesa, mountains, volcanoes, and arroyos.
- The mesas offer the best sites for urban development. Development which is harmonious with natural features should be encouraged on suitable portions of the west, northwest, and southeast mesas.
- The goal is a quality urban environment which perpetuates the tradition of identifiable individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping, and vistas to enhance the appearance of the community.

- Patterns and types of employment and services shall be located to complement residential areas; they shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- The goal is to enhance recreational opportunities and provide visual relief to urbanization by setting aside accessible and usable open spaces within each neighborhood.

West Side Strategic Plan

This plan contains several policies directed at the “Westland North” community that pertain to utilities, EMF exposure, open space, and drainage facilities. As of summer 1996, Bernalillo County was considering adopting a different version of the utilities phasing plan for the first decade of plan implementation (1995-2005). This version would identify the Westland North community as a priority #1 community for development and provision of utilities.

Facility Plan for Arroyos

The Mirehaven Arroyos (A, B, & C) cross the Westland Plan area in the extreme northeast portion near 98th and Unser. It has been designated as a Urban Recreational Arroyo in the Rank 2 Facility Plan for Arroyos. This designation means that the Mirehaven Arroyo has the potential to connect residential areas to the Ladera Golf Course to the east. The Westland Master Plan shows this arroyo as open space between the established Parkway subdivision and the envisioned golf course/resort within the Westland Plan boundaries. Recreation and visual relief will be the primary purposes of this arroyo after drainage functions are met.

Specific policies for urban Recreational Arroyos that will be addressed for eventual subdivision approval include:

- Policy 1: Park and Trail Development, Recreational Amenities
- Policy 2: Right-of-Way
- Policy 4: Location of Crossing Structures

Trails and Bikeways Facility Plan

This Rank II plan, adopted by Bernalillo County in 1993, recommends development standards, site locations, and establishes a multi-year program of capital improvements that involve non-vehicular trails and bikeways. Several trails in this plan are within the boundaries of the Westland Master Plan Area and are incorporated into the Master Plan.

- T165 is a study corridor that parallels Paseo del Volcan from Interstate 40 to the Sandoval County line. It is programmed to be a primary trail that will be constructed in approximately the year 2003.
- The second trail is T141 and 140 that extends from Unser Boulevard west to 118th Street along the Mirehaven Diversion Channel. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- The third trail is 157 that extends south from T141 along the 90th Street alignment. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- T166 extends south from T141 along the 118th Street alignment. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- Two other trails on the southern and eastern edges of the Master Plan area are also planned according to the Trails and Bikeways Facility Plan. T599 is identified as the I-40 corridor trail that is currently being studied for exact location and right-

of-way acquisition. This trail will extend from 98th Street to Eubank Boulevard. T117 will extend from Ladera Drive to I-40 along Unser Boulevard. This trail will be a primary trail that is programmed for construction in approximately 1999.

In addition to the above-mentioned trails, the Westland Master Plan proposes additional internal trails as illustrated in the Community Facilities Plan on page 45. These trails are intended to connect the different residential areas, community facilities, Town Center, and other non-residential areas to each other either via separate trail rights-of-ways or in the transportation and drainage corridors that traverse the plan area from east to west.

It is anticipated that Bernalillo County will sponsor amendments to the Trails and Bikeways Facility Plan to include the internal trail system prior to initial development. Amending this plan is necessary so that funds can be programmed according to a rational schedule.

Northwest Mesa Escarpment Plan

The Northwest Mesa Escarpment Plan is a Rank III plan that established the conservation, impact, and view areas along the northern, southern, and eastern edges of the escarpment. A portion of the Westland Master Plan area lies within the original boundaries of the conservation area prior to the formation of Petroglyph National Monument in 1990. The creation of the monument should have amended the conservation line boundary, yet this amendment never was formally carried through in the City or the County. Further, this plan has not undergone the biannual review and amendment process as specified in policy #5 on page 46 of the Northwest Mesa Escarpment Plan. It is anticipated that the City and/or the County should pursue amendments to the Northwest Mesa Escarpment Plan.

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III. BENEFITS AND CONSTRAINTS ANALYSIS

Introduction

The purpose of this section is to summarize the opportunities and constraints for development of the Westland Master Plan area. The factors analyzed include existing environmental, physical, and man-made impacts both on and off-site. This information provides the basis for the land use and infrastructure planning and will serve an important function during future detailed planning processes.

In order to develop a comprehensive plan for the 6,424 acre Westland property, a detailed analysis was conducted. This analysis included a site inventory of the property, gathering data and analyzing all physical and environmental site conditions, and reviewing the impacts from all external factors (transportation and surrounding land uses). The following sections summarize the analysis of these impacts as they relate to the development potential for the Westland Master Plan property.

Transportation

Transportation access to and from the Plan area is critical for its development. Fortunately, the Plan area is well served by Interstate 40 at the southern boundary and interchanges at Unser Boulevard, 98th Street, and Paseo del Volcan/Airport Haul Road. All major on-site arterials are planned to have a larger right-of-way than is typically required in Albuquerque in order to establish joint use easements for drainage and trail purposes and to have room to accommodate additional transportation improvements in the future.

It is emphasized that the combined transportation, drainage, utility, and trail corridors that cross the Atrisco Terrace shall be considered to be outside of the Atrisco Terrace in its eventual acquisition as Major Public Open Space. It is envisioned that north-south trail linkages through and/or adjacent to the Atrisco Terrace will allow pedestrians or bicyclists to travel the full length of the Terrace from the southern boundary of the Petroglyph National Monument to I-40.

Transportation access and utility corridors through the Atrisco Terrace are necessary and must be allowed through this Major Public Open Space area scheduled for acquisition. The Ladera Drive Corridor is identified on the Long Range Major Street Plan as crossing the Atrisco Terrace. The Westland Master Plan also identifies two other east-west major arterials north of this future facility that cross the Terrace. Utilizing these corridors improves circulation within the entire Plan area and beyond to the west.

The Long Range Major Street Plan has identified several arterial roads within the Plan area. The following text identifies the proposed circulation corridors and summarizes the current stages of their planning processes.

Paseo del Volcan

Paseo del Volcan is the primary access to the Double Eagle II Airport and is designated as a principal arterial in the Long Range Major Street Plan. It is currently a two lane facility within a 156 foot easement from Interstate 40 to the airport entrance on the eastern edge of the airport property. Paseo del Volcan will be eventually connected north to Paseo del Norte and is anticipated to tie into the Rio Rancho street system further to the north.

Westland Development Co., Inc. granted the Paseo del Volcan easement at no cost to the City of Albuquerque in March 1982. During the development of Double Eagle II Airport, this roadway was referred to as a "Haul Road" for the purposes of constructing the airport. This designation allowed the roadway to not be considered a Federal Aviation Administration (FAA) facility since it is not owned by the FAA.

The New Mexico State Highway and Transportation Department is currently studying two corridor options for Paseo del Volcan to be built to freeway standards with one-mile access restrictions. One option is the existing corridor (eastern alignment), while the other is a western corridor (western alignment) approximately two miles west from the existing corridor. If the western alignment is selected, the existing corridor will remain as a principal arterial with 1/2 mile access intervals. If the eastern alignments is selected, then intersections will be placed every mile as noted on the land use map (see Exhibit 10 - Land Use and Zoning Plan). Construction has just been completed for the portion of Paseo del Volcan from the current alignment south of Interstate 40 to Rio Bravo SW, which is being extended west from Coors Boulevard SW.

Since the final alignment for Paseo del Volcan has not been determined, and the extension of Paseo del Norte through the Petroglyph National Monument has not been resolved, the Double Eagle II Airport Master Plan has not been finalized. This Plan will certainly be influenced by the final road alignment. The circulation system above the escarpment, including the unresolved alignment for the extension of Paseo del Norte across the volcanic escarpment, will have an important impact on the airport's plans for expansion.

98th Street

The Long Range Major Street Plan has identified 98th Street as a principal arterial from Interstate 40 to Ladera Drive, and then as a minor arterial as it extends north and east to meet with Unser Boulevard just north of the Las Lomas subdivision. The Westland Master Plan amends this concept to have 98th Street continue north and west to Paseo del Volcan as a principal arterial.

Ladera Extension

This extension would traverse the plan area east to west and connect Ladera Drive from 98th Street to the final Paseo del Volcan alignment. It is shown on the Long Range Major Street Plan as crossing the Atrisco Terrace, but without a specified alignment.

Double Eagle II Airport

The Double Eagle II Airport is located northwest of the Westland Master Plan area. The first phase of the airport is completed, and additional phases are projected to be built as demand increases over the next 20 years. The airport master plan update is currently on hold until transportation issues are resolved.

The 1989 Double Eagle II Airport Sector Development Plan shows that the Westland Plan area will not be affected by any of the four noise level contours. These contours are in the same shape and direction as the airport runways. Future expansion and employment activity at the airport will likely expand these noise contours closer to the northern portions of the Westland Plan area. For this reason, we have identified industrial park-type uses which should provide an adequate buffer to the residential uses to the south.

Adjacent Land Uses

North

North of the Westland Master Plan area is the Petroglyph National Monument. This monument is managed by the National Park Service and serves many different useful and valued purposes. While access into the monument is now allowed by the National Park Service, limited future access by the public from the south is identified in the Petroglyph National Monument General Management Plan and the Community Facilities plan on page 45. The 17-mile long basalt escarpment where the petroglyphs are located ends just north of the northern boundary of the Plan area.

Approximately 700 acres at the southern edge of the monument outside of the Plan area boundary are still owned by Westland Development Co., Inc., but are slated to be acquired by the National Park Service. A timetable for this acquisition has not been announced and is contingent upon the availability of federal funds.

South

Interstate 40 and miscellaneous individuals' properties are south of the Plan area. Most of these properties are located outside the City limits and are zoned County A-1.

East

The Las Lomas, Parkway, and Parkwest residential subdivisions are immediately east of the Westland Plan area within the existing City limits. These subdivisions are zoned R-D and are developing single-family homes. Albuquerque Public Schools has plans to construct an elementary school in the Parkway subdivision.

West

Unplatted and undeveloped property owned by Westland Development Co. Inc. comprise the adjacent lands to the west of the Westland Plan area. This property is zoned County A-1.

Utilities/Infrastructure

Electric

The Public Service Company of New Mexico (PNM), El Paso Electric, and Plains Electric have five power lines that traverse the plan area from east to southwest (Exhibit 4 - Utilities). These lines consist of three 115kV lines and two 345 kV lines that originate just east of Unser Boulevard between Ouray Road and Ladera Drive.

- A 115kV (a) line runs northeast to southwest and crosses the extreme southeastern portion of the plan area before it heads directly south, just north of Interstate 40 at 98th Street;
- A second 115 kV (b) line runs more directly east to west and is the northernmost electric utility easement in the plan area;
- The final 115kV (c) line runs between the first two 115 kV lines and turns sharply to the south approximately 2,500 feet north of Interstate 40 halfway between the 5600' and 5700' elevation line;
- A 345 kV (d) line that parallels the first 115kV line and crosses Interstate 40 approximately halfway between 98th Street and Paseo del Volcan; and,
- A 345 kV (e) line that parallels the final 115kV line and turns due south just east of Paseo del Volcan.

PNM single and three phase lines exist at both the east and west boundaries of the Plan area.

Gas

The Gas Company of New Mexico presently provides service for the developed area east of the Westland Plan area. An eight inch, high pressure gas line has been extended west on Central Avenue to Paseo del Volcan.

Existing Easements of Record

AMAFCA has drainage easements below the 115kV (c) and 345 kV (e) line where the Ladera Drainage System detention ponds are located.

Westland Development Co., Inc. granted a 25 year, or when abandoned as a roadway, easement in 1982 for the existing Paseo del Volcan and intends to dedicate this roadway to the appropriate governmental agency at the appropriate time to serve as a major north-south arterial.

Water and Sewer

Five water zones within the College Trunk are present in the Plan area from east to west: 3WR, 4W, 5WR, 6W, and portions of 7W (Exhibit 4 - Utilities). The College Trunk extends from slightly north of the Petroglyph National Monument boundary to Interstate 40.

The Master Plan area is included in the area to be serviced by the College Trunk. The existing College Reservoir, which services Zone 2W, lies within the Master Plan area and can possibly be capable of serving areas within the Westland Master Plan on an interim basis.

The Westland Master Plan area is divided into water pressure zones defined by the "Master Plan of Water Supply for the City of Albuquerque". The range of zones is from 2W on the eastern edge of the Plan area to 7W on the western edge. The only zone that is currently active in the vicinity is 2W. Due to the large elevation difference across the site the typical City of Albuquerque system utilizing on-site ground storage reservoirs to maintain pressures can be implemented for zones 2W through 5W. Zones 6W and 7W can be pressurized by off-site or on-site ground storage reservoirs with long transmission lines or on-site elevated storage.

The Utility Feasibility Study prepared for Bernalillo County identifies a sewage treatment plant to be located at the eastern boundary of the Plan area with intent of using the grey water on the nearby park and golf course facilities. Alternatively, with the cooperation of the City of Albuquerque, the Westland Master Plan area has two outfalls available for intercepting the sewage flowing from the site, the 64th Street interceptor and the 98th Street interceptor. Those flows unable to get to the 98th Street interceptor by gravity can be fed to the 64th Street interceptor. The far west portion of the Plan area can also be accommodated either through a 24" line that exists at Ladera, or through an alternate route in 98th Street to the south that would be predicated on overall densities in the western portions of the Plan area.

Visual Analysis

Vegetation

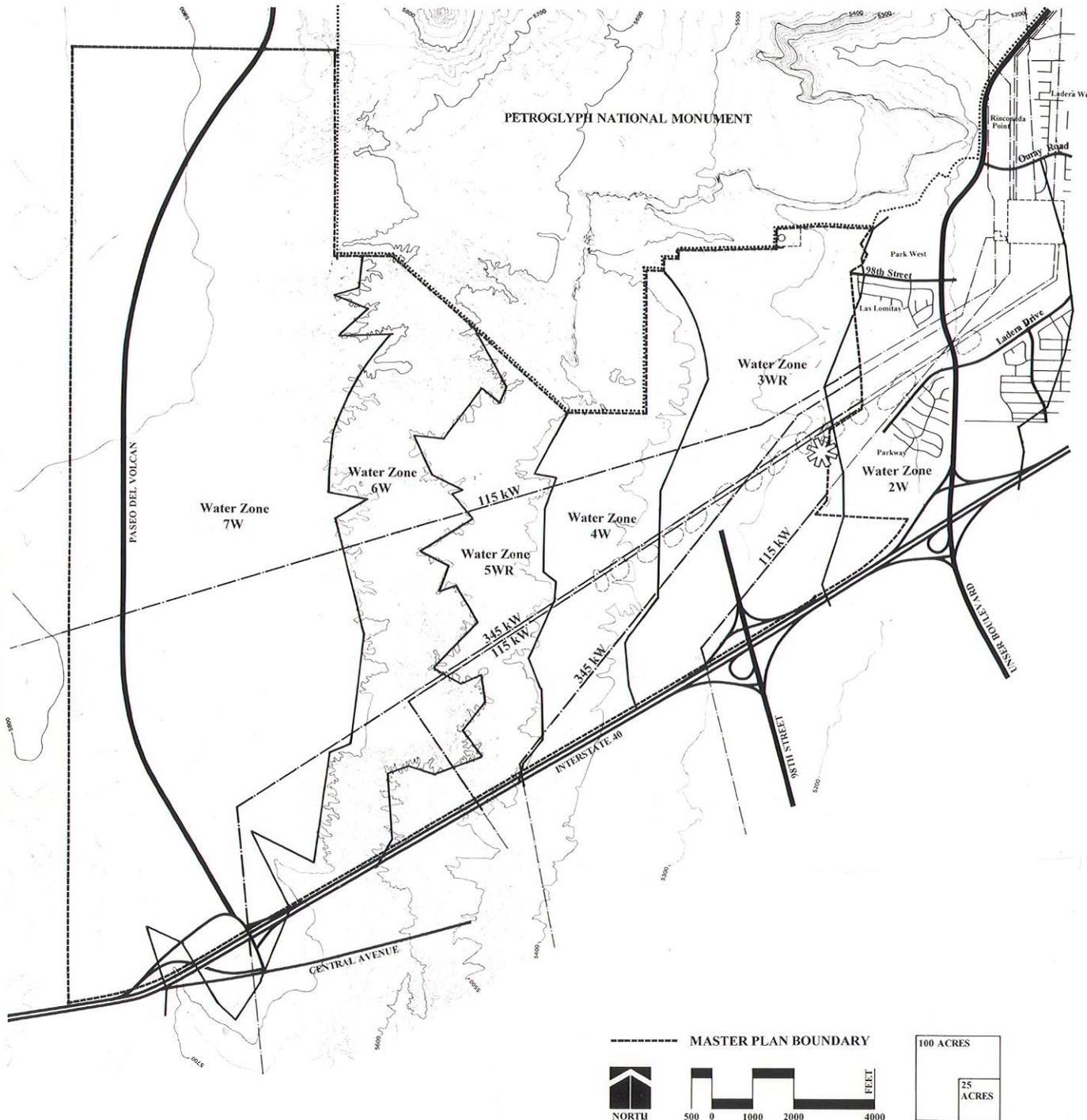
The Westland Plan area has flat grasslands at the eastern and western portions and is bisected by the moderate slopes of the Atrisco Terrace down the middle. Several varieties of native grasses are found within the Plan area, including mesa dropseed, Indian ricegrass, giant dropseed, spike dropseed, black grama, blue grama, sand dropseed, bush muhly, sacaton, and galleta. Shrubs

Westland Master Plan

UTILITIES



Future Wastewater Treatment Facility



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include sand sagebrush, broom snakeweed, four-wing saltbrush, yucca, cholla, mormon tea, and winterfat. Wildflower species include chamisa, purple astor, butterfly weed, paperflower, gum weed, globe mallow, bush penstamen, and desert zinnia.

This variety of native grasses and shrubs provides opportunities for “naturalized” open spaces, particularly in arroyos, drainage channels, and easement areas. The variety of wildflowers may be utilized in reseeding disturbed areas after construction.

Views

Above the escarpment, excellent views of the Sandia, Manzanita, and Manzano Mountain ranges to the east and southeast characterize the majority of the Westland Plan area. The Rio Grande bosque is also visible as it winds its way south. The far western edges of the Plan area also have notable views of Mount Taylor to the west. To the north, the major volcanos in the Petroglyph National Monument offer a glimpse into geological history. Views of the City lights at night are also a defining urban feature from the Plan area.

The basalt escarpment to the north and the Rio Grande Valley to the east are the primary views at the eastern edge of the Plan area. This area is lower in elevation than the rest of the Plan area and thus does not share the full range of views that are present in the western portions of the site.

Visual Impacts

Much of the Westland Plan area falls within the View Area of the Northwest Mesa Escarpment Plan. This View Area extends for 5000 feet from the southern tip of the escarpment and is subject to design regulations which affect views from a distance. The height of structures within the View Area may not exceed 40 feet.

The Northwest Mesa Escarpment Plan also has Conservation and Impact Areas. Conservation Area boundaries are to be coterminus with the National Park Service boundaries and this designation does not preclude a property owner's right to develop subject to the land use planning provisions and the design overlay zone of the Northwest Mesa Escarpment Plan. The Impact Area is 350 feet immediately adjacent to the eastern alignment of the Conservation Area; the Impact Area is not present south of the Petroglyph National Monument in the Westland Plan area.

Tremendous potential exists for creative planning utilizing natural slopes and drainage ways and channels in order to preserve view corridors to the escarpment, bosque, Sandias, etc.

In addition to spectacular views of Albuquerque, the Rio Grande Bosque, and the Sandia Mountains from the Westland Master Plan area, the plan area itself is the subject of views from the far Northeast Heights and Sandia foothills. The integrity of the volcanic escarpment is protected via policies in the Northwest Mesa Escarpment Plan and via the creation of the Petroglyph National Monument. South of the escarpment, the Atrisco Terrace is identified in the Comprehensive Plan as Major Public Open Space and is scheduled for acquisition by the Open Space Division as a result of the passage in January, 1997 of the 1/4 cent Open Space and Park Development Acquisition Tax. Even with the combined transportation, drainage, utility, and trail corridors that will cross the Terrace, the integrity of the Terrace's visual continuance of the escarpment shall be maintained.

Power lines belonging to the Public Service Company of New Mexico, El Paso Electric, and Plains Electric dominate views to the north and northeast from the Plan area. These lines extend northwest from the West Mesa Switching Station near the intersection of Unser Boulevard and Ouray Road through the Petroglyph National Monument.

Physical Analysis

Geology and Soils

The geologic and soils conditions in the Westland Plan area pose few development restrictions on the property (Exhibit 5 - Soil Analysis). All of the soils have been noted in the Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (Table 6) as suitable for community development. The only area which may be subject to development constraints is the area with slopes steeper than 15 percent found in parts of the Atrisco Terrace. This area is an amorphous extension of the escarpment that has also been prioritized for Major Public Open Space acquisition in the draft Open Space Facilities Plan. Slopes in this area are generally above 10 percent.

Approximately half of the plan area has soil in the Bluepoint-Kokan association, a loamy fine sand which is found in hilly areas with slopes ranging from 5 to 15 percent. Approximately one-third of the Plan area along the Paseo del Volcan corridor is the Madurez-Wink association.

The remainder of the Plan area consists of Madurez loamy fine sand on slopes from 1 to 5 percent and Wink fine sandy loam, on slopes from 0 to 5 percent. Both of these soil associations are on the far western portions of the Plan area.

Animal Life

Wildlife found in the West Mesa area near the escarpment includes scaled quail, mourning dove, jackrabbits, cottontail, kangaroo rats, prairie dogs, deer mouse, and a variety of reptiles and invertebrates. Table 7 (page 24) shows the potential for kinds of rangeland wildlife based on soil types.

In the Soil Survey for Bernalillo County, soils have been rated according to their suitability for improving, maintaining, or creating specific elements of wildlife habitat as well as for general kinds of wildlife. This document states that “ratings are based on potential rather than present land use. Poor means that a particular habitat can be improved, maintained, or created, but soil limitations are severe. Habitat management can be difficult and expensive and can require intensive efforts. Results are questionable.” (Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, p. 55)

Table 6 - Potential for Wildlife: Rangeland

Soil	Suitability
BCC	Poor
BKD	Poor
LtB	Poor
MaB	Poor
MWA	Poor
PAC	Poor
WaB	Poor

Source: Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, United States Soil Conservation Service, Department of Agriculture)

A report entitled The Petroglyph National Monument: A Survey of the Biological Resources by the University of New Mexico Department of Biology was prepared in 1996. The purpose of this survey was to develop species lists for terrestrial plants, lichens, vertebrates, and common species of invertebrates of the Petroglyph National Monument.

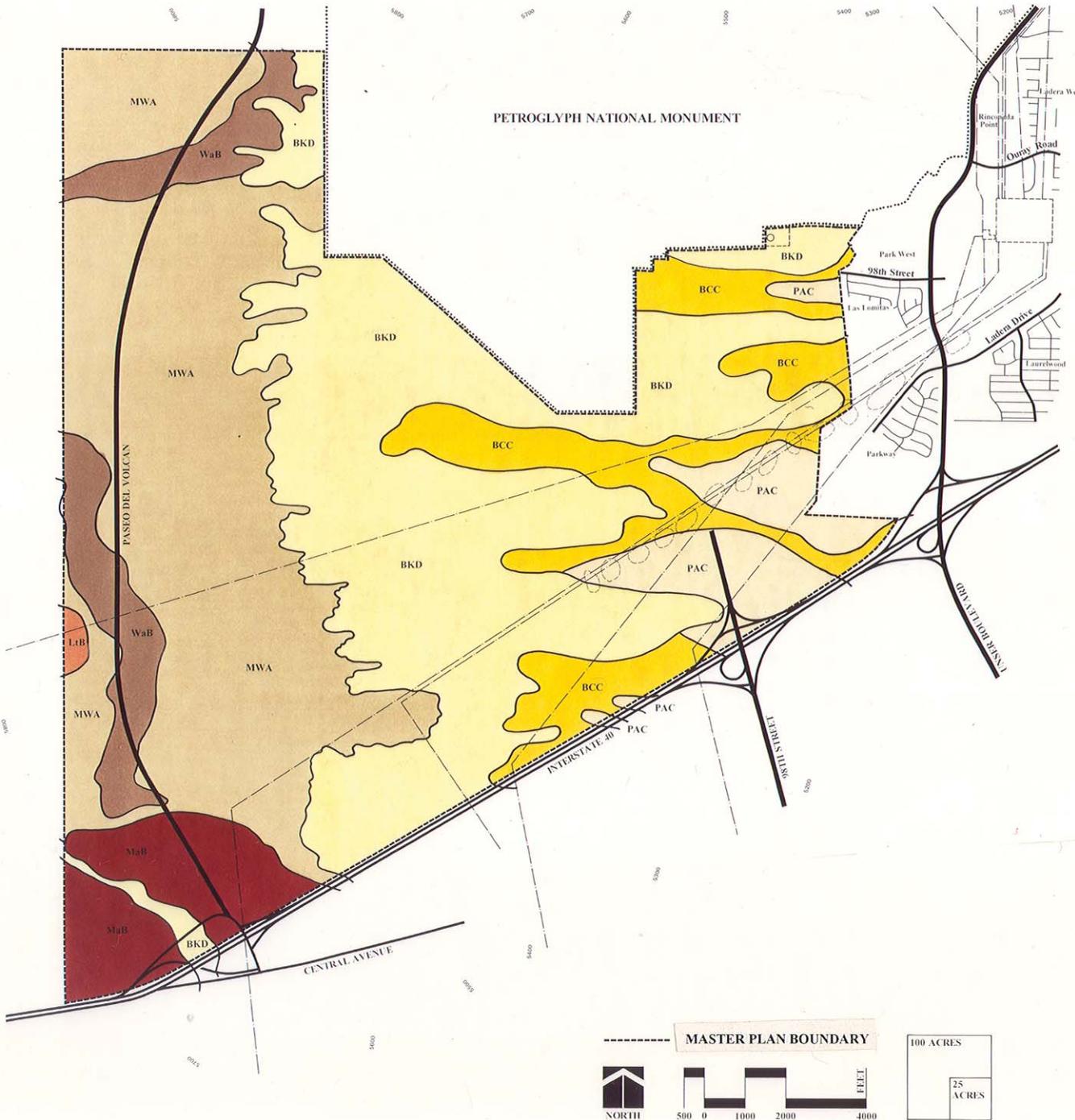
Table 7 - Soil Survey

	Bluepoint - BKD	Bluepoint - BCC	Latene - LIB	Madurez -MWA	Wink - WaB	Madurez - MaB
Building Site Development						
Shallow Excavations	Severe: Cut Bank Caves	Severe: Cut Bank Caves	Moderate: Small Stone	Slight	Slight	Slight
Local Roads and Streets	Slight to Moderate	Slight to Moderate	Slight	Moderate	Slight	Moderate
Dwellings without Basements	Slight to Moderate	Slight to Moderate	Slight	Moderate Shrink Swell	Slight	Moderate Shrink Swell
Sanitary Facilities						
Septic Tank Absorption Fields	Slight to Moderate	Slight to Moderate	Moderate: Percs slow	Slight	Slight	Slight
Sewage Lagoon Areas	Severe: Seepage	Severe: Seepage	Moderate: Small Stone	Moderate: Seepage	Severe: Seepage	Moderate: Seepage
Sanitary Landfills	Moderate: Too Sandy	Moderate: Too Sandy	Slight	Slight	Severe: Seepage	Slight
Construction Materials						
Roadfill	Good	Good	Good	Moderate	Fair	Moderate
Sand	Fair: Excess Fines	Fair: Excess Fines	Poor: Excess Fines	Unwuted	Unsuited	Unsuited
Gravel	Unsuited	Unsuited	Poor: Excess Fines	Unsuited	Unsuited	Unsuited
Topsoil	Poor: Too Sandy	Poor: Too Sandy	Poor: Excess Lime	Poor	Good	Poor
Water Management						
Pond Reservoir Areas	Seepage	Seepage	Seepage: Small Stones	Slope if > 3%	Seepage	Slope if > 3%
Drainage	Excessively Drained	Excessively Drained	Well Drained	Well Drained	Well Drained	Well Drained
Hydrologic Group	A	A	B	B	B	B
Engineering Index Properties						
USDA Texture	(0-60") Loamy Fine Sand and Loamy Sand	(0-60") Loamy Fine Sand and Loamy Sand	(0-15") Sandy Loam (15-60") Gravelly Sandy Loam	(0-21") Fine Sandy Loam and Shady Clay Loam (21-60") Sandy Loam	(0-60") Sandy Loam	(0-9") Loamy Fine Sand (9-21") Sandy Clay Loam (21-60") Sandy Loam
Liquid Limit (%)	Non-Plastic	Non-Plastic	15-35	15-35	Non-Plastic	0-35
Plasticity Index	Non-Plastic	Non-Plastic	10-Jan	0-15	Non-Plastic	0-15
Slopes (%)	5-40%	1-9%	1-5%	1-7%	0-7%	1-5%
Physical and Chemical Properties of Soil						
Permeability	Rapid	Rapid	Moderate	Moderate	Moderately Rapid	Moderate
Available Water Capacity (inch)	4-5.5"	4-5.5	6-7"	7.5-9	5-5.8	7.5-9
Soil Reaction (Ph)	7.4-8.4	7.4-8.4	7.9-8.9	7.9-8.4	7.9-8.9	7.9-8.4
Salinity (Mmhos/cm.)	0-1	0-1	0-1	0-1	4-Jan	0-1
Shrinks/Swel Potential	Low	Low	Low	Moderate	Low	Low to Moderate
Water Erosion	Moderate to Severe	Moderate to Severe	Moderate	-	Slight to Moderate	-
Soil Blowing	Severe	Severe	Moderate	Moderate to Severe	Moderate	Severe
Run-off	Slow	Slow	Moderate	Slow	Moderate	Slow
Depth to Bedrock	> 5'	> 5'	> 5'	> 5'	> 5'	> 5'



Westland Master Plan

SOILS ANALYSIS



-  **BKD** Bluepoint-Kokan association, hilly
-  **BCC** Bluepoint loamy fine sand, 1 to 9 percent slopes
-  **PAC** Pajarito loamy fine sand, 1 to percent slopes
-  **MWA** Madurez-Wink association, gently sloping
-  **WaB** Wink fine sandy loam, 0 to 5 percent slopes
-  **LIB** Latene sandy loam, 1 to 5 percent slopes
-  **MaB** Madurez loamy fine sand, 1 to 5 percent slopes

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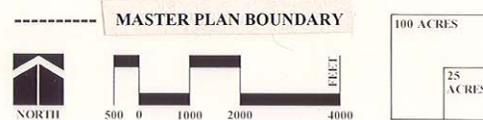
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 **TASCHEK**
Environmental Consulting



While no full-scale biological study of the Westland Master Plan area is required or planned in order to secure approval from Bernalillo County, it is assumed that this UNM report contains similar assessments of plant, animal, and insect species that would be found in the Master Plan area if a study were undertaken. The significance of the biological survey for the Petroglyph National Monument and the West Mesa is acknowledged, and serves as a valuable resource for any future biological inquiries associated with development of the Master Plan area. The report and/or the National Park Service should be consulted for specific details about species, research methods, and conclusions.

Elevation

The elevation of the Westland Plan area gradually rises from 5250' at the eastern boundary to approximately 5920' at the far northwestern boundary in the Paseo del Volcan corridor (Exhibit 6 - Elevation Study). The intervening elevation lines are roughly consistent in width as they extend north to south, with the exception of the elevation between 5800' and 5900' which covers a wide swath over one mile wide in certain locations at the far western boundary of the Plan area. This gradual change in elevation across the property provides several developmental benefits to the property including:

- Creative Planning - creative design can be stimulated by the variations in topography and elevation.
- Views - the upper elevations where the plan area is relatively flat area has excellent views looking in all directions.
- Water Pressure Zones - the potential exists for gravity-based water systems at higher elevations to serve the lower elevations without expensive pumping systems.

Slope

Approximately half of the Westland Plan area has slopes between 0-5 percent, which is very suitable for development (Exhibit 7 - Slope Analysis). These areas are concentrated on the far western boundary near Paseo del Volcan and at the eastern boundary of the property between Unser Boulevard and 98th Street. North of the Ladera drainage ponds at the eastern edge of the Plan area is where the greatest diversity of slopes are found. The middle of the Plan area has slopes ranging from 5 to 15 percent and above. The highest percentage slopes are found in the area of the Atrisco Terrace and immediately to the east and west. A slope of 3 to 5 percent is ideal for site development and major development constraints do not occur on slopes of less than 15 percent.

Site development standards which address slope and grading will ensure that the steeper slope and grading are utilized as an integral part of the site planning process. Sensitivity to the natural topography of the Westland Plan area will enhance the value, appearance, and function of the entire property.

Drainage

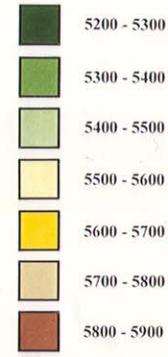
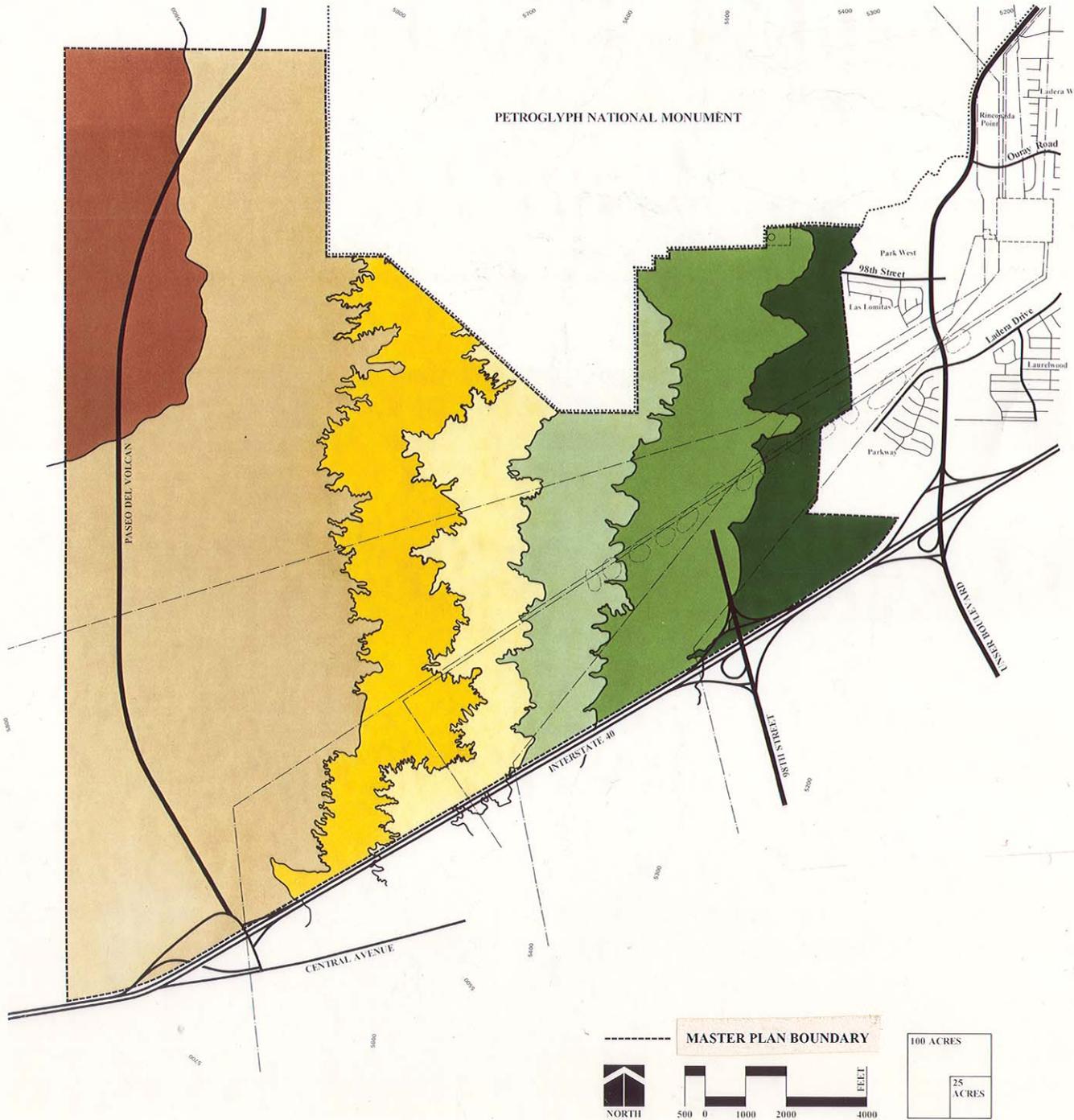
Several arroyos traverse the property from west to east as they flow from the mesa top downslope. These arroyos form a drainage basin that enters the Westland Plan area and is managed through a series of drainage detention ponds known as the Ladera Detention Facility. These detention ponds are underneath the PNM power line easement and carry runoff east to the Ladera Golf Course.

The far southwestern corner of the Plan area near Paseo del Volcan and Interstate 40 currently drains into the Amole Arroyo where runoff is then directed to the Westgate Dam south of the



Westland Master Plan

ELEVATION STUDY



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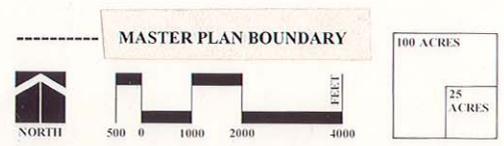
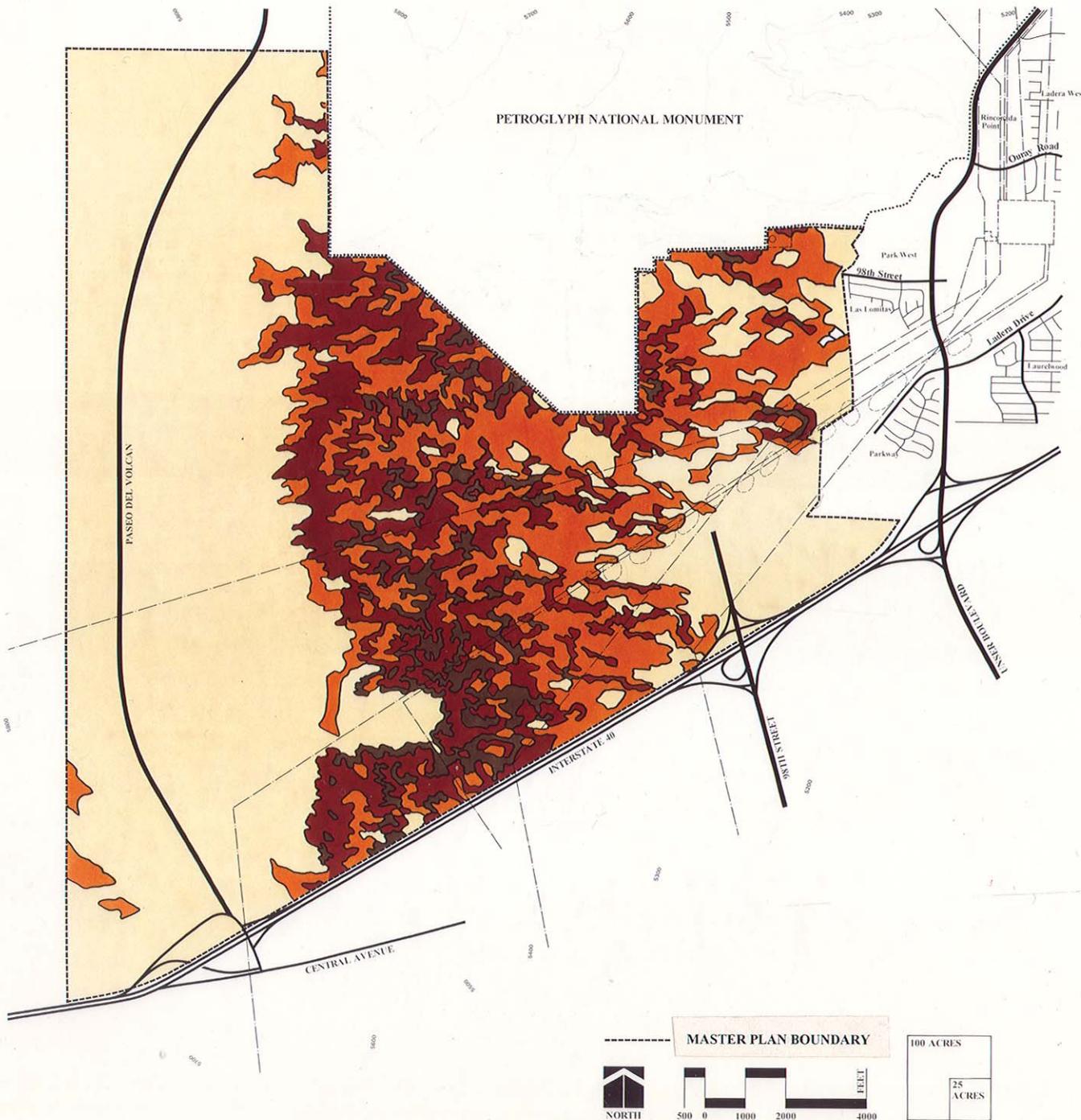
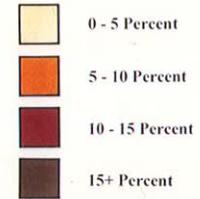
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Westland Master Plan

SLOPE ANALYSIS



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Interstate. However, the Westbluff drainage study prepared for the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) proposes to divert this basin as well as the area between I-40 and the Ladera Detention Facility to the proposed West -40 Diversion Facility.

AMAFCA is currently preparing the scope of services for this "Interstate 40 Interceptor Drainage Management Plan" (DMP) for the area north of Interstate 40, including the Amole Arroyo, the Ladera System, and the proposed Interstate 40 Interceptor. Runoff from the Amole Arroyo and the basins between the Ladera Detention Facility and Interstate 40 will be collected and discharged to the City's Westbluff Outfall, which currently exists at the Rio Grande.

Closed County Landfill

The old Bernalillo County landfill is located just north of Interstate 40 approximately 1/2 mile east of Paseo del Volcan. It is at the southwestern base of the Atrisco Terrace. This landfill operated until the late 1970's. The property is still owned and controlled by Bernalillo County.

Archaeological Resources

Pursuant to the Level B Planned Communities Criteria, a Class I literature search and a Class II sample of archaeological features was conducted by Cibola Research Consultants. The survey consisted of a records search and an archeological reconnaissance of the Plan area. The records search involved a review of the New Mexico Cultural Resource Information System (NMCRIS) files and consultation with the New Mexico State Inventory of Cultural Properties and the National Register of Historic Places

(National Register). The archeological reconnaissance consisted of a random sample survey and statistical sample of the Master Plan area indicating the density of cultural resources within various physical landforms.

Previous archaeological investigations within the Plan area are limited and few cultural resources have been identified. Only two archaeological sites (LA 8678 and LA 26999) have been documented within the Plan area. Previous archaeological surveys, however, are limited to a corridor study for the proposed Paseo del Volcan extension (Marshall 1995), a limited inspection of areas adjacent to Interstate 40 (Dittert and Allen 1966), and the 98th Street overpass and extension (Maxwell, Timothy and James W. Lancaster 1984). Some archaeological reconnaissance of the area was probably made in 1969 as part of a Middle Rio Grande Paleoindian survey (Judge 1973), but specific site locations from the study, if any were found in the area, are unavailable. Other transect surveys may have been completed for powerline corridors which cross the Plan area, but if so, they have not resulted in the location of archaeological or historical sites.

The most extensive archaeological survey which has been completed in the vicinity is within the adjacent Petroglyph National Monument and the proposed extension of the National Monument on the Westland property outside the Plan area. The entire area within the Monument, including Westland's property at the Monument's southern boundary, has been subject to an archaeological survey (Schmader and Hays 1987). Numerous cultural resources were documented on the west mesa escarpment as a result of this survey. The data base for this survey remains on file at the Petroglyph National Monument. The National Monument study, while important to an understanding of prehistoric and historic land use in the area, is outside of the boundaries of the present Master Plan.

However, three cultural properties located along the southern boundary near Interstate 40 appear to extend into the Master Plan area. These sites were identified during cultural resource surveys within the I-40 and Paseo del Volcan right-of-ways. Most of the sites are within these public rights-of-way, though small areas may extend into the Westland property.

A review of the New Mexico State Inventory of Cultural Properties and the National Register of Historic Places indicates that no nominated properties are located within the boundaries of the Westland Master Plan.

Archaeological Reconnaissance: The Sample Survey

An archeological reconnaissance and sample survey of the Plan area was conducted by Cibola Research Consultants to provide an estimate of the type, density, nature and location of the cultural resources within the area.

The Plan area is a large tract of approximately ten square miles located on the western slope of the Ceja Mesa escarpment and on the upper grassland plains of the Ortiz Pediment. Outcrops of the Santa Fe formation, blankets of eolian sand, and extensive alluvial deposits occur in the area (Kelley 1977).

To accomplish a representative sample survey, the Westland Master Plan area was subdivided into a series of five environmental zones based on the physiographic structure of the landform. Each of these environmental zones was subject to archaeological reconnaissance. All cultural resources found in the zones were located on maps of the area and briefly identified.

Only a preliminary definition of the sites encountered in the Plan area was made, as the purpose of the reconnaissance was

to gain an overall perspective of the type and location of cultural resources. The cultural resources that were found were located on aerial and topographic maps, and briefly described according to cultural-temporal affinity, size, and content. The sites were also marked in the field with field number identification tags for continued reference. To provide an adequate sample of each of the environmental zones, approximately five percent of the area was subject to the reconnaissance.

Most of the cultural resources that occur in the study area are a-ceramic encampments of probable Late Archaic Period affinity. Anasazi sites in the study area are apparently rare and none were found in the reconnaissance. Historic localities including abandoned roads and livestock related features also occur. The density of cultural resources within the various environmental zones varies significantly. A description of these zones and the results of the reconnaissance are provided in the following discussion and summarized in Table 8.

Table 8 - Environmental Zones within the Plan Area and Estimated Sizes

Environmental Zone	Zone Size	% of Area	Site per Square Mile	Est.* Total Sites
Upper Plains	4.5 sq. mi.	45%	3	14
Escarpment Edge	.5 sq. mi.	5%	30	15
Upper Escarpment Slope	1.0 sq. mi.	10%	10	10
Lower Escarpment Slope	1.5 sq. mi.	15%	70	105
Lower Plains	2.5 sq. mi.	25%	12.5	31
TOTAL	10.0 sq. mi.	100%	17.5	175

*This estimate is based on a five percent reconnaissance of the area and should only be considered an approximation.

Preliminary Results

The reconnaissance sample survey indicated that the overall site density in the Master Plan area is low to moderate. An estimate of approximately 17.5 sites per square mile in the Master Plan area is indicated. This estimate is similar to densities determined elsewhere in the Albuquerque area (Marshall 1995).

The distribution and density of cultural resources within the Master Plan area varies significantly according to environmental zone. The reconnaissance study indicates that most of the sites in the area are located in the sandy ridges along the lower escarpment slope. The reconnaissance sample in this zone indicates a probable density of 70 sites per square mile and an estimated total of approximately 105 sites (60 percent of the total inventory) within the Plan area.

The site density on the upper plains is extremely low. An estimated three sites per square mile occur in this area. Site density on the upper escarpment slope and the lower plains is also low. This density is between ten and 12.5 sites per square mile.

The density on the escarpment edge is moderate, estimated at 30 sites per square mile. The total area of this zone is only five percent of the Master Plan area (Table 8).

Potential Importance of Cultural Resources

All of the sites that have been identified to date in the Westland Master Plan area are a-ceramic components of probable Late Archaic-Early Formative Period affinity. There is a curious absence of Anasazi components suggesting that the Plan area was for the most part outside of the primary Anasazi hunting-gathering sphere. Most of the a-ceramic sites are small encampments or limited activity areas, with or without hearth structures. These sites have low to moderate research value and are unlikely to contain

cultural stratigraphic deposits. For these sites, it is probable that survey documentation and limited testing would determine that they are not eligible for nomination to the National Register.

There are a few sites, however, that have multiple hearths and hearth middens containing stratigraphic deposits. These sites may have good potential research value and are probably eligible for nomination to the National Register. These sites are all located along the sandy ridges in the lower escarpment zone (Exhibit 8 - Archaeological Zones). The cultural remains have the potential to yield date samples, cultural-biological subsistence remains, and large numbers of artifact material.

Table 9 provides a preliminary evaluation of the research value of the sites in the Plan area. The sites are rated on a scale that progressively indicates their potential importance on a scale from 1 to 5. As already discussed, most of the sites are in the lower range of 1 to 2; however, several sites are in the mid-range, with a rating of 3. None of the sites in the Plan area are likely to be in the upper range of 4 to 5. None of the sites identified at this time are likely to be of such importance that they would warrant preservation in place. However, the sites with a "3" rating would probably require data recovery and mitigative treatment, in coordination with the State Historic Preservation Division, if they were affected as part of State or Federal action.

Preliminary Management Concepts

The archeological survey represents an effort to identify cultural resources within the Plan area that may require additional study or consideration of management measures. Since the Master Plan is located on private property, the requirements of Section 106 of the Federal National Historic Preservation Act (36 CFR 800), the State of New Mexico Prehistoric and Historic Sites Preservation Act, and other related historic preservation legislation only apply

within certain limits. Full compliance with these laws is required for activities that have state or federal involvement or funding, such as roadway construction or housing projects that anticipate federally guaranteed mortgages. The management concepts for the Westland Master Plan are intended to ensure compliance with these laws where applicable and also provide a reasonable opportunity to achieve local cultural resource preservation goals.

The determination of importance of cultural resources and any necessary mitigative treatment will be established for those sites that will be impacted by development or activities with state or federal involvement. These site evaluations and treatments will be made on a stage by stage basis as the development proceeds under the guidelines of the applicable legislation. The specifics of this treatment will be determined in continued consultation with the state, federal, and local agencies involved in cultural resource preservation.

Table 9 - Preliminary Evaluation of Research Value of the Known Cultural Resources in the Westland Master Plan Area

Site No.	Size*	Hearths	Middens	Zone**	Research Value***
WLR #1	100	1		EE	1
WLR #2	100	Unknown		EE	1
WLR #3	100	Unknown		EE	2
WLR #4	600	Unknown		EE	2
WLR #5	2,000	Unknown		EE	2
WLR #6	800	Unknown		EE	2
WLR #7	800	Unknown		EE	2
WLR #8	100	NO		EE	1
WLR #9	10	NO		EE	1
WLR #10	100	NO		EE	1
WLR #11	2,500	5+		LES	3
WLR #12	2,500	2+		LES	2
WLR #13	100	Unknown		LES	1
WLR #14	1,200	2+		LES	2
WLR #15	3,600	YES	1 (10m)	LES	3
WLR #16	225	Unknown	1 (15m)	LES	3
WLR #17	1,000	YES	1 (10m)	LES	3
WLR #18	400	1		LES	2
WLR #19	400	Unknown		LES	1
WLR #20	400	NO		LP	1
WLR #21	900	6+	2 (5m)	LES	3
LA 103051	3,000	Unknown		UP	2
LA 8678		Unknown		LP	Unknown
LA 26999		Unknown		LP	Site Already Mitigated

*Measured in Square meters

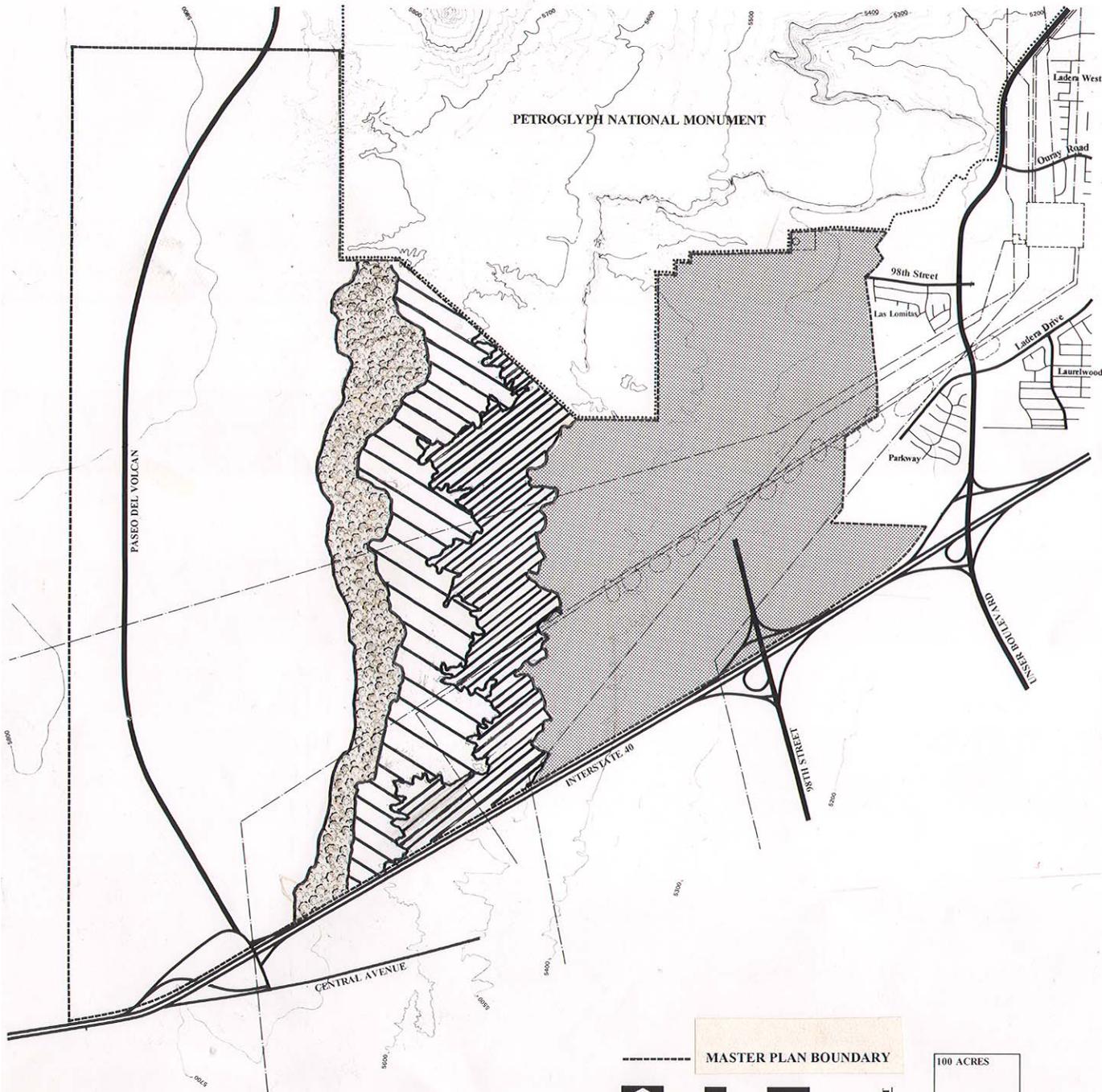
**Zone location: EE=Escarpment Edge; UP=Upper Plains; LES=Lower Escarpment Slope; UES=Upper Escarpment Slope; LP=Lower Plains.

***Research Values: 0=none; 1=minor; 2=fair; 3=good; 4=excellent; 5=exceptional.

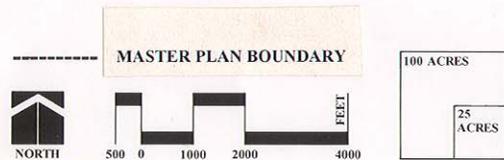


Westland Master Plan

ARCHAEOLOGICAL ZONES



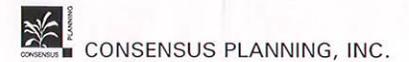
-  UP - Upper Plain
-  EE - Escarpment Edge
-  LP - Lower Plain
-  UES - Upper Escarpment Slope
-  LES - Lower Escarpment Slope



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Traditional Cultural Property

In July, 1995, SWCA, Inc. Environmental Consultants conducted an initial traditional cultural property study (TCP) of the Westland Master Plan property. Data gathered from this study will be utilized in the consideration for preservation or mitigation of impacts to traditional cultural properties and other cultural resources located within the study area.

SWCA contacted groups with potential traditional interests in the Westland property in order to gather information concerning traditional use areas in the vicinity of the parcel, including cultural and religious purposes. SWCA also reviewed existing documentation pertaining to the study area. The results of the literature review indicated the presence of various cultural resources on the West Mesa, with the heaviest incidence being within the boundaries of the Petroglyph National Monument. No traditional cultural properties were documented in the Westland Master Plan area during the course of consultation. Consultation with traditional groups disclosed that, with the exception of the Atrisco Land Rights Council (ALRC), they do not have concerns regarding cultural resources within the Plan area. Numerous unsuccessful attempts were made over a period of several months by SWCA to elicit comments from the ALRC for submission to the final report. SWCA, however, was unsuccessful in obtaining any comments from ALRC.

SWCA concluded that for a cultural resource to be eligible to the National Register, it usually must be at least 50 years old, maintain its integrity, and meet the criteria listed in 36 CRF 60.4. Past and present research and consultation by SWCA indicate the presence of various cultural resources on the West Mesa, with the majority of these resources being documented within the boundaries of the Petroglyph National Monument. Although the ALRC indicated verbally that traditional practices did occur within the Westland

Master Plan area, SWCA was unable to document this claim and is therefore unable to identify any TCPs within the current study area. SWCA believes the current project has constituted a good faith effort by Westland to identify such TCPs.

Groundwater Quality and Quantity Analysis

As a key element to the environmental analysis for the Westland Master Plan, Westland Development Co., Inc. contracted with Dr. Tim E. Kelly, Geohydrology Associates, Inc. to prepare a reconnaissance investigation of the property and ascertain the groundwater potential for the property and its environs. The report and figures prepared by Geohydrology Associates, Inc. are contained in Appendix F.

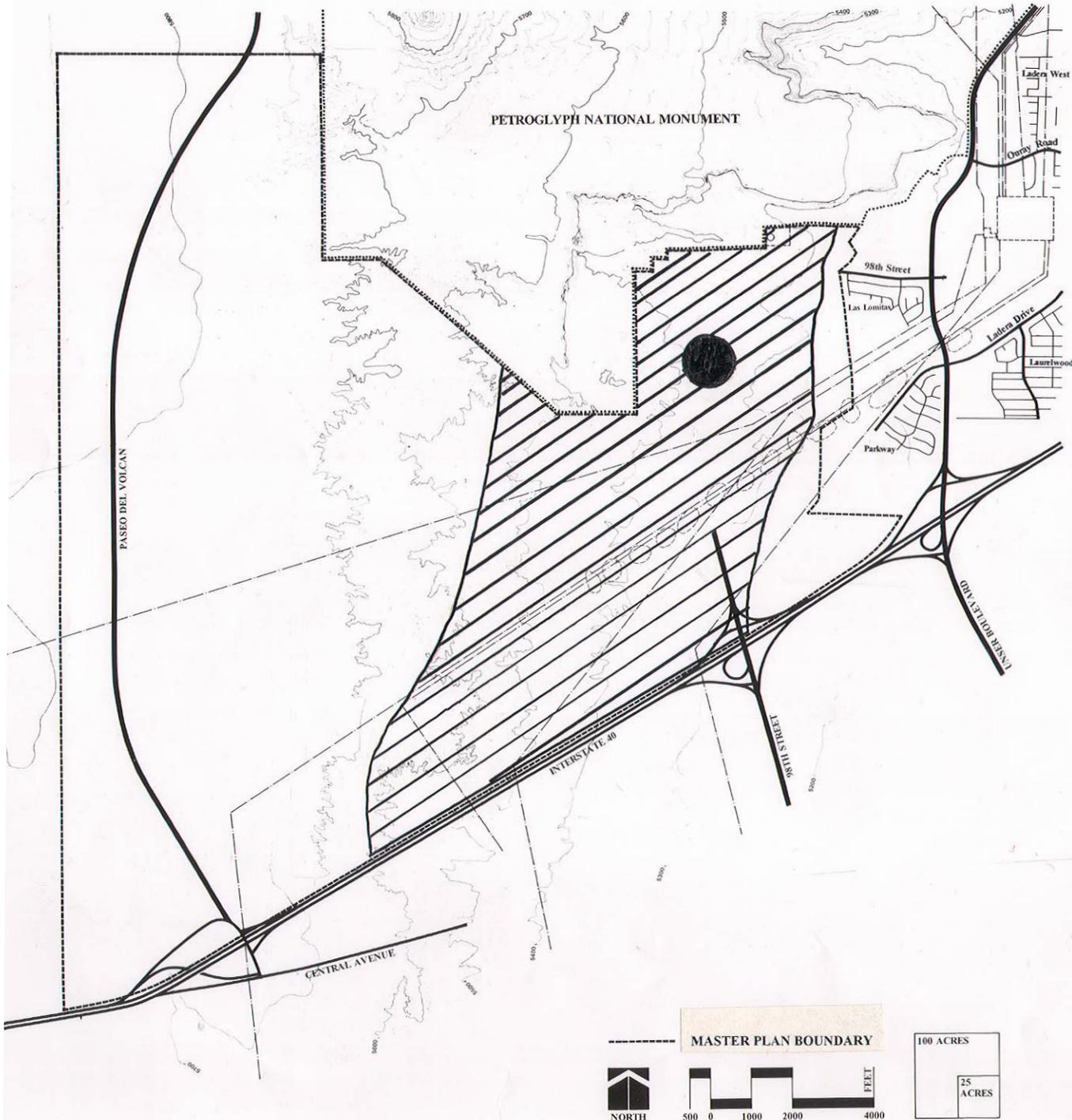
Geohydrology Associates, Inc. prepared their investigation based on a field evaluation and a comprehensive review of published and file data. They reviewed the records of wells in the State Engineers Office, and have studied the recent reports prepared by the United States Geological Survey in cooperation with the City of Albuquerque. The study reviewed the geologic conditions of the area, location and thickness of the Upper Santa Fe Formation, water level data, and chemical quality data for all of the wells in the immediate vicinity.

There are two major faults through and adjacent to the Westland Master Plan area. The Upper Santa Fe Formation is relatively thick beneath the eastern two-thirds of the Westland Master Plan area. The Upper Santa Fe Formation is the principal source of ground water in the Albuquerque Basin. The thickness is generally more than 750 feet and exceeds 1,000 feet at the north boundary of the property. Water-level data from the State Engineer and other records indicate that the depth to water is about 300 feet near Unser Boulevard and increases to approximately 800 feet at the western boundary.



Westland Master Plan

GEOHYDROLOGY

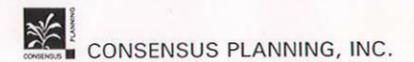


-  Area of Greatest Groundwater Potential
-  Preferred Exploration Well Site

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On the basis of their investigation, Geohydrology Associates, Inc. believes that there is potential for development of ground water on the property. The area with the greatest ground water potential is indicated (Exhibit 9 - Geohydrology) by the cross hatched area. This exhibit also indicates the preferred location for an initial exploratory well. In this area a well should penetrate the upper Santa Fe Formation and have the production capacity similar to wells in the West Mesa Field. Wells on the Westland property would produce water from the saturated portion of the upper Santa Fe formations, and lesser quantities of water would be produced from the underlying middle member of the formation. Depth to water in this area would be reasonably shallow.

The chemical quality of water is always considered an integral part of the well design. There are indications that arsenic exists in wells in this region, though it tends to be stratified horizontally. Arsenic levels at any well location can vary depending on the location and depth of well screens. Individual wells can be optimized to pump only from desired stratigraphic levels where low arsenic levels exist in order to ensure water quality.

Three wells near the Plan area have been analyzed; Tierra West, American R.V. Park, and P.G. Corp.. Water quality analyses took place in March 1995 and have been found to have arsenic levels well within safe drinking water standards.

Geohydrology Associates, Inc. has recommended that a specially-designed exploration well be drilled to test the production capacity and water quality within the Plan area. This method is recommended based on concerns about arsenic levels in some City wells. Geohydrology Associates, Inc. has designed a number of municipal wells which sample water quality prior to final completion of the well. This technique requires that zones of high permeability are selectively sampled for water quality from the pilot hole. After the analyses are available, the pilot hole is reamed to production diameter and the well screens are selectively placed opposite those zones of high permeability and acceptable water quality. Zones of poor water quality are cased off. While this technique may somewhat reduce the production capacity of the well, water quality is assured.

IV. MASTER PLAN

Introduction

The Westland Master Plan proposes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and innovative open spaces are offered in order to create a cohesive community which will be an identifiable western entrance to the Metropolitan Area.

Innovative standards on allowed uses, gross densities, lot coverage, floor area ratio, major landscaping features, building massing, flood water management, and provisions for transportation are provided as per Comprehensive Plan goals. This Plan seeks evaluation based on special area-wide requirements and its conduciveness to flexibility rather than restrictive zoning classifications.

Land Uses

A mixed-use community is envisioned for the Westland Plan area where maximum opportunities for living, working, shopping, and playing will be offered (Exhibit 10 - Land Use and Zoning Plan). Comprehensive planning for the full 6,424 acres will allow the most appropriate and beneficial land uses to be developed. Natural topography and proximity to transportation access will be important guidelines in determining the locations and intensities of the mixed land uses. Table 10 shows the breakdown of land uses. Design guidelines for all land uses are presented in Chapter VIII. Until specific development projects begin, interim land uses will continue to be agricultural and grazing activities that are currently taking place. These activities will remain valid until site plan and subdivision applications are submitted.

Residential

The Westland Plan area will provide for a diversity of housing types to accommodate a broad socioeconomic range of future residents. Residential areas will provide opportunities for entry level housing. Large areas for future residential neighborhood development have been designated at a variety of densities. Each of these areas will incorporate a range product types and densities, in addition to small-scale neighborhood commercial centers, schools, parks, churches, etc.

Bernalillo County, as well as the growing West side, needs additional choices in the types and prices of housing. It is anticipated that the housing market will continue to have cycles similar to what has been experienced over the past 15 years on Albuquerque's West Side. The residential, Town Center, and Neighborhood Center land uses are representative of the village concept promoted in the Planned Communities Criteria.

Residential Resort

The Westland Master Plan has provided a specific area for the development of residential resort. The residential resort is designed to accommodate a wide range of residential development in conjunction with active recreational uses. While the overall density for this area is relatively low (2.5 du/acre), it is anticipated that these residential uses may be clustered around large open space areas including golf course, irrigations ponds, and natural open space areas. The residential resort will also allow the development of a resort hotel, recreational amenities, and related conference/meeting facilities.

The focus of the active recreation within the resort residential area will be a golf course, driving range, tennis facilities, and the clubhouse. The golf course development will provide open green areas

Table 10 - Land Use

Land Use	Total Acreage	% of Total	Average du/ac	Min. Density	Total DUs
Residential - 2.5 du/ac average*	177	2.7%	2.5	2	293
Residential - 4.0 du/ac average	398	5.9%	4	2.5	1,592
Residential - 5.5 du/ac average	2316	35.7%	5.5	3.0	13,068
Residential - 15 du/ac average	33	.5%	15	8	495
Residential - 12 du/ac average/TCV	86	1.2%	12	5	1,032
RESIDENTIAL SUBTOTALS	2,995	46.0%			16,480
Neighborhood Commercial	109	1.6%			
Highway Commercial	57	.0%			
Town Center - 20% @ 30 du/acre***	147	2.3%			
COMMERCIAL SUBTOTALS	313	4.8%			882
Education K-12 (APS)/TCV	110	1.7%			
Corporate Office	90	1.4%			
IP Uses	695	10.7%			
CORPORATE, EDUCATION & IP SUBTOTALS	895	13.8%			
Regional Park/SU-1 Regional Sports Complex	81	1.3%			
Athletic Complex (APS)/TCV	110	1.7%			
RECREATION/PARK TOTALS	191	3.0%			
Atrisco Terrace Major Public Open Space	837	13.0%			
Trail Network/Open Space	590	9.1%			
OPEN SPACE SUBTOTALS	1,472	22.1%			
Road/Drainage Trail Corridors	657	10.3%			
ROAD/DRAINAGE TRAIL CORRIDOR SUBTOTALS	657	10.3%			
TOTAL	6478	100.0%			17,362**

*The Westland Master Plan has a goal that 20 percent of the housing units shall be affordable based on federal established criteria.

**The original 2000 Master Plan established a maximum of 17,842 dwelling units within the Plan area. The amendments to the Sector and Master Plans shall not allow any increase in residential uses or residential housing units above that allowance unless those units are placed at the second story or above.

***Dwelling units are calculated for the Town Center; the Town Center is a Community Activity Center and pursuant to the C-2 Zone, high density residential is a permissive use. It is estimated that up to 20% of the Town Center could develop with high density housing with a potential for 882 units.

Note: The acreages have been revised to reflect the latest platting and updated mapping for the property.

Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN AMENDED FEBRUARY, 2016

- R-2.5 Residential 2.5 du/ac average
- PDA Residential 4 du/ac average
- R-5.5 Residential 5.5 du/ac average
- R-15 Residential 15 du/ac average
- NC Neighborhood Commercial /C-1
- HC Highway Commercial /C-2
- TC Town Center - Community Activity Center /SU-2 for TC

- /O-1
- (A.P.S.) /RR
- (A.P.S.) /TCV
- M-1
- Corridors /Open Space
- COA; /SU-2/SU-1 for Regional Sports Complex and Related Facilities
- Major Public Open Space
- restricted to utilities, drainage, and

Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.

TO BE REPLACED



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WESTERN ALBUQUERQUE LAND HOLDINGS LLC

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 CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

that will separate and buffer clusters of residential development from one another and provide an open character to the development. Other recreational uses anticipated will be tennis facilities, swimming pool, trails, etc..

In the event that this portion of the Master Plan area does not develop as a residential resort with associated recreational uses, the development of high-density apartment units within the proposed SU-PDA zone shall be prohibited. The permissive uses within the R-2 zone as specified on page 43 shall be revised to state a maximum density of 15 du/ac in conjunction with the residential resort. A maximum density of 5.0 single family units per acre will be allowed if the residential resort does not develop.

Much attention has been focused recently on the land use/job mix on the West Side. This discussion has surfaced in the context of the number of lanes crossing the Rio Grande to get West Side residents to employment areas east of the river. The Westland Master Plan area will contain approximately 1,100 acres of nonresidential land uses that will have employment opportunities via commercial, corporate office, and industrial park uses. Based on Urban Land Institute standards as seen in Table 11, there are projected to be approximately 23,620 jobs.

Table 11 - Land Use/Job Mix

Land Use	Acres	Employee per Acre Multiplier	Employees (Jobs)
Residential Resort **	5	18.7	94
Commercial	246	18.7	4,600
Corporate Office	153	37.4	5,722
Industrial Park	695	19	13,205
TOTAL	1,099	21.7***	23,621

*Source: Urban Land Institute

**Total acreage is 467. It is assumed that five (5) of these acres will be commercially-oriented to provide services to the resort.

***Average based on all employment-oriented acreage.

The ratio of persons to jobs is expected to be approximately 2.07, which is nearly identical to the city-wide ration of 2.08 persons per job. Further, other major employment centers are near the Westland Master Plan area, including the Atrisco Business Park east of Unser Boulevard and the future industrial parks associated with the Double Eagle II Airport and the Black Ranch.

Hierarchy of Commercial Centers

Town Center

Purpose: To Provide the primary focus, identity, and sense of character for the entire Plan area in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the Plan area. Land uses within the Town Center may include, but are not limited:

- Specialty and Service Commercial
- Retail Power Centers
- Offices
- Medical Offices, Urgent Care Center, and Clinics

- Public and Quasi-Public Uses such as library and/or sheriff/fire
- High Density Residential
- Churches
- Urban Park/Plaza

Park and ride facilities can be co-located at appropriate locations within the Town Center.

Wildlife corridors are discouraged within the Town Center Site as the planned density of the site would not be conducive to wildlife populations.

Neighborhood Center

Purpose: To provide for the daily service needs and focal point for all residents and employees within the neighborhoods. Land uses in the Neighborhood Centers may include, but are not limited to:

- Neighborhood Scale Commercial Services, including but not limited to a grocery with liquor sales, and/or drug store anchor center
- Public and Quasi-Public uses such as a branch library, post office, and/or sheriff /fire
- Medium Density Residential
- Garden Offices
- Medical Offices and Clinic
- Churches

Highway Commercial

Purpose: To provide easy access to and from Interstate 40 for commercial and automotive needs. Seventeen total acres are envisioned for Highway Commercial uses near the Paseo del Volcan

interchange with Interstate 40. Examples of land uses may include, but are not limited to:

- Gas Station
- Automotive Center
- Fast Food Restaurant
- Convenience Store

Corporate Office/Industrial Park

Access to Interstate 40 has also influenced the location of corporate office and industrial park parcels. A total of 848 acres have been set aside for these land uses along the southwest portion of the Plan area along Interstate 40 and Paseo del Volcan. Maximum visibility from these important transportation facilities will be achieved and substantial employment opportunities are associated with the corporate office and industrial park development. These land uses are separated from residential land uses in order to avoid the potential for groundwater contamination and toxic air emissions impacts on nearby residential or sensitive areas.

Zoning

Zoning for the Westland Master Plan in the City of Albuquerque jurisdiction is regulated per the Westland Sector Plan. The Sector Plan can be found in Appendix A of this document.

The following zoning categories shall be utilized for all property within the Westland Master Plan according to the phasing of development and the development agreement. Current agricultural zoning remains in effect as specified in this agreement.

Residential Zones: R-LT, R-2 and Planned Development Area (PDA)

The plan's goal is that twenty percent of the housing units developed within the Master Plan area shall be affordable based on federally established affordability criteria:

- Westland will work with residential developers, City of Albuquerque and Bernalillo County to provide for affordable housing units throughout the plan area.
- Minimum densities are established for each residential zone pursuant to Table 10, and are 80 percent of the proposed maximum densities.

Industrial Park—Zone: M-1

This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. All regulations guiding the development within the M-1 zone (including conditional uses) are as defined within the Bernalillo County or City of Albuquerque Comprehensive Zoning Code.

Corporate Office—Zone: O-1

This zone provides sites suitable for office, service, institutional, and dwelling uses. All regulations guiding the development within the O-1 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.

Neighborhood Commercial Center—Zone: C-1, with package liquor in conjunction with a Grocery or Drug Store

The zone provides suitable sites for office, service, institution and limited commercial uses to satisfy the day-to-day needs of residential

areas. All regulations guiding the development within the C-1 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.

Highway Commercial—Zone C-2

This zone provides suitable sites for commercial activities and certain specified outside storage. All regulations guiding the development within the C-2 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.

SU-2 for Town Center

This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses. The design and general layout of these uses shall be controlled by the following:

A. Permissive Uses, subject to site development plan approval:

- Uses Permissive in the C-2 zone, except:
 - a. Parking lots (as a business or primary activity);
 - b. Adult bookstores, adult photo studios, or adult theaters.
- Dwelling unit, provided it is developed as part of a residential or mixed use site development plan at not less than 9 du/acre for the net residential development area.
- Church or other place of worship, including the usual incidental facilities.
- Public Park, and/or Urban Plaza.
- Hotel.

B.—Conditional Uses:

- Uses conditional in the C-2 zone:

C. Height

- Structure height up to 40 feet shall be allowed within the Town Center

D.—Lot Size: No general limitations:

Town Center (TC) Zoning:

- 1.—The following shall be allowed in the TC zone: uses permissive in the R-2 zone, excluding uses allowed in the R-T, R-LT, and R-1 zones. However, a home occupation as regulated by the R-1 zone would be allowed in the TC zone.
- 2.—Maximum structure height allowed in the TC zone shall be 65 feet.
- 3.—No drive-thru service windows shall be allowed in the TC zone except for the outermost periphery area of the town center and as approved by the Albuquerque Environmental Planning Commission.
- 4.—No drive-in restaurants shall be allowed in the TC zone.
- 5.—The maximum front setback in the TC zone shall be 15 feet. There shall be no minimum setback requirement.

Town Center—Zone—Density

The Site Development Plan for a subdivision for the Town Center shall identify minimum FAR's for specific development areas, with higher FAR's such as 2-3 in the central core area and low FAR's such

as 0.3-0.6 in the peripheral area:

Front loaded garages shall not be allowed in the TC zone:

Maximum residential lot size shall be 4,000 square feet. However a variance of up to 10% above the maximum 4,000 square foot lot size is possible via an EPC approved site development plan for subdivision for limited areas provided that adherence to the following criteria can be clearly demonstrated:

- 1.—Furthering the intent of applicable goals and policies in the Comprehensive Plan, the West Side Strategic Plan, the Westland Sector Development Plan, the Westland Master Plan, the Northwest Mesa Escarpment Plan, and the facility Plan for Arroyos;
- 2.—Promoting pedestrian-oriented design and function;
- 3.—Providing for connectivity and integration with the surrounding mixed use community, and
- 4.—Functioning as a transition between the Town Center and the Town Center Village.

Housing within the zone shall contribute to the minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally established affordability criteria.

TC Zone Estimated Land Use Percentages

- Town Center (TC):
- Residential—35 to 45%
- Non-Residential—40 to 60% (half office and half commercial)
- Open Space—10%

Amount of mixed use to be determined within the percentage of residential, office, and commercial shown above:

E.—Setback. As determined by an approved Site Plan.

F.—Off-Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code:

G.—Site Development Plan Approval. A site development plan and landscaping plan shall be approved by the City Planning Director for each new building, building addition, or major use of open space on any site in the SU-PDA, Town Center zone. The Planning Director shall use the following procedures in reviewing site development plans:

1.—No site development plan shall be approved in the SU-PDA, Town Center Zone without a copy of notice of approval from the Design Review Committee:

H.—Site Development Plan Standards. Site development plans for property in the area zoned SU-PDA, Town Center, shall meet the intent of the design guidelines section of the Westland Master Plan.

1.—Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-PDA, Town Center zone shall be that the commercial uses should follow C-2 sign controls, sign for office should follow the O-1 sign controls, and signs for residential projects should follow the General Sign Regulations in the City's Comprehensive Zoning Code:

2.—Non-residential open space should be provided in the form of outdoor plaza space. Pedestrian linkages between the open space/outdoor plaza and the public street shall be provided

whenever possible. Pedestrian ways should be integrated with structures, parking areas, open space, and generally incorporated as a key element of the site development plan.

SU-2 for Planned Development Area

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

A.—Permissive Uses, subject to site development plan approval:

1.—Uses Permissive in the RT zone:

B.—Height:

1.—Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the View and Impact Areas of the Northwest Mesa Escarpment Plan:

C.—Lot Size. Per the RT zone in the City of Albuquerque Comprehensive Zoning Code, except for a house, minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet:

D.—Setback. As defined by an approved site plan.

E.—Off-Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code:

F.—Site Plan Approval. A site plan and landscape plan shall be approved by the City Planning Director for each new building

addition, residential development area, planned development area, or major use of open space on any site in the SU-2 for PDA zone. The Planning Director shall use the following procedures in reviewing site development plans:

1. ~~No Site Development Plan shall be approved in the SU-2 For PDA zone without a copy of notice of approval from the Design Review Committee.~~
2. ~~Site Development Standards. Site plans for property in the area zoned SU-2 for PDA zone shall meet the intent of the design guidelines section of the Westland Master Plan.~~
3. ~~Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-2 for PDA zone should follow C-1 sign controls, or as determined by an approved site development plan.~~

SU-2 for Town Center Village

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes that is not permitted by the current Zoning Ordinance. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein. Future site plans should be reflective of the “New Urbanist” movement in town planning and designed to be reminiscent of the pedestrian-oriented neighborhoods and townscapes of old. Principals of New Urbanism including walkability, connectivity, mixed-use and diversity, mixed housing, quality architecture, traditional neighborhood structure, transportation, and sustainability will be integrated in the plan. The design and general layout of these uses shall be controlled by the following:

A. ~~Permissive Uses~~

1. ~~Uses Permissive in the R-2 zone.~~
2. ~~Uses Permissive in the C-1 zone.~~

3. ~~Community Recreational Center. (Publicly or privately owned facility designed to provide active and passive recreational areas for residents.)~~

B. ~~Conditional Uses~~

1. ~~Uses Conditional in the R-2 zone.~~
2. ~~Uses Conditional in the C-1 zone.~~

C. ~~Height~~

1. ~~Structure height up to 40 feet shall be allowed within the Town Center Village.~~

D. ~~Lot Size:~~

1. ~~No general limitation.~~

E. ~~Setback. As determined by an approved site plan.~~

F. ~~Off-Street parking. As defined by the City of Albuquerque Comprehensive City Zoning Code.~~

G. ~~Signage~~

1. ~~All signage shall conform to the signage regulations found in the C-1 zone of the City of Albuquerque Comprehensive City Zoning Code unless modified as part of an approved site development plan.~~

H. ~~Lighting~~

1. ~~All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.~~

I. ~~Site Development Plan Approval. Site development plan approval shall comply with the requirements of the Westland~~

~~Sector Plan. No site development plan shall be approved in the SU-PDA, Town Center Village Zone without a copy of a notice of approval from the Design Review Committee.~~

~~J. Site Development Plan Standards. Site development plans for property in the area zoned SU-TCU, town Center Village, shall meet the intent of the design guidelines section of the Westland Master Plan.~~

~~Town Center Village (TCV) Zone Housing:~~

- ~~1. R-1 regulations regarding lot size shall not apply.~~
- ~~2. A home occupation as regulated by the R-1 zone shall be allowed in the TCV zone.~~
- ~~3. The maximum front setback in the TCV zone shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.~~
- ~~4. Housing within this zone shall contribute to the minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally-established affordability criteria.~~

~~Town Center Village (TCV) Zone zoning:~~

- ~~1. The following C-1 conditional uses shall not be allowed in the TCV zone; community residential programs, auto/trailer/truck rental/service/storage, drive-up service window as approved by the EPC, and outdoor storage.~~
- ~~2. The following shall be allowed in the TCV zone; uses permissive in the R-2, R-T, and R-LT zones, with the following exceptions:
 - ~~a. Density shall not exceed 36 dwelling units per acre.~~
 - ~~b. There shall be no maximum FAR.~~~~

~~—c. Recreation uses, including community and regional scale recreation facilities provided a Master Development Plan (Site Plan for Subdivision) is approved by the EPC.~~

~~3. To be consistent with the TC zone: adult bookstores, adult photo studios, or adult theaters shall not be allowed in the TCV zone.~~

~~4. Free-standing wireless telecommunication facilities (WTFs) shall be limited to clock or bell towers and flag poles.~~

~~TCV Zone Estimated Land Use Percentages:~~

~~Town Center Village (TCV):
Residential 16-22%
Non-Residential up to 20%
Recreation/Open Space 58%~~

~~SU-2 for RLT
SU-2 RLT Zone shall be regulated by the City of Albuquerque Comprehensive Zoning Code with the following exceptions:~~

- ~~1. Lot Size. For a house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.~~
- ~~2. Conditional Use: Single family detached housing on lots smaller than 3,500 square feet provided that the overall gross density does not exceed 8 du/acre.~~

~~Government and Public Services~~

Community facilities and public services are provided in a variety of ways within the Westland Master Plan area (Exhibit 11- Community Facilities Plan). Public schools will be the responsibility of Albuquerque Public Schools while libraries, sheriff/police, and fire protection will be provided by the City of Albuquerque and Bernalillo County. The needs projected in the following sections are to be used as a guide only. Future changes in technology,

demographic trends, and the way that services are provided by various agencies will affect these needs, requirements, and the exact locations of facilities.

Useable public open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead power lines. Each facility should be located at a prudent distance away from these easements.

Schools

The property owner/developer will continue to meet with Albuquerque Public Schools as to proper size, amount and location of schools in the Westland Master Plan area as it becomes necessary for schools to be provided in the area. Albuquerque Public Schools recently purchased a 110 acre property north and west of Tierra Pintada and Arroyo Vista for the purpose of locating a future K – 12 education campus. APS also purchase a separate 110 acre property for the purpose of developing an athletic complex that includes a stadium. The stadium is currently under construction. Additional school sites will be determined as growth of the community requires.

SU-2/SU-1 Open Space

Reserved

SU-2/SU-1 for Major Public Open Space (MPOS)

The SU-2/SU-1 for MPOS zoning category will be used for the Atrisco Terrace that is currently owned by the City of Albuquerque if and when this area is annexed into the City.

Parks

Public parks are an integral component to the open space network and provide essential passive and active recreational opportunities. According to level of service standards set by Bernalillo County, approximately 11 separate park facilities of varying sizes and functions would be needed to service the Plan area. Parks servicing the Plan are envisioned to be a mixture of neighborhood and community park facilities.

Extra park credits not utilized in the immediate area of a residential subdivision may be applied toward other park credits elsewhere within the Master Plan area, or may be purchased by Bernalillo County. The provision of these facilities should be greatly aided and expedited by the County Development Impact Fee Ordinance.

Neighborhood Park: Neighborhood parks may vary up to five acres and serve residences within a radius of ½ mile. They are ideally co-located with elementary schools and libraries and are adjacent to the open space trail system.

An urban park/plaza is a specialized type of Neighborhood Park that would be specifically located in the Town Center. This facility would be surrounded by the community services and facilities, along with perimeter and would be modeled after plazas or zocalos found throughout Mexico and Latin America. View corridors and building placement are sensitive to solar access, building use compatibility, and pedestrian usability. A gazebo or similar open aired yet covered structure is typically in the center of this facility with paths and benches radiating out toward the perimeter and reinforcing pedestrian corridors. These spots are ideal for small outdoor concerts, social gatherings, lunches, and picnics.

Community Park: Community Park facilities are typically greater than five acres and serve a population within a two-mile radius. These parks usually have more developed facilities, such as ball-fields, pools, locker rooms, etc. and are oriented to active recre-

ation. They are also ideally co-located with middle or high schools, adjacent to a regional trail facility, and located on a minor arterial in order to handle larger-than-average traffic volumes.

Regional Park: A regional park is proposed to be located adjacent to the APS Athletic Complex south of Arroyo Vista and east of the realigned 118th Street. The purpose of this regional park is primarily to accommodate the communities need for a soccer complex. The voters approved a bond issue to purchase an 81 acre site in 2012 and the property is currently being platted for sale to the City.

Libraries

Exhibit 11 indicates the general locations for A community library that could be integrated into a joint use facility with a police/sheriff and fire station.

Sheriff and Fire Protection

Sheriff and fire protection will come from Bernalillo County and the City of Albuquerque. Based on current level of service thresholds of one new fire station per 21,842 residents and one deputy for every 1,000 population, approximately two new fire stations and sheriff sub-stations are well-suited to being co-located with community parks, the Town Center, and middle and high schools. The



Western Albuquerque Land Holdings Master Plan

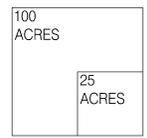
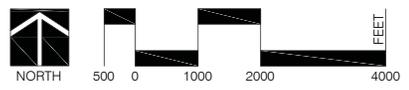
COMMUNITY FACILITIES PLAN

AMENDED OCTOBER, 2012

-  General Location for Elementary School
-  General Location for Middle School
-  General Location for High School
-  General Location for Neighborhood Park
-  General Location for Community Park
-  General Location for Trail Network
-  General Location for Library
-  General Location for County Sheriff / Police
-  General Location for Fire Station
-  General Location for APS Athletic Complex & Stadium

Note: These access points are generally consistent with the Petroglyph National Monument General Management Plan. The non-vehicular access points will be via the Atrisco Terrace Major Public Open Space from 98th Street. Responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Western Albuquerque Land Holdings LLC. will bear no responsibility for construction, maintenance, operation, nor use of this facility.

Legend:
 - - - - - Master Plan Boundary
 - - - - - City Limits



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 WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
 **CONSENSUS PLANNING, INC.**

 **BOHANNAN-HUSTON INC.**
 ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

location of police sub-stations along with other community facilities is conducive to and reinforces the concept of a community-based policing model.

Development Phasing

Development phasing is represented graphically on Exhibit 12. The phasing plan acknowledges those areas that are currently developed (Phase 1) and those areas that are currently being planned for development (Phase 2). Beyond phase 2 the plan represents the “best guess” as to how development is likely to progress in the future. Phases 3 through 5 are anticipated to follow utility expansion corridors and water zone boundaries. Land uses and market needs were also taken into consideration. The proposed phasing plan is meant to be a living document and respond to market conditions in the future, but also to represent a logical expansion of urban land uses to meet projected needs as our community grows. The Town Center is anticipated to grow over a long period of time and will meet the expanding needs of the community as population and employment uses develop over time.

Environment and Open Space

General Open Space

Open spaces and their associated amenities will be one of the defining features of the Westland Plan area. From the Petroglyph National Monument to the north, to the Atrisco Terrace, and the Ladera Detention Facility bisecting most of the Plan area, future residents will have several open spaces that can provide recreational opportunities as well as visual relief from development. The Westland Master Plan has allocated extra right of way for its major east-west arterials in order to consolidate roadway, drainage, and trail functions. These corridors will offer substantial links

between the eastern to the western portions of the Plan area and will be connected to regional and neighborhood parks within the Plan area. These links will be developed in the context of the Parks, Open Space, and Trails (POST) network which will require coordinated and cooperative planning efforts with the National Park Service and Bernalillo County.

The southern boundary of the Petroglyph National Monument is adjacent to the northern boundary of the Westland Plan area. The southern tip of the basalt escarpment lies approximately 2000 feet from the Plan boundary in this area, which provides adequate buffering to development in the Plan area and excellent views of the volcanos to the north.

Two alternative access points into the Petroglyph National Monument are shown on the Community Facilities Plan on page 45. Either of these access points are generally consistent with the Petroglyph National Monument General Management Plan. The 98th Street alternative access will be via a road within the Atrisco Terrace Major Public Open Space. This roadway would be contained entirely within the Major Public Open Space and the responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Westland Development Co., Inc. will bear no responsibility for the construction or use of this facility. It has been provided via a series of meetings with the National Park Service and is intended to foster positive relations between the two landowners.

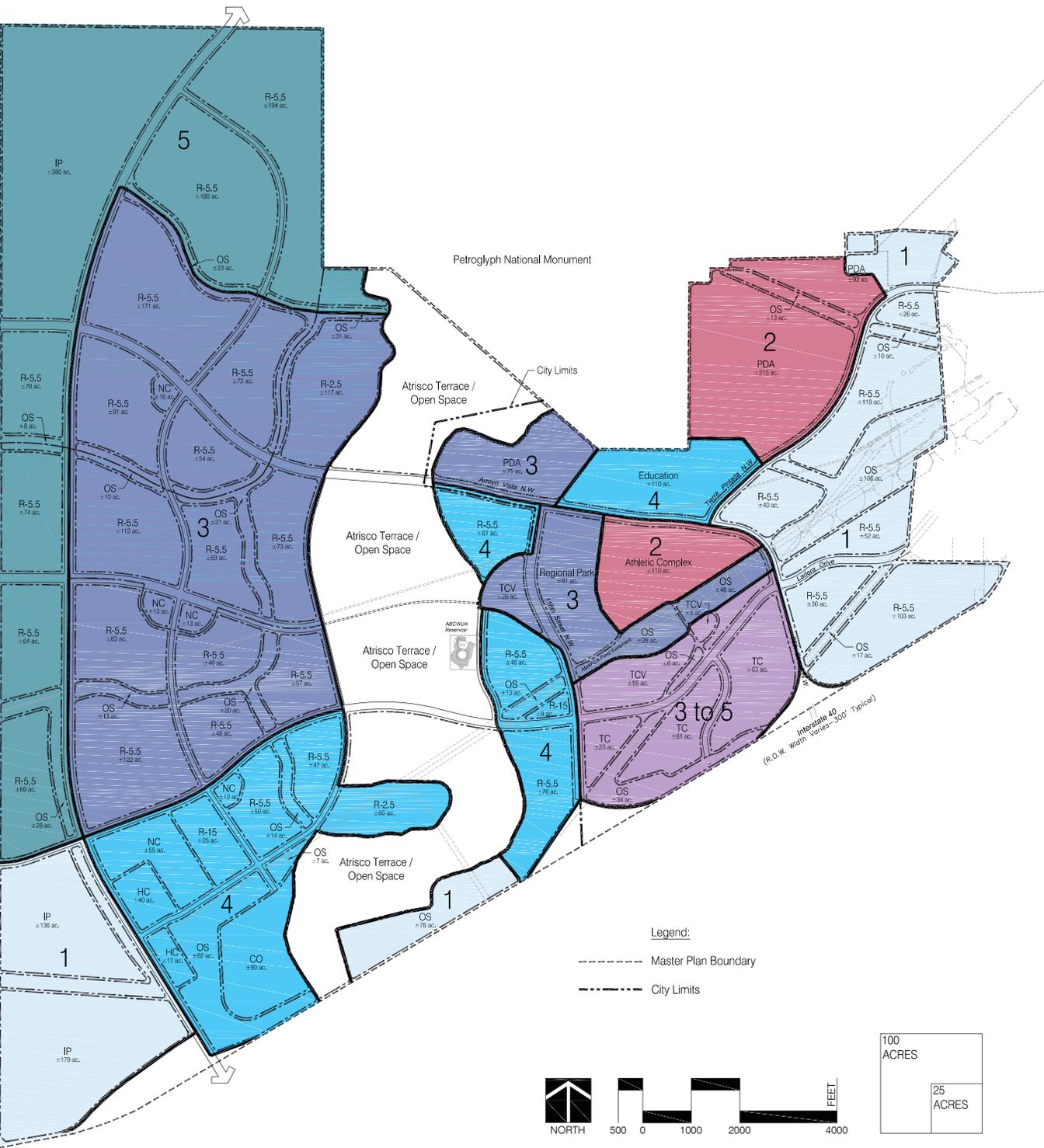
Atrisco Terrace

The Comprehensive Plan indicates that a bank of steep lands that cross the Master Plan area, known as the Atrisco Terrace, shall be acquired by the public as Major Public Open Space. In January 1997, voters approved a 1/4 cent increase to the local sales tax to

Western Albuquerque Land Holdings Master Plan

PHASING PLAN AMENDED OCTOBER, 2012

- Phase 1 - Existing Development
- Phase 2 - APS Athletic Facilities & Residential
- Phase 3 - City Park, Residential, & City Center
- Phase 4 - Residential, Office, & Commercial
- Phase 5 - Residential & Industrial
- Phase 3 to 5 - Town Center



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fund the purchase of the Atrisco Terrace, other Major Public Open Spaces in the City and County, and to develop neighborhood parks. The Land Use Zoning Plan on page 39 shows a revised version of the Atrisco Terrace that was developed between Westland Development Co., Inc., City of Albuquerque Open Space, and County staff after numerous meetings, field trips, and resource evaluation. This version is slightly modified from the Comprehensive Plan version by softening the eastern and western edges and making the overall configuration easier to discern, while still preserving the Comprehensive Plan's intent to preserve the property as visual and recreational Major Public Open Space.

It is the intention of the Westland Master plan for there to be full access to the Atrisco Terrace. Non-vehicular access is depicted on the land use map to show conceptual trail access points that will connect in order to form linkages between the Petroglyph National Monument to the north, the neighborhoods on either side of the Terrace, and the proposed Regional Park near the southern end of the Terrace. Vehicular access in an east-west direction will be via the three arterials that are shown in the land use map. These rights-of-ways shall combine transportation, utilities, drainage, and additional trails and shall be considered outside of the Atrisco Terrace so that they won't constitute extraordinary facilities. These rights-of-way are not included in the 824 acres that comprise the revised Atrisco Terrace.

In the event that the Atrisco Terrace is not purchased by July 1, 2002 or is not under a purchase contract by that date, the land use shall revert to low density residential (2.5 du/ac.).

It is anticipated that exact locations of access points will be determined by Bernalillo County and Open Space Division after the Atrisco Terrace has been purchased.

It is acknowledged that since the revised version differs slightly from the adopted version in the Comprehensive Plan, a Comprehensive Plan amendment is necessary. Bernalillo County, the City of Albuquerque Open Space Division, and Westland Development Co., Inc. shall jointly (Open Space as the lead agency) request an amendment to the Comprehensive Plan at an appropriate time.

Additional Open Space

Additional open space areas are provided in the Ladera Detention Drainage System and in drainage corridors and buffers throughout the Plan area. This open space totals 625 acres separate from the Atrisco Terrace, or nearly 10 percent of the entire Plan area and provides the critical need to link all open space as planned for in the Bikeways and Trails Facilities Plan. These varied open spaces along with the Atrisco Terrace combine to create over 1,400 acres of open space, or approximately 22 percent of the entire Plan area. This exceeds the open space requirements of the Planned Communities Criteria.

Additional open space areas shall meet the open space requirements of adjacent developments. However, due to some encumbrance of the power utility easements, it will be credited at 50 percent. These additional open space areas will be allowed to meet off-site open space requirements of developments within 1/2 mile of the easement. Open space credits from individual, high-

V. TRANSPORTATION AND AIR QUALITY ANALYSIS

Transportation

It is recognized that a comprehensive and visionary transportation system is critical to the success of the Master Plan. Transportation components of the Plan are comprehensive from the standpoint of providing vehicular, pedestrian, and alternative modes of traffic options.

The road network as depicted in this plan is different than the currently adopted Long Range Major Street Plan. Westland agrees to participate in efforts by Bernalillo County to have the Urban Transportation Planning Policy Board (UTPPB) amend the Long Range Major Street Plan to show the reconfigured road network within the Westland Master Plan area.

Major Street System and Related Components

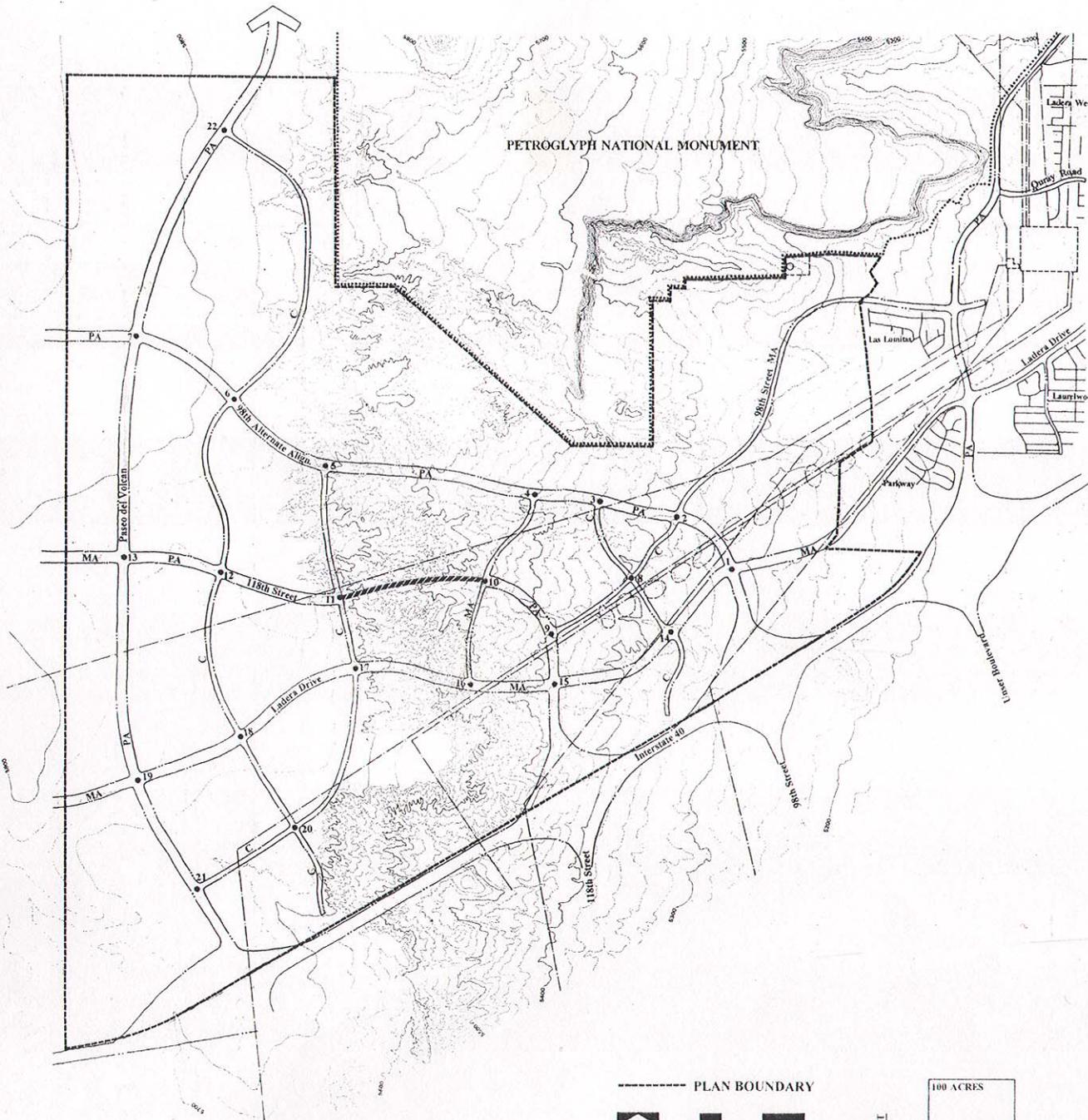
The major arterial street system in the Master Plan area can be generally developed as:

1. Connection of existing 98th Street from the existing Interstate 40 exchange that will head north and then split to the east and west (see Number 2 below) at the Town Center. The eastern extension will align with the 98th north of the Las Lomitas subdivision as shown on the Long Range Major Street Plan.
2. The extension of 98th Street (renamed) westbound from the Town Center, intersecting with the existing Paseo del Volcan (also known as the Airport Haul Road).
3. A proposed new 118th (renamed) interchange on Interstate 40 approximately 1.25 miles west of the existing 98th (renamed) interchange. Federal and state regulations and processes to secure this interchange will be followed. The Master Plan will outline the need for this interchange and provide the basis from which to proceed.
4. A new thoroughfare connecting with the proposed interchange in #3 above and the existing Airport Haul Road.
5. The extension of Ladera Drive westward to Paseo del Volcan from its current termination 1/2 mile west of Unser Boulevard. Ladera Drive will be the southernmost east-west arterial in the Plan area.
6. The continuation of the existing Paseo del Volcan to be designated at least as a north-south principal arterial.
7. The third (middle) crossing of the Atrisco Terrace is restricted to utilities drainage and trails, however, roadway and other transportation facilities may be added to this corridor at a future date if the City Council determines that they are required to serve the area's transportation needs and the City Council expressly approves the expansion of the corridor for transportation needs.
8. Wildlife and pedestrian trail crossing corridors shall be located at the Atrisco Terrace roadways. These corridors shall be a minimum of 30 feet. A minimum of two crossings per roadway shall be provided. (see Exhibit 10, page 39)

The arterial street system described above will be supplemented with major street access limitation concepts. Cross-sections of typical principal and minor arterials can be found in the Design Guideline section on page 84.

Westland Sector Plan

PROPOSED AMENDMENT TO THE LONG RANGE MAJOR STREET PLAN



-  Numbered Intersection Node
-  Principal Arterial 180' R.O.W.
-  Minor Arterial 152' R.O.W.
-  Collector 86' R.O.W.
-  Restricted to Utilities, Drainage, and Trails. Roadway and other transportation facilities may be added with future City Council approval.

July 8, 1999

Prepared For

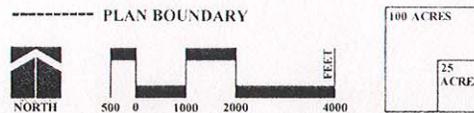
 Westland Development

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 TASCHEK
Environmental Consulting



While the above represents the major arterial system, a minor arterial system has been developed connecting with the larger thoroughfares. A frontage road system adjacent to Interstate 40 and the proposed West Bluff Drainage outfall between the Paseo del Volcan interchange and the 98th Street interchange will also be considered as part of the network. Exhibit 13 shows the proposed transportation network, street classifications, and intersections in the Plan area.

Strategies for Street Construction and Dedication

The unencumbered nature of the area provides excellent opportunities for new approaches to street construction and right-of-way dedication. Right-of-way dedications shall be in accordance with City of Albuquerque standard policies, procedures, and ordinances. Westland Development Co., Inc. will dedicate right-of-way above the standard widths. For example, the principal arterial street classification is defined by a 180 foot right-of-way, above the standard 156 foot width. The advantage of such an approach is that the traveling lanes, a bike path, landscaping, and opportunities for future expansion can be provided without dramatically impacting development. This future expansion can be for both additional lane construction or provisions for bus bays and transit and/or HOV lanes. Bus bays, park and ride locations, and transit transfer stations will be located according to parking restrictions, uses, and densities. The extra right-of-way widths also permit the construction of double lefts in the future at the major intersections. The minor arterial right-of-way width is also expanded to 152 feet from the standard 86 feet in order to incorporate many of the same features in the principal arterials as noted above.

Medians and median treatments and the type and approximate location of pedestrian, bicycle, and transit elements accompany the roadway cross-sections described above and found in the traf-

fic study in Appendix A. Performance objectives for increasing transit ridership and strategies for achieving a target mode split at level of service D or better will be submitted. Public and private responsibilities for on and off-site improvements will be specified in a development agreement, which is presented in Chapter IX.

Another major strategy which has been discussed is the incorporation of drainage features in the street cross-section. This approach would potentially allow for some alternative treatment approaches for arroyo flows since the excess right-of-way width will allow more area to reduce flow depths and velocities.

Transportation Analysis

The purpose of the Transportation Evaluation Study (Appendix A) is to provide the necessary analysis of transportation issues in support of the Westland Master Plan. An extensive effort has been undertaken to develop recommendations relating to all transportation elements of the Master Plan area. From the outset, it has been recognized that the term "transportation" represents more than single occupancy vehicle use. The analysis has addressed other modes of travel such as pedestrian, bicycle, and transit opportunities.

This analysis has been developed through a series of coordinated steps with various governmental agencies. These include the City of Albuquerque (City) Traffic, Air Quality, and Transit Divisions, the Middle Rio Grande Council of Governments (MRGCOG), the New Mexico State Highway & Transportation Department (NMSH&TD), and Bernalillo County. The key steps in the development of the document included pre-scoping meetings, traffic forecasts scoping requests, traffic forecasts, and recommendations for future transportation system in the Master Plan area.

At the time the Traffic Study was being scoped and prepared, Westland Development Co. was pursuing annexation by the City

of Albuquerque. The initial scoping meetings were coordinated with the MRGCOG. Since that time, copies of the studies and all relevant correspondence have been transmitted to the Bernalillo County Public Works Department for their review. The Project Team feels that the Traffic and Air Quality studies remain relevant and appropriate for development within Bernalillo County.

The study attempts to provide information and analysis necessary to define a transportation system by addressing six key points, which are summarized below. A recommendation matrix for key subjects follows the summary.

1. Define the study area characteristics regarding locations, surrounding features, and a definition of the area's existing and planned transportation system.

Interstate 40 provides the major transportation link to the Master Plan area. Unser Boulevard on the east boundary will also serve as a major thoroughfare. Paseo del Volcan provides direct access to the area at this time and will serve as a main thoroughfare as development occurs. The area is accessed by existing interchanges along I-40 at Unser Boulevard, 98th Street, and Paseo del Volcan. Other principal and minor arterial streets serving the area are Ladera Drive and Central Avenue.

2. Provide an overview of the study process which includes the planning required to submit the scoping letter requests from the City to the MRGCOG and an overview of the agency interaction to date.

Significance discussion between the study team and various public agencies has occurred during the Master planning process. This communication has taken place primarily through various meetings with staff. Whenever possible, meetings have been held with all key members to facilitate communication and input.

Early discussions with the City of Albuquerque and MRGCOG staff resulted in the transmittal of a formal request from the developer to prepare traffic forecasts. On July 28, 1994 this letter was sent to the city who has served as the agency of record regarding the request for forecasts from MRGCOG. The letter highlighted the various network alternatives and land use development levels for the years 2000, 2005, and 2015.

Following the July 26, 1994 correspondence, a series of meetings were held to discuss the modeling criteria and assumptions. One of these meetings included representatives from the Albuquerque Air Pollution Control Division. The significance of this dialogue was the recommendation to include the year 2005 as a forecast scenario so that the air quality could be evaluated for this timeframe. These meetings resulted in the City's formal request to MRGCOG dated September 22, 1994.

Significant coordination with impacted agencies has occurred since June, 1994. Eight different meetings have been held with various agencies to discuss assumptions, issues, and review results. This fact reinforces the perspective that interaction has occurred to ensure that a thorough and comprehensive transportation evaluation study was prepared for the proposed Master Plan.

3. Describe the proposed forecast scenarios and associated assumptions.

Traffic assignments for both the 2015 buildout year and 2005 mid-point year were produced by MRGCOG. A series of socioeconomic and data set assumptions was also derived by the development team, City staff, and MRGCOG staff prior to commencing the forecasting effort. One key forecast assumption is that the Master Plan area was assumed to be at full buildout in the year 2015. This

strategy is conservative in nature and points to the desire of all parties to assess the full impact of development on the proposed street network and surrounding system.

To develop an adequate road system, a series of street configurations and associated land uses was developed for the Master Plan area. The year 2005 was selected as an intermediate year along with the horizon year 2015 analysis. The analysis also needed to consider various options at the 118th Street alignment in the vicinity of I-40. This locations is approximately midway along I-40 between the 98th Street and Paseo del Volcan interchanges. Table 12 contains the analysis years and scenarios evaluated in this study.

Table 12 - Scenarios for Analysis

Years	Analysis Scenarios
2005	No Build
2005	Build - No Interchange at 118th St. - minimal development between Volcan and 98th St.
2015	No Build
2015	Full Build - No interchange a 118th St. - No 98th t. Alternate Alignment
2015	Full Buildout - Interchange at 118th St. - No 98th St. St. Alternate Alignment
2015	Full Buildout - Interchange at 118th St. - No 98th St. St. Alternate Alignment
2015	Full Buildout - Interchange at 118th St. - Revised 98th St. Alternate Alignment
2015	Full Buildout - Grade separation at 118th St. - Revised 98th St. Alternate Alignment

4. Provide a summary of forecast results including Average Weekday Traffic (AWDT) along major streets and turning movements at key intersections.

Based on the assumptions and strategies defined, the MRGCOG staff produced Average Weekday Traffic (AWDT) Volumes for the various roadway configurations and associated land uses. This material is highlighted in detail in the separate transportation study document.

5. Provide a discussion of the analysis conducted and conclusions reached from the forecast results.

This section summarizes key points and conclusions relating to the forecast results. Each is described in more detail below:

- Configuration with 98th Street Alternate Alignment - Two options for handling traffic flow on 98th Street were initially evaluated. The first tied 98th Street into an extension of 118th Street which connected to Paseo del Volcan to the west. The second approach, referred to as the 98th Street Alternate Alignment, separated traffic on both a 98th Street and 118th Street extension. Under this scenario, both major streets were connected to Paseo del Volcan. After considerable discussion and review, it has been determined that the 98th Street Alternative Alignment provides the following advantages:
 - a. It is expected to improve utilization of the existing I-40/98th Street interchange.
 - b. It will provide arterial service to both the eastern and western portions of the higher intensity Town Center proposed in the Master Plan area.

- c. It will improve future opportunities for travel through the Master Plan area.
- d. It is expected to have better traffic flow along both 118th and 98th Streets, with moderate volume changes at major street intersections and total volumes increasing by small increments at the various intersections from Paseo del Volcan to Interstate 40.
- e. It will provide a desirable spacing of east/west principal arterials in the vicinity of Paseo del Volcan.
- Drainage and Utility Impacts on Proposed Street Network - Because of unique topographic features in the area, utility and drainage impacts must be considered when developing the proposed street network. From a drainage standpoint, several major arroyo systems convey runoff from the mesa top to the west across the steeper Atrisco Terrace slopes, and to the outfall along I-40. It is a long established City strategy to combine transportation and utility corridors whenever possible to effectively utilize the required right-of-way. Both the proposed 98th Street and 118th Street extensions closely follow major drainage flow paths. From a utility standpoint, the north/south connecting streets on the mesa top (east of Paseo del Volcan), also match future water zone boundary lines.
- Principal and Minor Arterial Street Classifications - Utilizing both local and national data and planning tools, laneage requirements for the street network were made. In addition, proposed street classifications utilized in the Long Range Major Street Plan (principal arterial, minor arterial; and collector) were designation for the network.
- 118th Street Interchange Proposal - Based on the forecast volumes, a comparison can be made regarding the impacts of the

various interchange options on traffic flow. The forecast values indicate that the full interchange option impacts the distribution of flow to I-40. This distribution provides a lessening of impacts to the various streets feeding the I-40 interchanges. In summary, a full interchange effective strategy compared to the other options analyzed for the following reasons:

- a. Reductions in the Average Weekday Trips (AWDT) ranging from 10-20 percent are realized at the Paseo del Volcan, 98th Street and Unser Boulevard interchanges when comparing scenarios. Therefore, the distribution of traffic along the arterials and interchanges is more balanced and impacts are reduced at any one facility.
- b. Without the 118th Street interchange, a heavier travel burden is placed on the existing 98th Street and Paseo del Volcan interchanges.
- c. This location also provides for improved access south of I-40.

Forecasts for the option of a grade separated interchange at 118th Street and the 98th Street. Alternate Alignment were also obtained from the MRGCOG. A principal arterial along the 118th Street extension does benefit the overall street network by distributing the traffic flow to existing interchanges as well as providing necessary access to the proposed land uses. The forecasts figures also indicate that both an interchange and grade separation have similar effects on the traffic flow patterns. From a planning standpoint, the Master Plan development can move forward with either a full interchange or grade separation option. The full interchange proposal will follow a formal approval process through the NMSH&TD. The applicant must dedicate or acquire all right-of-way for the new interchange.

- I-40 Interchange Impacts - Utilizing a planning methodology approach (this analysis tool evaluates total peak hour volumes and typical laneage capacities), an evaluation has been made regarding expected impacts to the interchanges at I-40 from full buildout in the Plan area. The forecasts were utilized for the 2015 year AM and PM peak hours for the 98th Street Alternate Alignment and full interchange at the 118th Street extension. Based on the existing laneage of the facilities, an evaluation was made regarding the operational upgrades at the interchange ramp locations which may be required to handle expected traffic volumes. Because the forecasts were developed based on partial buildout of the Westland Master Plan by the year 2015, the operations of the interchanges should be evaluated over time to determine the actual conditions as development occurs. Since the scenario analyzed represents a figurations will function satisfactorily for 10-15 years before upgrades are required.
- Residential Streets - Residential streets shall not be more than 32 feet in width.
- Typical Street Cross-Section - Since beginning the study effort, Westland Development Co., Inc. has recognized the unique opportunity to develop a set of policies for future planning for this entire area. As a developer sensitive to both the existing geographic features and progressive land use strategies, they have worked to develop unique approaches to solving a variety of challenges. One such issue deals with the dedication of right-of-way for major thoroughfares in the area.
- It is recognized that sufficient right-of-way for vehicular, pedestrian, utilities, and future intermodal facilities is a requisite of sound planning. All too often, the County is encumbered with insufficient right-of-way along its major streets, especially at key intersections. This situation leads to costly solutions that often fall short of a comprehensive strategy which meets immediate and long-term needs.
- To address this issue, Westland Development Co., Inc. has agreed to dedicate right-of-way in excess of the standards established by current County policy. For the principal arterial street, an 180 foot right-of-way width is recommended. A 152 foot width is proposed for the minor arterial street. This extra width above typical standards will allow for future roadway expansion (if required) pedestrian paths, utility corridors, and transit features. This approach will help prevent the conflicts created with a smaller right-of-way defined at the outset.
- The proposed arterial street right -of-way widths shall be considered minimal, subject to being varied for actual conditions. Drainage ways will have separate rights-of-way or easements that may be adjacent to street rights-of-way. The maintenance responsibility of the rights-of-way for such purposes as trails, drainage, and visual relief, and the annual maintenance costs must be identified. The applicant shall fund the construction of major streets in accordance with established policies and procedures.
- Paseo del Volcan Access Strategy - As stated previously, Paseo del Volcan is a critical link in the Plan's transportation network proposal, as well as Albuquerque's West Side system in general. Recognizing that a decision has not been made regarding Paseo del Volcan's final alignment, the roadway network has been established around the one mile intersection spacing strategy. In the event the primary Paseo del Volcan facility is shifted to the west, it is proposed that intersections be allowed at 1/2 mile intervals if the final land use plans warrant such access.

- Development Impact on Daily Vehicle Miles Traveled - forecast results also yield total daily vehicle miles traveled in the Albuquerque urban area. The figures in Table 13 compare a no-build condition in the Master Plan area with the recommended land use and street network including the full 118th Street Interchange and 98th Alternative Alignment.

Table 13 - Scenarios and Total Daily VM

Condition	Total Daily VMT
No Build	13,570,000
Recommended land use within full 118th St. Interchange and 98th Alignment	13,436,000

The reasons for the reduction include:

- The Master Plan area is an efficient location in relation to access to major transportation infrastructure such as I-40.
- Residents of the area will travel less distance to key destination points such as the Downtown area than if they resided further north.
- Intermodal Opportunities - A variety of intermodal opportunities exist for the Master Plan area. From a transit standpoint, it is recognized that increased transit service to the area will help reduce dependence on the single occupancy vehicle. The proposed roadway cross-sections provide the right-of-way for the standard strategy of bus bays located at key pick-up and delivery points. The development team is also open to transit strategies dealing with improved routing in the town center area.

For pedestrian and bicycle trails, two major strategies will ensure a progressive approach for pedestrian and bicycle travel. The first deals with the proposed street cross-sections and the fact that ample opportunity exists to construct a bike and walking path. This approach is similar to the strategy utilized so effectively along Tramway Boulevard. The second strategy deals with a proposed network of trails in the proposed open space and Atrisco Terrace areas. These internal systems can be linked with the similar system on the arterial network, thus providing ample opportunities for these modes of travel.

The proposed cross-section also provides for the opportunity to construct an additional lane for high occupancy vehicles along the major arterials. Absent of any Metropolitan area-wide policy, the planning at this point can only provide the right-of-way necessary for such a strategy. A similar statement can be made about future park-and-ride lots adjacent to I-40. Based on the proposed land uses at these interchange locations, incorporating park-and-ride facilities is feasible. It is recognized, however, that such strategies will require the formulation of County policy and an openness to the concept during the planning of these, or other sites, that are strategically located in the Master Plan area.

- Phasing of Improvements - Because the Plan is being viewed as a single unit, the possibility exists that development may occur at various locations throughout the area at any one time. Market conditions will also effect what projects move forward and when. Any future development will require a supporting phasing plan which will specifically define:
 - Required Permanent Improvements
 - Required Temporary Improvements
 - Construction Timetables
 - Financial Responsibility

It is envisioned that such phasing plans will explore these issues in smaller geographic units of 150-500 acres in size.

- Future Processing and Approval Requirements - The previous section outlined a primary requirement for processing future development plans. The foundation of the phasing plan is the development of appropriate traffic data and analysis to support the recommendations. Each analysis will ensure the incorporation of necessary right-of-way widths and opportunities for other modes of travel, such as transit, pedestrian, and bicycle. The proposed full interchange at the 118th Street extension will require processing for approval through the SSM&TD. It is also recommended that the upcoming Conformity Analysis include the proposed system is evaluated from the standpoint of area wide air quality impacts.
 - Financial Responsibility - It is recognized that significant private sector and public investment will be necessary to provide the transportation infrastructure for the Plan area. A series of strategies linking the various processing steps expected in the future and associated requirements relating to dedicated right-of-way, financial guarantees, and a traffic impact study is also being developed. At this time, the proposals for cost sharing closely follow existing public policy and regulations.
6. Provide recommendations for street layout configuration, classification, and cross-sections; intermodal opportunities; phasing of improvements; future processing and approval requirements; and financial responsibility.

The recommendations in Table 14 have been developed utilizing the forecast figures, basic transportation analysis tools, and intermodal strategies in an attempt to ensure a comprehensive and proactive approach to the dealing with transportation needs in the Master Plan area.

Table 14 - Transportation Recommendations

Subject	Recommendation
Basic Street Network	Provides street system with separate major arterials along Unser, 98th, 118th and Paseo del Volcan.
Basic Street Network	Streets of lesser status will support the proposed major arterial network.
118th St. Interchange	Construct a full interchange at the 118th extension.
Existing Interchange Impacts	Monitor demand as existing interchanges and program required upgrades as necessary.
Street Cross-Section	Incorporate transit pathway and drainage features into street cross-section.
Paseo del Volcan Access Strategy	Provide access to sector plan development with more mile intersections pacing for major arterial streets.
Transit	Provide bus bays and shelters on major and minor arterial system.
Transit	Design town center to accommodate transit service.
Transit	Pursue options for park and ride opportunities at I-40 interchange roads such as Volcan, 98th, and Unser.
Pedestrian Bike Trails	Provide trail opportunities in proposed major and minor street cross-sections.
Future Processing and Approval Requirements	Process in near future request for the approval and future construction of full interchange at the 118th St. extension.
Future Processing and Approval Requirements	Process in near future a request for the approval and future construction of full interchange at the 118th St. extension
Future Processing and Approval Requirements	Include proposed street system in upcoming Conformity Analysis prepared by MRCOG.
Financial Responsibility	Continue discussions regarding financial responsibility in light of upcoming adoption of development impact fees.

Westland supports the development of a trail along the I-40 corridor from 98th Street to Eubank, and agrees to cooperate and assist in this planning effort. It is anticipated that this trail will also be coordinated with any necessary drainage improvements on the north side of I-40. Specific right-of-way discussions between Westland, AMAFCA, Bernalillo County, the City of Albuquerque, and consultants preparing the corridor study shall take place at an appropriate junction in the future once the corridor study is underway.

Bernalillo County is concerned about the Master Plan's contingency in the event that the projected person per job ration of 2.07 is not realized, and the negative effect this would have on a macro scale on the regional transportation system. The County wants to avoid a situation whereby the need for additional lanes crossing the river, particularly on I-40, becomes acute as residential development proceeds as planned, but employment center development and/or job creation does not.

First and foremost, the Westland Master Plan recognizes that the success of the Atrisco Business Park bodes well for the 6,424 acres to develop as planned. The 640-acre Business Park is well-located and situated to take advantage of many industrial and business needs in the Metropolitan Area, and its future success appears solid because of the shortage of large industrial and business park land elsewhere in Albuquerque. Commercial real estate experts predict that the Atrisco Business Park, as well as locations in Rio Rancho, will see most of the new industrial/business park development activity in the next few years. This optimism is supported by projections by the New Mexico Department of Labor that have Albuquerque experiencing job growth rates well above national averages.

Ideally, future residents of the Master Plan area will be able to work at the Atrisco Business Park, industrial parks associated with Double Eagle II Airport and areas along Unser north of I-40, as

well as at identified industrial parks and corporate office areas within the Westland Master Plan area. These planned West Side employment centers elsewhere in Albuquerque can be minimized. It is also hoped, and anticipated, that transit opportunities for intra-West Side commutes as well as cross-river commutes will increase, thereby providing a palette of transportation options to the West Side resident and worker. This sentiment is also expressed for other non-single occupancy vehicle modes of travel such as car pools, van shuttles, and bicycle trails. For future Westland Master Plan area residents who will need to cross the river in single-occupancy vehicles for employment purposes, the Plan area will have easy access to major transportation facilities other than I-40 to cross the river.

For example, Paseo del Volcan to Rio Bravo or Bridge will allow efficient access to employment areas near the airport and Gibson Boulevard (KAFB, Lovelace, Sandia Labs, etc.) Unser Boulevard to Paseo del Norte will also provide direct access to the popular and diverse, yet nearly built-out, North I-25 employment area. Unser Boulevard to Central Avenue also provides good access most direct route to the Uptown employment center. Nevertheless, east side employment centers are evenly dispersed, and existing and future transportation facilities strategically located, that options other than the I-40 river crossing are available.

If the Atrisco Business Park and other West Side employment centers fail to develop as planned, then the phasing plan can be modified at an appropriate time as a contingency to address the rate of development.

Long Range Major Street Plan - The Westland Master Plan network of arterial streets shall be proposed (by the City and/or County as sponsor for the applicant) as a modification of the Long Range Major Street Plan (LRMSP), following the procedure administered by Middle Rio Grande Council of Governments and its Urban

Transportation Planning Policy Board. This modification shall be accomplished prior to the approval of any specific development actions for the plan area. Should the modification not be approved, the matter will return to the EPC for further consideration of the transportations system. Furthermore, in the earliest appropriate update of the LRMS, funding sources for the plan area’s roadway system shall be identified (e.g., public funds, private funds) and the timing of implementation will be determined. In addition, this roadway system will be incorporated in the Transportation/ Air Quality Conformity Finding prepared by the MRGCOG for the LRTP. Arterial roadway elements will also be included in the Transportation Improvement Program (TIP) where appropriate.

Air Quality Analysis

Clean air is closely related to the availability of an efficient transportation system with the minimum congestion and opportunities for multimodal travel. An air quality analysis was prepared for the Westland Master Plan to evaluate reducing pollutant emissions and optimizing the operation of the street network. The plan also identifies a trail system and land use concepts that will help to reduce reliance on single occupancy vehicle travel.

Because the development of the total Plan area will occur over many years, a sketch planning approach was taken to the analysis of the transportation system and air quality impacts. The transportation analysis focused on the spacing, number, and laneage of street facilities needed to handle future traffic. As already discussed, several different street networks were defined to serve proposed development within the Plan area, and year 2015 traffic forecasts were prepared for each alternative by the Middle Rio Grande Council of Governments (MRGCOG). The air quality analysis evaluated total street system emissions resulting from the different network alternative, and compared these to each other and the no-build condition.

The air quality analysis for the Master Plan (Appendix B) relied on data from the land use plan and MRGCOG forecasts to calculate carbon monoxide (CO) emissions from each transportation alternative. Environmental Protection Agency (EPA) computer models were used, with baseline data and assumptions from the City of Albuquerque’s Environmental Health Department to predict total CO emissions per day for each link in the transportation system. These are summarized in Table 15 for each of the network alternatives.

Table 15 - Transportation Alternatives
Carbon Monoxide Emissions

Alternatives	CO Emissions*
118th St. Grade Separation	8.48
118th St. Interchange	8.51
98th St. Alternate Alignment	8.44

*measured in tons per day

The results from the analysis show very little difference between the network alternatives. However, the 98th Street Alternate Alignment shows the lowest total emissions, amounting to an estimated 8.44 tons of CO per day. The 118th Street alternatives are only slightly higher with emissions of 8.48 and 8.51 tons of CO per day respectively. Although all of the alternatives are reasonable close in the amounts of CO generated, the 98th Street Alternate Alignment appears to be the most efficient alternative.

The 2015 projected emissions of about 8.4 tons of CO per day compare to total 2015 Bernalillo County-wide CO emissions of approximately 180 tons per day (MRGCOG, 1995), or about 4.5% of the total. The County-wide estimate includes the assumed development in the Westland Master Plan area distributed throughout the urban area.

If the Westland Master Plan was not implemented, the development proposed in the Plan area would locate elsewhere in the County and would contribute to total CO emissions. The locations of the proposed development in relation to other major land uses has important implications on air quality, however, that are related to the amount of total travel required between trip origins and destinations.

As part of the transportation forecasting process, the MRGCOG generates total urban area transportation system-wide vehicle miles of travel (VMT). Total VMT were generated for each of the alternatives and the no-build conditions, in which development planned for the Westland property in the build alternative would be distributed throughout the urban area. The results of the VMT forecast are shown in Table 16.

Table 16 - Transportation Alternative Total Vehicle Miles of Travel (VMT)

Alternative	Total Urban Area VMT
118th St. Grade Separation	13,474,146
118th St. Interchange	13,475,995
98th St. Alternate Alignment	13,435,903
No Build Condition	13,571,681

These data supports the conclusion that the amount of travel and resulting CO emissions are similar with each alternative. The 98th Street Alternative Alignment appears to be slightly more efficient than the others, with less travel and emissions. The 118th Street Grade Separation Alternative appears to result in a very small decrease in total daily travel compared to the 118th Street Interchange Alternative. The MRGCOG's no-build forecast shows the highest total VMT. The data indicate that CO emissions from the Westland Master Plan development would be lower than if the same level of development was to occur in other locations distributed throughout

the urban area. The Westland property is located in a strategic location with direct access to the major transportation system and centers of activity in the urban area. The transportation system in the Westland Plan area has more reserve capacity and the Plan area is located closer to existing and future centers of employment and economic activity than many other comparable areas that could be developed in the future.

Within the Plan area, efforts were made to reduce the need for automobile travel and thus reduce air pollution. Pedestrian and bicycle trails are planned along the arterial streets and power transmission line corridors, providing connections to the regional trail system. Connections are also proposed from the interior neighborhoods in the Plan area through the network of open space to the regional trail facilities. The Master Plan would serve to implement the Trails and Bikeways Facility Plan, and enhance it through a well-conceived internal network of additional trails. The trail connections would create opportunities for multimodal travel and reduced reliance on the single occupancy vehicle.

The Master Plan includes multiple-use land development concepts that promote reduced travel. A mixture of residential development, employment, retail outlets, services, and institutional uses are proposed in conformance with the guidelines for Planned Communities and Master Plans. These mixed land uses will encourage reduced travel time and distance by allowing people to live near their places of employment, shopping, schools, and other facilities. The Plan is intended to encourage a self-reliant community with reduced travel demand and lower regional emissions.

Multimodalism, community self-reliance, and lower regional air emissions can all be facilitated by compatible subdivision design. An interlocking road system design minimizing, but not prohibiting, cul-de-sacs will reduce out-of-the-way trips, and promote non-vehicular, transit, and pedestrian oriented development. Access to

the regional trail system should be enhanced by subdivision designs which will allow cul-de-sacs and perimeter walled subdivisions, as long as they have non-vehicular connections.

Appropriate, site-specific Traffic Impact Studies and Air Quality Impact Assessments shall be prepared for individual development proposals as required. Approval of these studies by the appropriate authority shall be required prior to subdivision. Major changes in land use which increase trip generation or change distribution may trigger the need to update the Air Study based upon conformity.

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VI. UTILITY SERVICE STRATEGY

Westland Development Co., Inc. has been working closely with the Bernalillo County Public Works Department over the last several months regarding utility services for the Master Plan area. Bernalillo County hired Leedshill-Herkenhoff in 1995 to prepare a Water and Wastewater Feasibility Study, which was completed in April, 1996 and adopted by Bernalillo County Commission. This study demonstrates the feasibility for the County to provide water and sewer services to the Westland Master Plan area. Rather than duplicate these studies here, these documents outline the service strategy and should be considered as a supplement to this Master Plan.

There are three volumes to the feasibility study. Volume I is the Feasibility Analysis, Volume II is the Technical Appendices, while Volume III is the Action Plan. Each volume was completed in April, 1996 by Leedshill-Herkenhoff, Inc.

Exhibit 12 on Page 49 shows the phasing plan for the Westland Master Plan area that shall be followed for utility development. Both the water and sanitary sewer system shall be developed by Bernalillo County according to City of Albuquerque standards and in a manner that is compatible with the City water and sewer systems to the east.

Water Utilities

Existing Conditions

The Master Plan area encompasses all of Zones 3WR, 4W, 5WR, 6W and portions of 2W and 7W, lying west of Paseo del Volcan (see Exhibit 4 - Utilities). The eastern boundary of the Master Plan is approximately the eastern boundary of Zone 3WR. The Plan area is included in the area to be serviced by the College Trunk.

With the advent of the Petroglyph National Monument and the Volcano Park, the area to be serviced by the College Trunk is much smaller than anticipated.

Proposed Conditions

The Master Plan proposes several service options. These include the following:

- An expansion of Zone 6W south to Interstate 40 be included.
- All of new Zone 7W from Interstate 40 north to the north boundary of the Master Plan area be included. Zone 7W would be bounded on the east by an elevation of 5715', and on the west by an elevation of 5830'. The zone would be serviced by an elevated reservoir with an overflow elevation of approximately 5945', and a companion ground storage reservoir with an overflow elevation of approximately 5830. The elevated tank would provide the pressure for servicing the zone. The ground storage reservoir would provide the major components of storage and would also provide the required storage and pressure for zones 6W and 5WR to the east.
- Due to the low densities of development within Zone 5WR, it is proposed that this zone remain a reduced pressure zone, serviced by the ground storage reservoir constructed within Zone 7W. Zone 5WR has always been considered a reduced zone. This concept would require only the ground storage reservoir within Zone 7W to provide permanent service to pressure zones 6W and 5WR by gravity and to zone 7W when used in conjunction with the elevated storage tank.
- An additional ground storage reservoir would be constructed within Zone 5WR to service Zone 4W and 3WR.

- Ultimately, the future reservoir in Zone 5WR and Zone 7W would be required to service the ultimate build out of the Master Plan area. Associated pump stations at the College Reservoir, the Zone 5WR reservoir and the Zone 7W reservoir would be needed. Major trunk lines connecting these facilities as well as north/south upper and lower zone lines along each pressure zone boundary would be required. A phasing plan for these facilities has been developed along with the Master Plan.
- In the event that water supply to the plan area is not provided by the City's water system, but by a system that requires arsenic removal treatment, all costs of arsenic treatment shall be borne by the applicant, the water provider, or the eventual customers of the water system serving the plan area. These costs shall not be subsidized by the City of Albuquerque taxpayers and water rate payers.

Phasing Considerations

Due to the elevations of the property, it may be more advantageous to begin development within the upper portions of Zone 3WR and all of Zone 4W, as well as extensive industrial development within Zone 7W along the corridor defined by the Double Eagle Airport Access Road. In order to allow for development across the entire Master Plan area, the proposed phasing scheme for the water system should allow this and not jeopardize the integrity of the uses proposed in the Plan. This approach will also maximize gravity flow of water resources within the Plan area.

The phasing scheme would consist of constructing the ultimate elevated storage reservoir and ground storage reservoir within Zone 7W. The east/west trunk lines would be constructed as required across the Master Plan area through all of the zones. Appropriate pressure reducing stations along the trunk line would feed the individual zones requiring service. These PRV Stations

would be equipped with flow meters and data recording and transmission devices that would allow the usage in each of the zones to be closely monitored so that the demands in each zone can be observed over time and recorded for use in determining the timing of future expansion needs within the water system.

Once the demands within Zone 3WR through 7W have reached that capable of being serviced by the reservoir in Zone 7W, the reservoir in Zone 5WR would then be constructed. All initial wells would be drilled and completed in the area defined by Geohydrology Associates (see Exhibit 9 - Geohydrology) and pumped directly to the ground storage reservoir within zone 7W through the required series of pump stations. After the construction of the 5WR reservoir, pumping requirements will more closely mirror those in other parts of the City, and water sources presently being studied and defined by on-going County efforts can be incorporated in plans for servicing the Master Plan area. The Master Plan process will define the maximum densities within each zone that will allow for the master planning and phasing schemes to be developed along the College trunk for service to Zones 3WR through 7W.

Water Conservation Concerns

As required by code, all of the fixtures and facilities to be constructed within the Plan area will meet existing water conservation standards. Landscaping guidelines have been developed (Chapter VIII) that will provide guidance to ensure that conservation is a major element in the design of the aesthetics of the project. Other water conservation techniques that are developed and adopted by the County will be incorporated into the Master Plan criteria as they are adopted. Until this happens, City of Albuquerque water conservation policies will apply to development in the Westland Master Plan area.

Per capita water consumption within the Westland Master Plan are targeted at 150 gallons per day, a figure consistent with the City of Albuquerque's goal. This represents a 32 percent reduction from the assumptions made in the feasibility study for the amount of acre feet needed to serve the project annually.

Sewer Utilities

Existing Conditions

An existing 48" City of Albuquerque line located east of the Plan area could be utilized with the cooperation of the City. This system has been sized to accept the flows up to approximately 98th Street and potentially farther east along Interstate 40. An analysis of this system was prepared by the City of Albuquerque in the recent past and is available as base data to view the impacts of the Plan.

Proposed Conditions

Based on the densities developed within the Plan area, the County's feasibility study proposes that a waste water treatment facility be located at the east boundary of the Master Plan area with the ability to use the grey water effluent to irrigate nearby parks and golf course facilities.

If and when annexation to the City of Albuquerque occurs, wastewater treatment shall be pursuant to a development agreement approved by the City.

Phasing Considerations

As stated previously, the market forces and configuration dictated by the transportation elements within the Master Plan would indicate that the eastern portion of the Plan area between Unser Boulevard and 98th Street, and the area along the Double Eagle Airport access road will be the first areas of the plan to develop. It is proposed that all of the sanitary sewage be directed to the waste water facility.

Another option may be available that would utilize the existing private sewer outfall for the Tierra West development south of Central Avenue and east of Paseo del Volcan. Westland Development Co., Inc. would have to limit land uses for areas that can be serviced by the outfall to allow sewage flow from north of Central to go into it. This would allow development in the Paseo del Volcan/I-40 area .

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VII.DRAINAGE MANAGEMENT PLAN

Project Overview

The Westland Plan area lies within the Amole and Ladera Watershed, which includes the Ladera Drainage system that consists of 15 detention ponds. These ponds divert flows to the east toward the Rio Grande. Previous studies by AMAFCA and the City of Albuquerque have determined that the Ladera Drainage System is deficient for existing and developed conditions.

The intent of the Westland Drainage Management Plan is to evaluate drainage alternatives and make recommendations to AMAFCA that will allow AMAFCA to identify the most economically feasible drainage solutions for the involved watersheds. The soil types and hydrological conditions dictate the need for hardlined channel treatments in some areas. AMAFCA is the lead agency on the current detailed drainage management plan that will be reviewed and adopted by the AMAFCA Board of Directors and will cover an area larger than the Plan area boundaries.

This Plan is evaluating several alternatives including upgrading the deficient dams in the existing Ladera system, constructing a new drainage diversion along Interstate 40, constructing the Ladera West Dam in the Petroglyph National Monument, and providing diversions from the Ladera System to the West Bluff Outfall. A coordinated effort will take place with AMAFCA for basin-wide alternatives in the Drainage Management Plan which include areas outside of the Plan area. AMAFCA has contracted with Bohannon-Huston, Inc. to prepare the Drainage Management Plan. The Westland Master Plan shall comply with the results of this effort.

This plan will also be subject to "Westland Sector Development Plan - Appendix D, Drainage" with Engineer's stamp dated June, 1995 as approved by City Hydrology correspondence dated July 31, 1995, and by AMAFCA correspondence dated August 8, 1995.

Previous Drainage Studies

The watersheds of West Bluff, Ladera, and Amole have been previously evaluated by a number of drainage studies and master plans. The following lists the major drainage studies performed in the affected watersheds:

- Design Report for the Ladera Storm Drainage Diversion and Detention System, June 1979 by Boyle Engineering Corp.
- West Bluff Drainage Plan, January 1987 by Andrews, Asbury, and Roberts.
- Feasibility Report of Alternatives, West Bluff Storm Sewer Outfall, September 1987 by Bohannon-Huston, Inc.
- Northwest Mesa Drainage Management Plan, October 1989 by Scanlon & Associates, Inc.
- Ladera Diversion to West Bluff Outfall Drainage Study, July 1989 by Bohannon-Huston, Inc.
- Far Northwest Drainage Management Plan, March 1986 by Bohannon-Huston, Inc.
- Amole Arroyo-Westgate Dam Drainage Management Plan, October 1993 by Scanlon & Associates.

The Ladera Diversion to West Bluff Outfall Study assembled an AHYMO model of both the Ladera and West Bluff Watersheds. This report favorably evaluated the possibility of diverting a portion of the flows from the Ladera System to the West Bluff System. At present the Ladera System outfalls from Dam 15 (Ladera Golf Course) through a storm drain into the San Antonio Arroyo where outfall is severely limited. The impact of the new hydrology and unaccounted for drainage areas upstream has shown that the Ladera System is under capacity.

The Amole Arroyo-Westgate Dam Drainage Management Plan determined that the Westgate Dam and the Interstate 40 crossing structures were under capacity for developed conditions. AMAFCA's adopted recommendation from this report was to add two additional detention ponds upstream of Interstate 40 and outflow these ponds to the proposed Interstate 40 Interceptor. The amount of flow to be diverted is to be determined by the AMAFCA study.

The Interstate 40 Interceptor Drainage Management Plan will need to assemble into one AHYMO model the Amole, Ladera, and West Bluff Watersheds. The separate models developed from previous studies (Amole Arroyo-Westgate Dam Drainage Management Plan and Ladera Diversion to West Bluff Outfall Drainage Study) can be supplied by AMAFCA. The models can be updated to reflect the hydrology methodology currently adopted by the community in the DPM Section 22.2 Hydrology, January 1993. The Interstate 40 Interceptor Study is expected to be undertaken beginning in May 1995 and completed in approximately one year.

Conceptual Drainage Management Plan: Summary

The drainage study prepared for the Westland Master Plan (Appendix D) included a comprehensive hydrologic AHYMO output of the Plan area that identifies peak flows, channel sizes,

and drainage rights of way as per the DPM. Maximum flows from off-site and on-site basins have been identified and the types of drainage system improvements are recommended. Appendix D contains tables with the results of the model, including:

- Land treatment types;
- Summary of treatment types, time to peak, runoff volume, and peak discharge for each basin;
- Summary of runoff volume, peak discharge and drainage area for existing and developed conditions; and,
- Listing of runoff, volume and peak discharge at key analysis points in the Ladera Watershed.

Conclusions from the hydrology analysis include:

- Detention pond #12 would be severely over capacity for the fully developed conditions with a peak flow of approximately 6390 cfs. This flow needs to be attenuated either upstream or at Dam #12 by increasing the size of detention storage.
- The total flow from the portion of the Amole System in the Plan area at Interstate 40 is approximately 2650 cfs. This flow will be reduced and slowly released when the proposed AMAFCA detention facilities are constructed.
- The four drainage basins between the existing Ladera System and Interstate 40 combined produce a peak flow of approximately 1500 cfs. This combined flow will exceed the capacity of the proposed Interstate 40 Interceptor, and combined with other downstream flows, exceeds the capacity of West Bluff Outfall structure. These flows will need to be attenuated prior to outfalling into the proposed Interstate 40 Interceptor.

Potential drainage solutions include:

- Ladera West Dam - Construct a dam within the Petroglyph National Monument behind the southern tip of the escarpment.
- Ladera Diversion to the West Bluff - Construct a diversion facility to divert a portion of the flow from the Ladera System to the proposed Interstate 40 Interceptor.
- Amole Diversion to West Bluff - Construct a diversion facility to divert a portion of the flow from the Amole System to the proposed Interstate 40 Interceptor.
- Amole Detention Ponds - Recommend the ultimate size of the proposed dams recommended from the Amole Arroyo-Westgate Dam Drainage Management Plan.
- Ladera Dams 11 & 12 - Combine and upsize these existing Ladera Dams.

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VIII. DESIGN GUIDELINES

Introduction

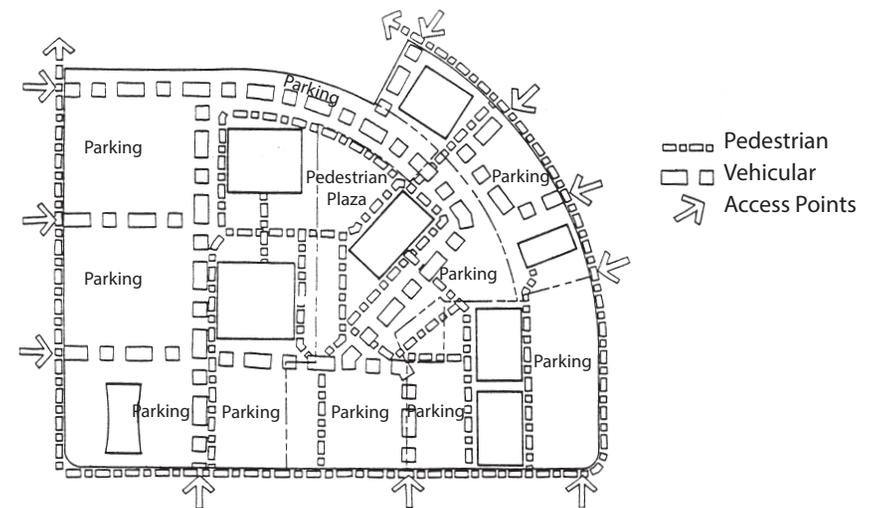
The Westland Master Plan recognizes the importance of creating design guidelines that promote and foster a sense of cohesiveness within the community while remaining consistent with affordable housing efforts City-wide. The purpose of these design guidelines is to provide a flexible framework for community design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all site development plans must adhere to. The desired character of design features common to the community such as grading, landscape, signage, lighting, walls, and architecture are expressed in these guidelines. A Design Review Committee selected by Westland Development Co., Inc. will evaluate how well each site development plan submitted for approval meets these objectives. Bernalillo County and/or COA will have final review per site standards.

The design guidelines listed below have been established to set standards for development of community systems and private land uses within the Plan Area. These guidelines will be administered by the Design Review Committee.

A. Site Design

A primary focus in site design will be the creation of a community that is pedestrian oriented. Site development plans shall include circulation diagrams that illustrate pedestrian circulation within the site, pedestrian connections from adjacent sites, and coordination with vehicular circulation systems with the intent of minimizing potential conflicts.

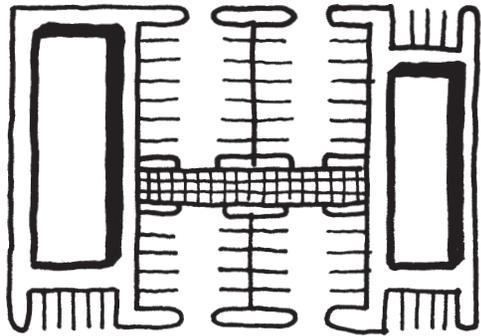
The relationship of building to street contributes to how the environment is perceived and experienced and as such is an important design issue to consider in site planning for all types of land uses.



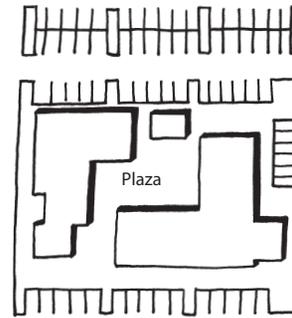
Example of a circulation diagram illustrating pedestrian and vehicular circulation on a commercial site.

1. Commercial and Industrial

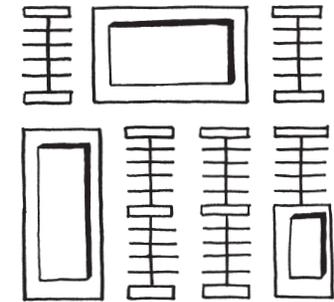
- All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. At least one continuous pedestrian walkway shall be provided between the sidewalk adjacent to the roadway and building entry. Providing enhanced paving treatments connecting parking areas to main building entries is encouraged for visually denoting crosswalks to approaching vehicles.
- With the exception of shopping centers, the use of the front yard area for primary off-street parking is discouraged. Locating primary parking, service, storage, and loading area to the rear of buildings is encouraged. If located in the front yard area, these uses shall be screened from view with landscaping and/or walls designed to be compatible with the building's architectural style, color, and materials.



Enhanced paving treatments connecting parking to main entries.



This

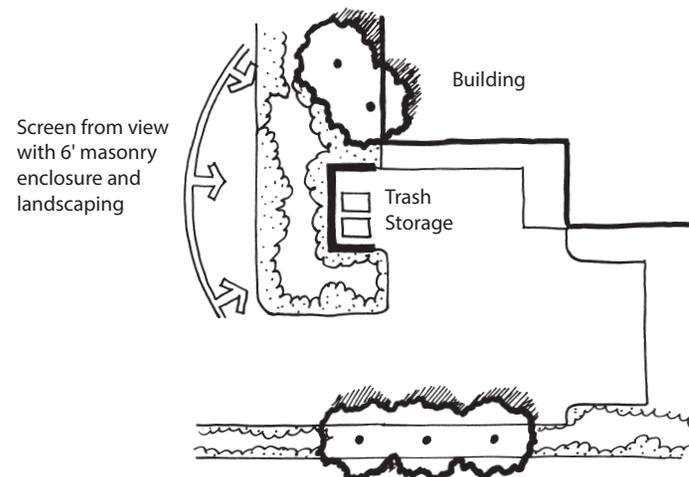


Not This

Structures clustered to form outdoor rooms or plazas.

- Structures should be clustered whenever possible. Clustering of structures creates pedestrian plazas and other types of “outdoor rooms” that are particularly well-suited to New Mexico’s temperate climate. These “outdoor rooms” should provide pedestrian amenities such as shade, benches, fountains, bike racks, trash receptacles, etc.
- Entries to the site from major arterials should be located on side streets in order to minimize pedestrian/vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.
- Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over one expansive parking lot.

- No refuse storage/collection areas will be allowed to be sited between any street or building front. Refuse collection areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.



Trash collection and storage areas enclosed and screened from view.

- A variety of building and parking setbacks should be provided in order to avoid long, monotonous building facades.
- Buffers shall be provided where industrial uses are adjacent to non-industrial uses. Buffering techniques using a combination of setbacks, landscaping, walls, and grade changes will help mitigate the negative impact of industrial operations. Plant materials used for buffering should be predominantly evergreen species.
- Large commercial parking fields shall be shared with other users such as government uses, churches, etc.

2. Town Center

The design guidelines for the town Center includes the commercial design guidelines in the preceding section and the guidelines detailed below.

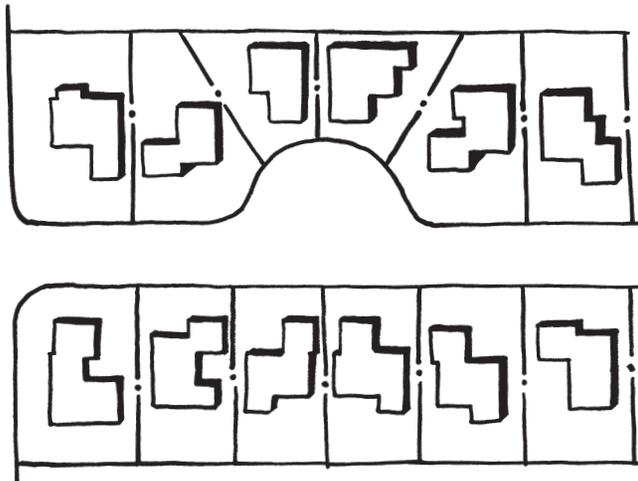
The Town Center will be the heart of the Westland community. The most positive aspects of the development will be focused into this centralized area. Mixed use housing shall be encouraged in the Town Center. Residents living in the Town Center will not need to travel far to satisfy many of their basic needs. Civic services including a library, post office, schools, churches, synagogue, and meeting hall should be located in the Town Center. Medical facilities including an urgent care center, grocery stores, financial institutions, and daycare centers should be located close by. Restaurants, theaters, and a small outdoor amphitheater will offer evening entertainment to the residents and other visitors.

- Power centers and stand alone retail boxes shall be discouraged in the Town Center. These uses are more appropriate in an I-P zone.
- Drive-thru services shall be discouraged in the Town Center.

Plaza

The Town Center will be developed with a traditional Spanish plaza area. This area is intended to be an enjoyable place to visit for residents and visitors alike. It will be developed on an eight to ten (8-10) acre site, with one (1) acre dedicated to a centralized plaza/park. The plaza should be heavily vegetated and provide opportunities for small gatherings and outdoor performances. The buildings in this area should be oriented inward towards the plaza.

- The design of the plaza area shall be very pedestrian oriented. The goal is to separate pedestrians from vehicular circulation and parking. Sidewalks in the main pedestrian corridors shall be a minimum of eight (8) feet in width. Courtyards, placitas, cafes, and other types of passive outdoor spaces should be provided.
- Streets should be laid out with one predominant orientation, perpendicular to the main pedestrian corridors. Narrow, irregular street alignments is one technique to help slow traffic flow through this area.
- The buildings in the plaza area should be small scale and predominately one (1) and two (2) stories. Residential uses on the second floor of retail buildings are encouraged. Building fronts should incorporate portals for pedestrian comfort. Interior walkways between buildings should also be created through careful site planning.
- The plaza area shall be densely vegetated with thirty percent (30%) of the net site area allocated to landscaping.



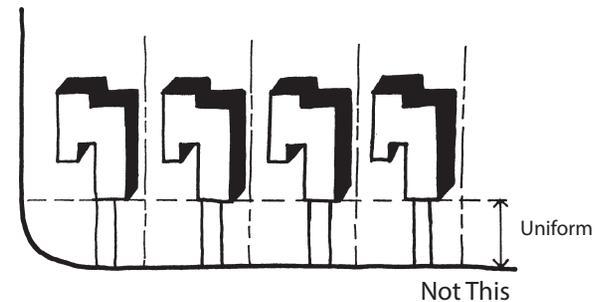
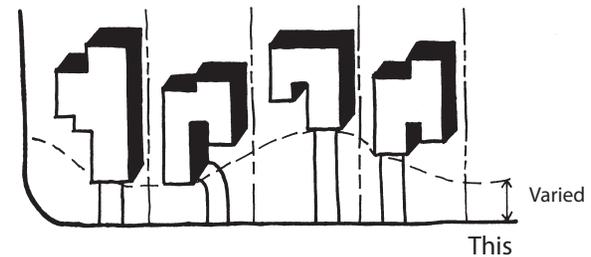
Knuckles provide variety and visual interest in the streetscape.

3. Residential

Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

- On long, straight roads, knuckles or cul-de-sac are encouraged to provide variety and visual interest in the streetscape.
- Uniform front yard setbacks in residential areas should be avoided. Varied setbacks add visual interest and avoid creating a tunnel effect. No more than three (3) structures in a row should have the same front yard setback.
- Varying the placement and orientation of garages also helps to avoid the creation of a monotonous streetscape visually

dominated by garage doors. The visual impact of garage doors may be minimized by placing them even with the house fronts, rather than projecting out from the house. Side-entry garages may be used for wide lots (including corner lots) or on narrow lots if the garage is extended in front of the home creating an ell shape. No greater than three (3) houses in a row should have the garage doors parallel to the street.



Use varied setbacks to avoid creating a tunnel effect.

- Pedestrian openings at the end of cul-de-sacs or openings in perimeter walls are simple techniques that can be used to achieve connection between subdivisions or commercial areas.

B. Views

The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features, identified in this Plan, should be retained and enhanced through the methods described below.

- The visual impact of built forms on the natural landscape should be minimized. Though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style. Rooftop mechanical equipment shall be screened from streetview (See Architectural Style section for specific guidelines).
- On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.

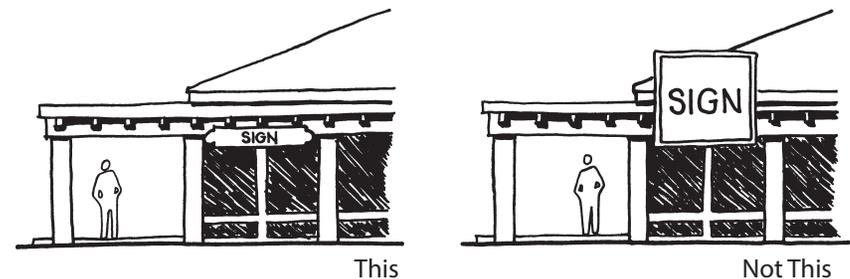
C. Signage

Signage should enhance the overall attractive character of the community, as well as provide information and direction to residents and visitors. A common design theme for signage in the Plan Area will enhance the Westland Community image.

Application for sign approval to the Design Review Committee shall be accompanied by scaled, dimensioned drawings. The drawings shall delineate the size, shape, color, lettering, lighting, and position in relationship to the structure or location where it will be displayed.

General Guidelines:

- Pursuant to the condition placed on development within the Westland North Plan Area by the City Council, residential streets shall not be more than 32 feet in width.
- Avoid too many different colors on a sign. Too many colors can be confusing and usually fails to communicate the intended message.
- There should be a significant contrast between the background and the text. If the colors are too close in value or hue the sign will be difficult to read.



Signs should be compatible with the architectural features of the building.

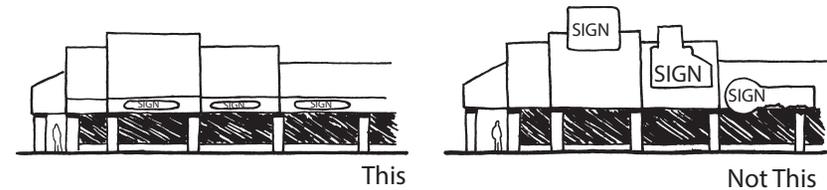
- Avoid overly ornate or intricate typefaces - they are difficult to read.
- Minimize the amount of words on a sign. A brief message is easier to read and is usually more attractive.
- Avoid signs with unusual shapes. The viewer's attention will tend to focus on the shape instead of the message the sign was intended to convey.

- Letters should not appear to occupy more than seventy five percent (75%) of the sign area. The sign is harder to read if the type takes up too much of the sign area.
- Pedestrian-oriented signs should be smaller than vehicle-oriented signs. A pedestrian oriented sign is usually read from a distance of fifteen (15) to twenty (20) feet.
- Building wall signs should be compatible with the predominant visual features of the building. Where there is more than one (1) sign, all signs should be complementary to each other in the following ways:
 - Type of construction materials
 - Type size and style
 - Shape of sign
 - Method used to support sign
 - Configuration of sign area

1. Commercial and Industrial

Monument-type signs are encouraged for business identification. Signage should be designed to blend with the surrounding landscape.

- Where several tenants occupy the same site, individual wall mounted signs are appropriate in combination with a monument sign identifying the development and address.
- Sign color, material, and placement shall be compatible with the building it identifies.



Avoid unusual shapes. Signs should complement the building's architecture.

- Signs that flash, blink, move, or have audible sound are not permitted. Portable or roof top signs are not permitted.



Directional signs should provide general public information and blend in with the landscape.

- No off-premise signs except the following exceptions are permitted in the Westland Plan Area. The exceptions are as follows:
 - Traffic safety signs
 - Street signs
 - Location markers or directory maps (limited in height)



Providing attractive entryway signage is one method for promoting a sense of neighborhood identity.

2. Residential

Entryway signage shall be developed for each residential area to foster an unique sense of neighborhood identity.

- Monument-type signs are the preferred alternative for entryways. Landscape materials should be provided at the base of monuments.

D. Lighting

One of the attributes of the West Side most appreciated by residents is its “dark sky”. The objective of the lighting guidelines therefore is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area.

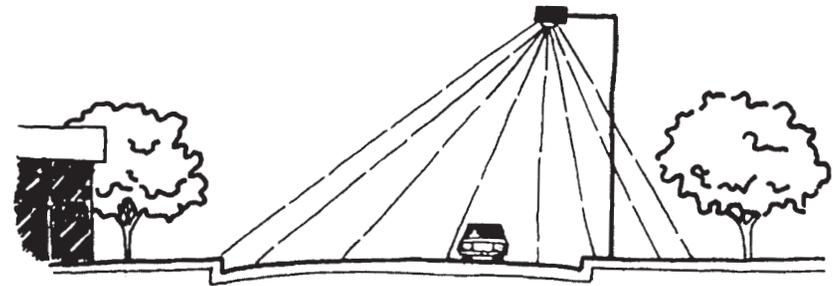
Careful attention to lighting detail will contribute to the sense of a cohesive community image. Lighting design and features will differ according to the land use. In all cases, light fixtures and standards shall conform to state and local safety illumination standards.

1. Street Lighting

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks.

The maximum height of street light fixtures shall be thirty (30) feet, unless otherwise required by the County and/or Engineer.

- Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.



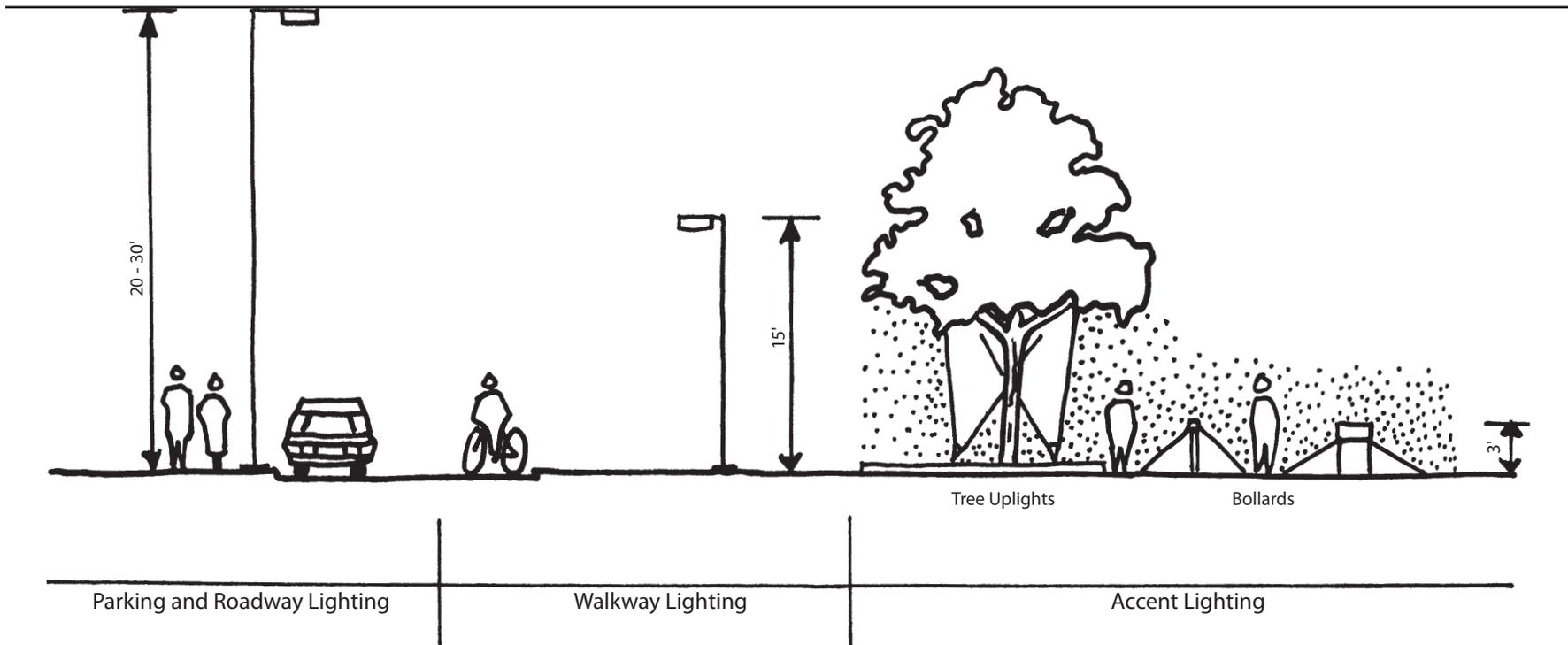
Street lights should be designed for vehicular and pedestrian safety while preventing excessive light spillage onto adjacent properties.

- Cobra head fixtures should not be used for street lighting. Metal halide or low-pressure sodium lights are recommended.

2. Parking Lot and Building Exterior Lighting

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, and pathways. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

- The design of the lighting fixtures should be compatible with the architectural features of the main structures on-site.
- Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The maximum height of parking lot lights shall be twenty to thirty (20-30) feet.
- Building entrances should be well lit.



3. Pedestrian Lighting

Lighting should be pedestrian oriented in districts with high pedestrian movement, such as the Plaza area. Bollard or wall pocket lighting is encouraged along Plaza sidewalks and other public areas.

- Pedestrian lighting should not exceed fifteen (15) feet in height.
- Bollard material and design shall be compatible with the adjacent buildings. Bollards should be no greater than three (3) feet in height. Shatter-proof coverings should be provided for bollards and other types of low-level lighting.

- Lighting may be used to accent certain landscape features. This type of lighting should be of a low-level intensity and only illuminate the intended landscape feature.

E. Landscape and Streetscape

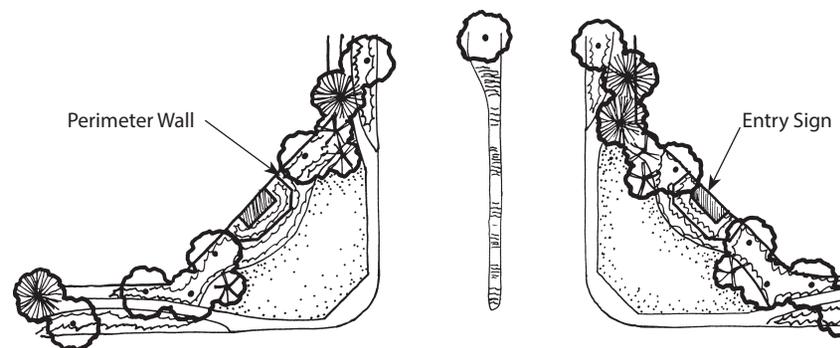
The key to creating a truly liveable and high quality environment will be the development of an overall landscape master plan. The environmental, as well as aesthetic, value of landscaping in an arid region can not be overestimated. Landscaping should be used to frame views, as a buffer from noise or undesirable views, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to

control soil erosion, and enhance pedestrian and vehicular traffic and safety.

Recognizing the increased public awareness of water conservation, this Plan promotes the use of native and naturalized plant species that perform well in an arid environment. Major arterials shall be landscaped with native species and will serve as a demonstration project to the rest of the community. A Plant Palette and xeriscape principals of design are included in the appendices.

Special attention shall be given to landscaping the major entries to the Westland Community. Plant materials should be used to highlight these key areas with the intent of reinforcing the community image.

- Site development plans for commercial, industrial, office, and multi-family areas shall include a landscape plan that comprises twenty percent (20%) of the net site area.



Major entries should be highlighted with signage and landscaping.

- Proposed landscape plans should have a limited amount of turf area. Turf should be generally located in high pedestrian use areas. It should not be planted on slopes greater than 3:1. Turf shall not be allowed in any street medians within the Plan Area.
- If turf is to be used in non-pedestrian areas, it should be one or a combination of the drought tolerant grass species.

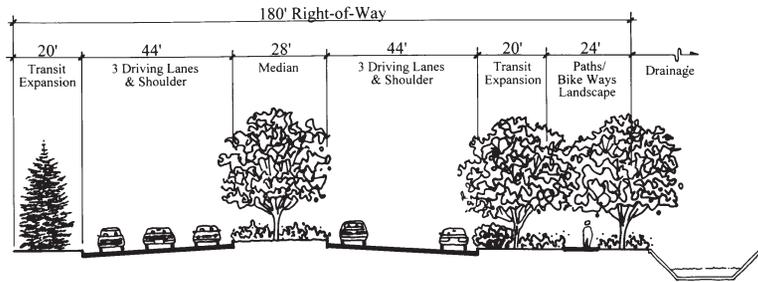
1. Streetscapes

Streetscape design is another key factor in determining neighborhood quality and liveability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and trash receptacles will help create an attractive community for residents and visitors. Ideally, Bernalillo County and/or COA is the entity to maintain the streetscape and its assorted amenities. This will be handled on a case-by-case basis.

A. Non-residential Streetscape

- Streets that are unduly wide serve as a barrier for pedestrian movement. Tapered intersections may be used as a technique to slow traffic as well as decrease the distance a pedestrian must cross to get from one side of the street to the other. In addition to increasing safety, this technique provides an opportunity for locating a cluster of street trees, benches, and other pedestrian amenities.

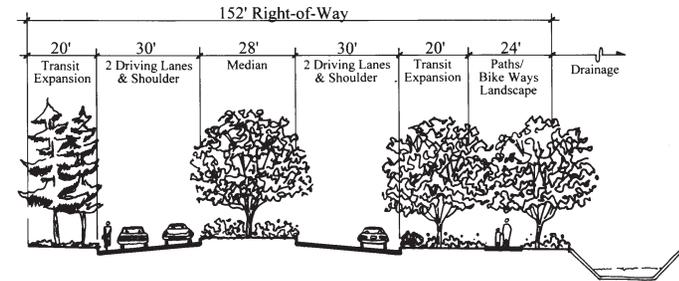
Principal Arterial



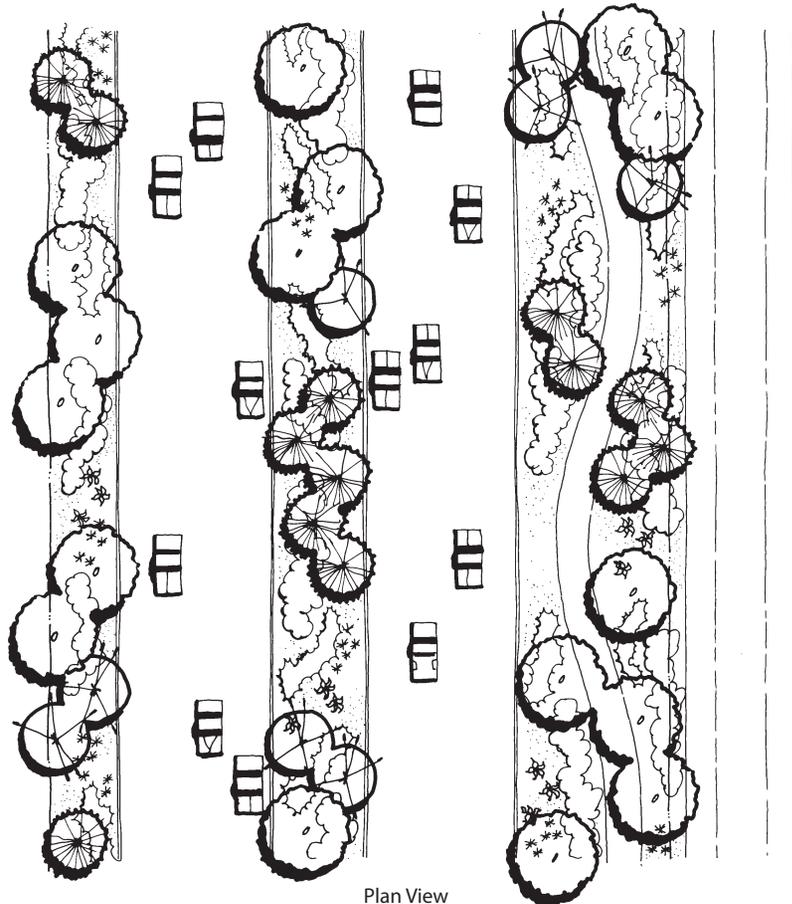
Cross Section

Note: Required width for drainage may vary based on actual conditions.

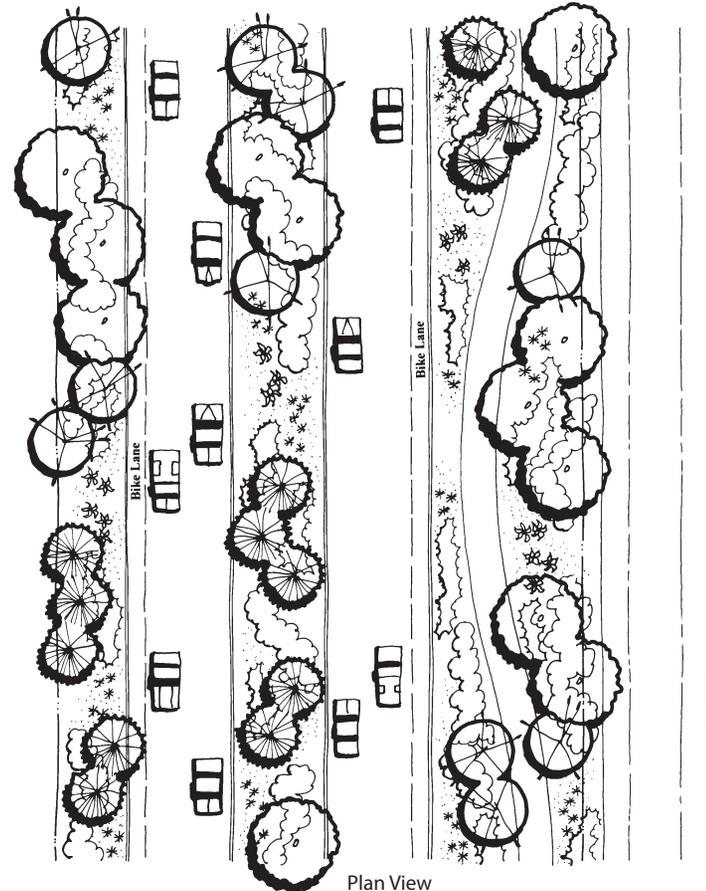
Minor Arterial



Cross Section



Plan View



Plan View

- Generally, sidewalks on residential streets shall be a minimum of four (4) feet wide. Sidewalks along arterials or adjacent to solid walls shall be a minimum of six (6) feet wide.
- A minimum landscaped area of ten (10) feet between the back of curb and the sidewalk shall be provided along all major arterials. The required landscaped area width may vary only where meandering sidewalks are planned. The landscaped area may be reduced to six (6) feet from the back of curb to the sidewalk if the sidewalk is designed to meander.
- Benches shall be provided along certain designated public rights-of-way in the Town Center to encourage pedestrian activity. They shall be amply shaded with trees and/or trellising. Metal mesh or wrought iron are the recommended construction materials for benches because they discourage graffiti vandals.
- One (1) street tree shall be planted for every thirty (30) linear feet along public right-of-ways. Street trees may be planted either in random clusters or uniformly placed along the street edge. Gaps between street trees that exceed fifty (50) feet are discouraged.
- As development of the Westland Community progresses, an attempt should be made to coordinate new street trees with existing street trees.
- The use of bicycles as an alternative mode of commuter transportation is promoted. Striped bicycle lanes, four (4) feet wide, should be provided on all minor arterials and collector streets.

B. Residential Streetscapes

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

- One (1) street tree per lot is required in all residential subdivisions (see Plant Palette for Street Trees in Residential Areas).
- Street trees shall be planted within twelve (12) feet of the curb.

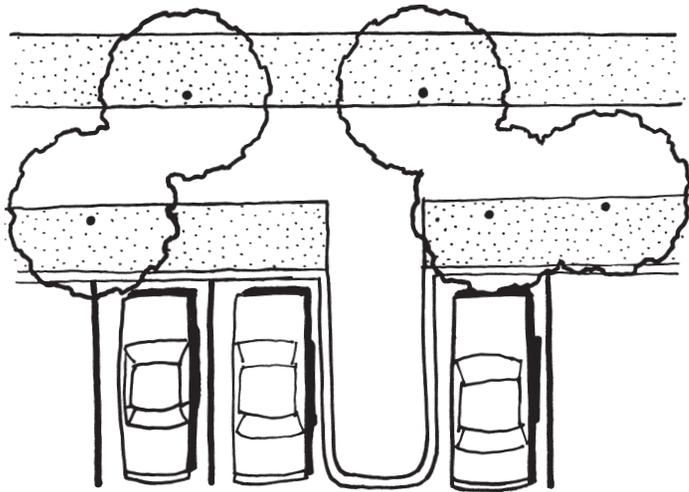
2. Parking Lots

- Parking lots shall be screened from view by providing a landscape strip between parking lots and public rights-of-way. The landscape strip provided shall be at least ten (10) feet in width. For large scale commercial development, the landscape strip may be required to be wider than ten (10) feet.
- Screening material shall be one or a combination of plant materials, walls, or earthen berming and shall be a minimum of three (3) feet in height.



Screen parking lots with one or a combination of plant materials, walls, or berms.

- Where practical, lowering the grade of the parking lot from the existing street elevation may aid in screening views of automobiles while enhancing the view of architectural elements of the structures beyond.
- A landscaped island shall be provided for every ten (10) parking spaces. Six (6) feet is the recommended minimum width to provide adequate planting space for trees and shrubs or parking lot lighting.
- One shade tree shall be provided for every ten (10) parking spaces, with no space being more than one hundred (100) feet from a tree.



Provide pedestrian links between parking spaces.

- Seventy-five percent (75%) of the required parking lot trees shall be deciduous and have a minimum mature height and canopy of twenty-five (25) feet.

F. Architectural Styles

The goal of the architectural guidelines are not to limit design creativity, but to provide the framework for high quality design. While architectural style is not restricted, certain common elements should be complementary to and enhance the community image. Generic franchise design shall be discouraged. Building design shall be contextual to land forms, adjacent buildings and the overall design guidelines of the master plan.

1. Building Materials and Colors

- The use of similar roof materials and colors aids continuity. Compatibility in roof design with adjacent buildings is encouraged.
- Metal may be used as a roofing material for commercial and residential structures. Metal roof shall be corrugated or standing seam and non-reflective. Roof colors shall be in shades of red, green, or silver.
- Exterior building materials shall be predominantly contextual in nature. Stucco, natural stone, split face CMU, and other appropriate materials of earth tone colors should be required for sixty-five percent (65%) of the building surfaces. Wood, stone, or brick may be used to accent architectural features. Glass will not be considered a finishing material for the purpose of these design guidelines.
- Exterior colors shall predominantly be in warm desert earth tones. Other colors may be used to accent architectural features such as entryways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

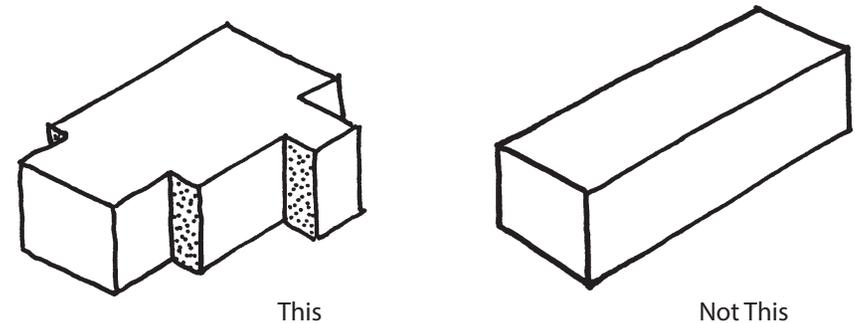
2. Residential

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

- Residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
- The second story should be limited to sixty-five percent (65%) of the building footprint and set back from the first story to eliminate the appearance of a two (2) story wall.

3. Commercial and Industrial

- Massive building forms are discouraged in favor of buildings which incorporate stepped floor elevations. Buildings should be designed that are more horizontal in nature than vertical.
- Rooflines visible from street view should not run in a continuous plane for more than fifty (50) linear feet without offsetting or jogging the roof plane. Masard roofs should wrap around the entire perimeter of the structure.
- Long, uninterrupted exterior walls should be avoided on all structures. Staggering of planes along an exterior wall provides relief from monotonous, uninterrupted expanses of wall.



Staggered planes along exterior walls of buildings create pockets of light and shadow and provide relief from monotonous, uninterrupted expanses of wall.

4. Walls

A consistent approach to wall design will provide an element of visual continuity in the Westland Community. Walls within a residential or commercial site shall be considered an integral part of the site/building design.

- The style, materials, and color of the wall should be complementary to the architecture of the building it is attached to.
- Masonry and stucco are the recommended primary building materials for walls in residential areas within public view from the roadway. Brick, wood, or ornamental iron may be used as an accent feature. Other fencing materials, such as chain link, welded wire, unfinished concrete, wood, and colored block may be used as long as they are not visible from the public roadway.
- To soften the horizontal mass of a continuous wall, the wall may be set back from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping. If this

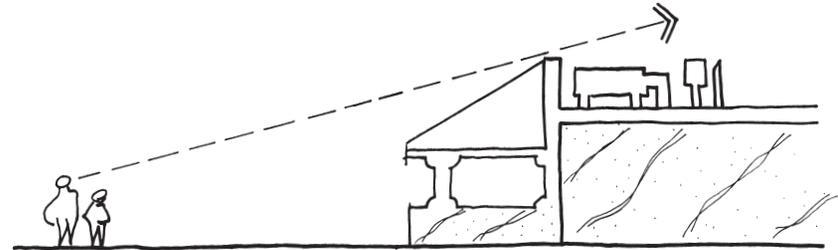
method is used, the wall should be set back from the sidewalk at a distance equal to its height. For example, if a six (6) foot wall is to be constructed adjacent to a sidewalk it should be set back from that sidewalk six (6) feet.

5. Undesirable Design Elements

- Large, blank, unarticulated wall surfaces
- Large, block like structures
- Chain link fencing parallel to a public street or in the front yard setback
- Concertina or barbed wire fencing
- Metal or aluminum siding
- Highly reflective materials and finishes
- Exposed, untreated precision block walls within street view
- Roofs that are illuminated or have highly reflective surfaces

6. Mechanical Equipment

- Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building's basic design, material, and color. The height of a screening element such as a parapet should be uniform around the entire structure.
- Mechanical equipment may be installed on the rear side of pitched roofs with the requirement that it is not visible from the roadway. The highest point of the equipment shall be equal to or below the roof ridge height.



Screen mechanical equipment from street view with an architectural element.

- Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials.

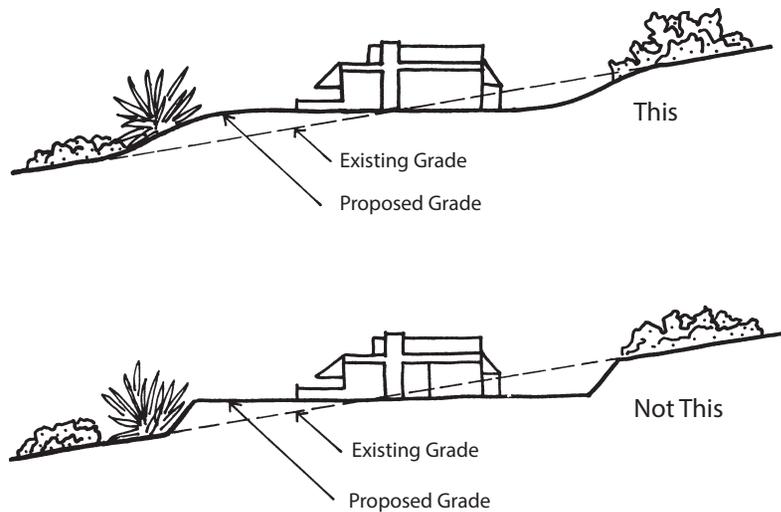
G. Antenna and Towers

- Freestanding cellular antenna and cell towers shall be discouraged. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

H. Grading

The natural topography of the area and significant vegetation should be preserved and incorporated into the site plans whenever feasible to save in grading costs and provide variation in the landscape.

- The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes shall be revegetated to prevent soil erosion.
- Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.



The transition between new grades and existing terrain shall be smooth and rounded.

- Grading for new roads shall run with the existing contours whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.
- Graded slopes, in conjunction with landscape materials and walls, may be used to help screen parking lots.
- Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls above six (6) feet.
- Rear-lot ponding on lots larger than one quarter (1/4) acre may be also be used to minimize grading and decrease street flows.

I. Drainage

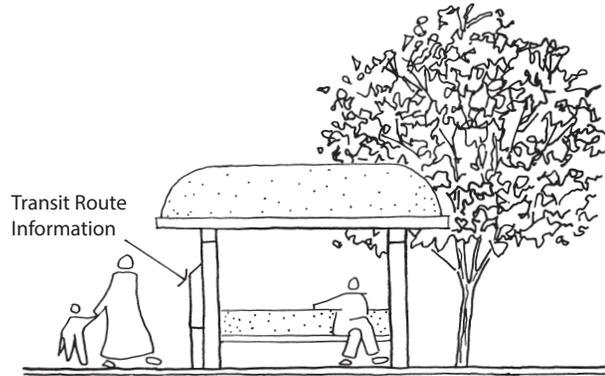
Due to their predominant west to east orientation, the arroyos in this area present an opportunity for their designated use as scenic corridors with spectacular views of the Sandia and Manzano Mountain Ranges. Arroyos should be viewed as a significant design feature to be incorporated into the site planning for new development. Joint development of drainageways and detention basins for open space and recreational use is encouraged.

- Arroyos and other natural drainageways should be preserved in their natural state, whenever possible. The use of rip-rap and native vegetation instead of concrete for lining drainageways is encouraged when feasible.
- On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, unattractive drainage facilities. Detention ponds and other water harvesting methods can be utilized to supplement landscape irrigation. Pursuant to the City DPM, there will be no credit for rear lot ponding.
- The use of rear yard alleys and pedestrian ways may be used for the conveyance of drainage.
- Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes.

J. Transit

Accessibility is the key to encouraging mass transit ridership. Transit stops that are centrally located and convenient to pedestrians should be provided. Pedestrian oriented mixed use developments, including conveniently located shopping, office

development, post offices, libraries, parks, recreational facilities, and residential uses, will help create an environment conducive to mass transit systems.



Transit stops should be centrally located and comfortably designed.

- Transit stops shall provide shelter, comfortable seating, and adequate lighting. Signage shall be provided to illustrate the routes that serve each transit stop.
- Trash containers and public telephones should be conveniently located. Safe and secure bike storage facilities are encouraged.
- The transit stop should be designed to blend with the architecture of the surrounding buildings.

K. Plant Palette

The plant palette provided below includes recommended street trees for residential areas, street trees for arterials and non-residential areas, and a general plant materials list.

Xeriscape principles of design should be used in landscaped areas to conserve water and minimize maintenance requirements.

Indigenous species or appropriate species of vegetations of a minimum of 40% shall be encouraged at all new private development and shall be required at all public development to preserve habitat and plant area.

Xeriscape Principles

- Plant materials with similar water and cultural requirements should be grouped together.
- Exotic plant species may be used sparingly. The majority of the plant materials selected should be native or naturalized species.
- Limit the amount of space designated for turf. Use native grasses as an alternative to exotic grass species.
- Mulches should be provided to reduce evaporation and watering requirements.
- Use water conserving irrigation equipment, such as bubblers and drip systems. Water deeply and less often rather than for short periods of time.

Street Trees for Residential Areas

A minimum of one street tree per residential lot shall be planted within twelve (12) feet of the curb. Other areas within residential lots may be landscaped with plant material from the General Plant Palette list.

Scientific Name

Fraxinus spp.
Gleditsia triacanthos
Koelreuteria paniculata
Pistache chinensis
Platanus spp.

Common Name

Ash spp.
Honeylocust
Golden Rain Tree
Chinese Pistache
Sycamore spp.

Street Trees for Arterials and Non-Residential Areas

The majority of these trees are drought tolerant species. The Ash and Honey Locust are included to provide variety and height in the landscape.

<u>Scientific Name</u>	<u>Common Name</u>
Chilopsis linearis	Desert Willow
Forestiera neomexicana	New Mexico Olive
Fraxinus oxycarpa	Raywood Ash
Gleditsia triacanthos	Honey Locust
Juniperus scopulorum	Rocky Mt. Juniper
Pistacia chinensis	Chinese Pistache
Pinus sylvestris	Scotch Pine
Pinus edulis	Pinon Pine
Robinia neomexicana	New Mexico Locust
Vitex agnus-castus	Chaste Tree

General Plant Palette

The following list of plants should be used in selecting plant material. Plants other than those listed below may be used subject to the approval of the Design Review Committee.

<u>Scientific Name</u>	<u>Common Name</u>
Large Deciduous Trees	
Carya illinoensis	Pecan
Catalpa speciosa	Catalpa
Celtis occidentalis	Hackberry
Fraxinus oxycarpa	Raywood Ash
Fraxinus pennsylvanica	Marshall, Summit, Patmore Ash
Fraxinus texana	Texas Ash
Fraxinus velutina	Modesto Ash

<u>Scientific Name</u>	<u>Common Name</u>
Gleditsia triacanthos var. inermis	Honey Locust
Gymnocladus dioica	Kentucky Coffee
Juglans major	Arizona Walnut
Juglans regia 'Carpathian'	Carpathian Walnut
Maclura pomifera	Osage Orange
Metasequoia glyptostroboides	Dawn Redwood
Pistachia chinensis	Chinese Pistache
Platanus wrightii	Arizona Sycamore
Populus acuminata	Lanceleaf Cotton- wood
Populus fremontii	Cottonwood
Quercus macrocarpa	Bur Oak
Quercus texana	Texas Red Oak
Robinia x ambigua	Idaho Locust
Robinia pseudoacacia	Black Locust
Tilia cordata	Littleleaf Linden
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Chinese Elm

<u>Scientific Name</u>	<u>Common Name</u>
Small Deciduous Trees	
Albizia julibrissin	Silk Tree
Celtis reticulata	Western Hackberry
Cercis canadensis	Eastern Redbud
Cercis occidentalis	Western Redbud
Cercis reniformis	Oklahoma Redbud
Chilopsis linearis	Desert Willow
Cotinus coggygria	Smoketree
Crataegus ambigua	Russian Hawthorn
Crataegus crusgallin 'Inermis'	Thornless Cockspur Hawthorn
Crataegus laevigata	English Hawthorn
Crataegus phaenopyrum	Washington Haw- thorn
Forestiera neomexicana	New Mexico Olive
Fraxinus cuspidata	Fragrant Ash

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<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>
Koelreuteria paniculata	Golden Raintree	Juniperus chinensis	"Spartan," "Hetzi Columnaris," "Keteleeri," Juniper
Malus species	Crabapple	Juniperus deppeana	Alligator Juniper
Melia azedarach 'Umbraciformis'	Texas Umbrella Tree	Juniperus monosperma	One-seed Juniper
Prosopis glandulosa	Honey Mesquite	Juniperus scopulorum	Rocky Mt. Juniper
Prosopis pubescens	Screwbean Mesquite	Juniperus virginiana	Hillspire Juniper
Prunus americana	American Plum	Picea pungens	Blue Spruce
Prunus armeniaca	Apricot	Pinus aristata	Bristlecone Pine
Prunus cerastifera	Purpleleaf Plum	Pinus edulis	Pinon Pine
Prunus virginiana	Chokecherry	Pinus flexilis	Limber Pine
Ptelea trifoliata	Hoptree	Pinus nigra	Austrian Pine
Pyrus calleryana	Ornamental Pear	Pinus sylvestris	Scotch Pine
Quercus gambelii	Gambel Oak	Quercus turbinella	Shrub Live Oak
Rhamnus cathartica	Buckthorn	Sequoia sempervirens	Coast Redwood
Rhus lanceolata	Prairie Flameleaf Sumac	Sequoiadendron giganteum	Giant Sequoia
Robinia neomexicana	Rose Locust	Taxus species	Yew
Sambucus mexicana	Mexican Elder	Thuja species	Arborvitae
Sapindus drummondii	Soapberry	Yucca elata	Soaptree Yucca
Sophora japonica	Japanese Scholar Tree	Yucca faxoniana	Palm Yucca
Sorbus aucuparia	European Mountain Ash	Deciduous Shrubs	
Vitex agnus-castus	Chaste Tree	Amorpha fruticosa	False Indigo
Ziziphus jujuba	Chinese Date Jujube	Anisacanthus thurberi	Hummingbird Trumpet
Evergreen Trees		Berberis thunbergii	Japanese Barberry
Abies concolor	White Fir	B. thunbergii 'Atropurpurea'	Redleaf Barberry
Cedrus atlantica	Atlas Cedar	B.t. 'Atropurpurea Nana'	'Crimson Pygmy' Barberry
Cedrus deodara	Deodar Cedar	Buddleia davidii nanhoensis	Dwarf Butterflybush
Cedrus libani	Cedar of Lebanon	Caesalpinia gilliesii	Bird of Paradise
Cercocarpus ledifolius	Curlleaf Mountain Mahogany	Caragana species	Peashrub
Cupressus arizonica	Arizona Cypress	Caryopteris clandonensis	Blue Mist Spirea
Cupressocyparis leylandii	Leyland Cypress	Ceanothus fendleri	Ceanothus
		Celtis pallida	Desert Hackberry

<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>
Chamaebatiaria millefolium	Fernbush	Prunus besseyi	Western Sand Cherry
Chaenomeles japonica	Flowering Quince	Prunus x cistena	Redleaf Plum Bush
Chrysothamnus nauseosus	Chamisa	Prunus tomentosa	Nanking Cherry
Cornus alba	Tartarian Dogwood	Psorothamnus scoparia	Broom Dalea
Cornus stolonifera	Redtwig Dogwood	Punica granatum	Pomegranite
Cotoneaster apiculatus	Cranberry Cotoneaster	Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn
Cotoneaster divaricatus	Spreading Cotoneaster	Rhus glabra	Smooth Sumac
Cotoneaster horizontalis	Rockspray Cotoneaster	Rhus glabra cismontana	Cutleaf Sumac
Euonymus alata 'Compacta'	Burning Bush	Rhus microphylla	Littleleaf Sumac
Fendlera rupicola	Cliff Fendlerbush	Rhus trilobata	Threeleaf Sumac
Forestiera neomexicana	New Mexico Olive	Rhus trilobata 'Prostrata'	Prostrate Sumac
Fouquieria splendens	Ocotillo	Ribes aureum	Golden Currant
Genista tinctoria	Summer Broom	Rosa foetida	"Austria Copper", "Persian Yellow", Roses
Hibiscus syriacus	Rose of Sharon	Rosa rugosa	Rugosa Rose sp.
Hippophae rhamnoides	Sea Buckthorn	Rosa woodsii	Woods Rose
Holodiscus dumosus	Rock Spirea	Salvia greggii	Cherry Sage
Ilex cornuta	'Burford' Holly	Shepherdia argentea	Silver Buffaloberry
Ilex wilsonii	Wilson Holly	Spiraea x bumalda	'Anthony Waterer' Spirea
Jasminum nudiflorum	Winter Jasmine	Spiraea japonica	'Little Princess' Spirea
Kolkwitzia amabilis	Beauty Bush	Spiraea prunifolia 'Plena'	Bridal Wreath
Lagerstroemia indica fauriei	Crape Myrtle	Spiraea vanhouttei	Bridal Wreath
Ligustrum vulgare	Common Privet	Symphoricarpos albus	Snowberry
Lonicera fragrantissima	Winter Honey-suckle	Symphoricarpos orbiculatus	Coralberry
Lonicera tartarica	Tartarian Honey-suckle	Syringa rothomagensis	Chinese Lilac
Parryella filifolia	Dunebroom	Syringa patula 'Miss Kim'	Korean Lilac
Parthenium incanum	Mariola	Syringa vulgaris	Common Lilac
Philadelphus cultivars	Mockorange	Viburnum carlesii	Korean Spicebush
Philadelphus microphyllus	Littleleaf Mockorange	Viburnum plicatum tomentosum	Mariesii Viburnum
Potentilla fruticosa	Shrubby Cinquefoil	Viburnum opulus 'Sterile'	Snowball Bush

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<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>
<i>Viburnum trilobum compactum</i>	Dwarf Cranberry-bush	<i>Cytisus scoparius</i>	Scotch Broom
<i>Vitex agnus-castus</i>	Vitex	<i>Dasyllirion wheeleri</i>	Sotol
<i>Weigela florida</i>	Weigela	<i>Elaeagnus pungens</i>	Silverberry
Evergreen Shrubs		<i>Ephedra viridis</i>	Mormon Tea
<i>Abelia grandiflora</i>	Glossy Abelia	<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita	<i>Euonymus kiautschovia</i>	"Manhattan" Euonymus
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	<i>Eurotia lanata</i>	Winterfat
<i>Artemisia cana</i>	Silver Sage	<i>Fallugia paradoxa</i>	Apache Plume
<i>Artemisia filifolia</i>	Threadleaf or Sand Sage	<i>Garrya wrightii</i>	Wright's Silk Tassel
<i>Artemisia tridentata</i>	Big Sage	<i>Genista hispanica</i>	Spanish Broom
<i>Atriplex canescens</i>	Fourwing Saltbush	<i>Hesperaloe parviflora</i>	Red Yucca
<i>Baccharis salicina</i>	Desert Broom	<i>Juniperus chinensis</i>	"Ames", "Blue Point", "Fruitland", "Hetzii Glauca", "Pfitzer"
<i>Berberis gladwynensis</i>	"William Penn" Barberry	<i>Juniperus horizontalis</i>	"Sargent", Juniper "Wilton Carpet", "Gray Carpet"
<i>Berberis haematocarpa</i>	Algerita		Juniper
<i>Berberis mentorensis</i>	Mentor Barberry	<i>Juniperus sabina</i>	"Arcadia", "Buffalo", "Scandia", "Tam" Juniper
<i>Cercocarpus montanus</i>	Mountain Mahogany		"Blue Carpet" Juniper
<i>Cotoneaster buxifolius</i>	Grayleaf Cotoneaster	<i>Larrea tridentata</i>	Creosotebush
<i>Cotoneaster congestus</i>	Pyrenees Cotoneaster	<i>Lavandula angustifolia</i>	English Lavender
<i>Cotoneaster dammeri</i>	"Coral Beauty", "Eichholz", "Low-fast" Cotoneaster	<i>Ligustrum japonicum</i>	Waxleaf Privet
<i>Cotoneaster lacteus</i>	Parney Cotoneaster	<i>Mahonia aquifolium 'Compacta'</i>	Oregon Grape
<i>Cotoneaster salicifolius</i>	Willowleaf Cotoneaster	<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Cotoneaster salicifolius repens</i>	Dwarf Willowleaf Cotoneaster	<i>Nandina domestica</i>	Nandina
<i>Cowania mexicana</i>	Cliffrose	<i>Nolina microcarpa</i>	Beargrass
		<i>Nolina texana</i>	Beargrass

Scientific Name	Common Name	Scientific Name	Common Name
<i>Opuntia clavata</i>	Dagger Spine Cholla	<i>Arabis alpina</i>	Mountain Rockcross
<i>Opuntia imbricata</i>	Cholla	<i>Argemone squarrosa</i>	Prickly Poppy
<i>Opuntia phaeacantha</i>	Prickly Pear	<i>Armeria maritima</i>	Thrift
<i>Photinia fraseri</i>	Photinia	<i>Artemisia abrotanum</i>	Southernwood
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	<i>Artemisia frigida</i>	Fringed Sage
<i>Purshia tridentata</i>	Antelope Bitter- bush	<i>Artemisia ludoviciana</i>	Prairie Sage
<i>Pyracantha lelandii</i>	Firethorn	<i>Artemisia pontica</i>	Roman Wormwood
<i>Raphiolepis indica</i>	India Hawthorn	<i>Artemisia stelleriana</i>	Beach Wormwood
<i>Rosmarinus officinalis</i> 'Prostratus'	Prostrate Rosemary	<i>Artemisia x 'Powis Castle'</i>	"Powis Castle" Wormwood
<i>Salvia dorrii</i>	Desert Sage	<i>Asclepias tuberosa</i>	Butterflyweed
<i>Santolina chamaecyparissus</i>	Lavender Cotton	<i>Aster novae-angliae</i>	Aster
<i>Spartium junceum</i>	Spanish Broom	<i>Baileya multiradiata</i>	Desert Marigold
<i>Vauquelinia californica</i>	Arizona Rosewood	<i>Berlandiera lyrata</i>	Chocolate Flower
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	<i>Callirhoe involucrata</i>	Poppy Mallow
<i>Yucca baccata</i>	Datil	<i>Calylophus sp.</i>	Sundrops
<i>Yucca glauca</i>	Soapweed	<i>Campanula carpatica</i>	Carpathian Hare- bells
Herbaceous Perennials and Annuals		<i>Campanula rotundifolia</i>	Harebells
<i>Abronia sp.</i>	Sand Verbena	<i>Castilleja sp.</i>	Indian Paintbrush
<i>Achillea millefolium</i>	Yarrow	<i>Centaurea cyanus</i>	Cornflower
<i>Achillea taygetea</i>	Moonshine Yarrow	<i>Centaurea cineraria</i>	Dusty Miller
<i>Agave parryi</i>	Century Plant	<i>Centranthus ruber</i>	Velerian
<i>Agastache cana</i>	Giant Hyssop	<i>Cerastium tomentosum</i>	Snow in Summer
<i>Alcea rose</i>	Hollyhock	<i>Ceratostigma plumbaginoides</i>	Dwarf Plumbago
<i>Amsonia arenaria</i>	Sand Stars	<i>Chrysanthemum maximum</i>	Shasta Daisy
<i>Anacyclus depressus</i>	Mat Daisy	<i>Chrysanthemum x morifolium</i>	Chrysanthemum
<i>Anchusa azurea</i>	Anchusa	<i>Chrysopsis villosa</i>	Golden Aster
<i>Anemopsis californica</i>	Yerba de Mansa	<i>Clarkia unguiculata</i>	Clarkia
<i>Antennaria rosea</i>	Pussytoes	<i>Consolida ambigua</i>	Larkspur
<i>Anthemis tinctoria</i>	Golden Marguerite	<i>Coreopsis lanceolata</i>	sp. & hybrid Core- opsis
		<i>Coreopsis verticillata</i>	Threadleaf Coreop- sis
		<i>Cosmos bipinnatus</i>	Cosmos

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Scientific Name	Common Name	Scientific Name	Common Name
<i>Delosperma cooperi</i>	Purple Iceplant	<i>Iberis umbellata</i>	Globe Candytuft
<i>Delosperma nubigenum</i>	Yellow Iceplant	<i>Ipomoea leptophylla</i>	Bush Morning-glory
<i>Dianthus barbatus</i>	Sweet William	<i>Ipomopsis longiflora</i>	Blue Gilia
<i>Dianthus deltoides</i>	Maiden Pink	<i>Ipomopsis rubra</i>	Skyrocket
<i>Dicentra spectabilis</i>	Bleeding Heart	<i>Iris hybrids</i>	Bearded Iris
<i>Dictamnus sp.</i>	Gas Plant	<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Dimorphotheca sinuata</i>	African Daisy	<i>Lavandula angustifolia</i>	English Lavender
<i>Dyssodia acerosa</i>	Wild Marigold	<i>Liatris punctata</i>	Gayfeather
<i>Echniacea purpurea</i>	Purple Coneflower	<i>Liatris scariosa</i>	Tall Gayfeather
<i>Echinops sp.</i>	Globe Thistle	<i>Linaria maroccana</i>	Baby Snapdragon
<i>Eriogonum umbellatum</i>	Sulphur Flower	<i>Linaria vulgaris</i>	Butter & Eggs
<i>Erysimum hieraciifolium</i>	Siberian Wallflower	<i>Linum graniflorum 'Rubrum'</i>	Scarlet Flax
<i>Eschscholzia californica</i>	California Poppy	<i>Linum perenne</i>	Blue Flax
<i>Euphorbia marginata</i>	Snow on the Mt.	<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Euphorbia myrsinites</i>	Blue Spurge	<i>Lobularia maritima</i>	Sweet Alyssum
<i>Eustoma grandiflorum</i>	Tulip Gentian	<i>Lupinus argenteus</i>	Silverstem Lupine
<i>Gaillardia x grandiflora</i>	Gaillardia	<i>Lupinus perennis</i>	Sundial Lupine
<i>Gaura lindheimeri</i>	Gaura	<i>Lupinus texensis</i>	Texas Bluebonnet
<i>Geranium macrorrhizium</i>	Geranium	<i>Lupinus hybrids</i>	Lupine
<i>Geum ciliatum</i>	Prairie Smoke	<i>Machaeranthera bigelovii</i>	Purple Aster
<i>Gilia tricolor</i>	Bird's Eyes	<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Gypsophila elegans</i>	Annual Baby's Breath	<i>Mirabilis jalapa</i>	Four O'Clock
<i>Gypsophila paniculata</i>	Baby's Breath	<i>Mirabilis multiflora</i>	Giant Four O'Clock
<i>Gypsophila repens</i>	Creeping Baby's Breath	<i>Monarda citriodora</i>	Lemon Mint
<i>Helenium hoopesii</i>	Common Sneezeweed	<i>Monarda didyma</i>	Beebalm
<i>Helianthus annuus</i>	Sunflower	<i>Monarda menthifolia</i>	Wild Bergemot
<i>Helianthus maximiliana</i>	Maximilian Sunflower	<i>Nemophila menziesii</i>	Baby Blue Eyes
<i>Hemerocallis hybrids</i>	Daylilies	<i>Nepeta mussini synfaassenii</i>	Catmint
<i>Hesperis matronalis</i>	Dames Rocket	<i>Oenothera berlaniera</i>	Mexican Primrose
<i>Heuchera sanguinea</i>	Coral Bells	<i>Oenothera caespitosa</i>	White Evening Primrose
<i>Hymenoxys argentea</i>	Perky Sue	<i>Oenothera hookeri</i>	Evening Primrose
<i>Iberis sempervirens</i>	Candytuft	<i>Oenothera missouriensis</i>	Yellow Evening Primrose
		<i>Oenothera pallida</i>	Pale Evening Primrose

Scientific Name	Common Name	Scientific Name	Common Name
<i>Oenothera speciosa</i>	Mexican Evening Primrose	<i>Salvia greggii</i>	Autumn Sage
<i>Papaver nudicaule</i>	Iceland Poppy	<i>Salvia officinalis</i>	Garden Sage
<i>Papaver orientale</i>	Oriental Poppy	<i>Salvia splendens</i>	Scarlet Sage
<i>Papaver rhoeas</i>	Shirley Poppy	<i>Sanvitalia procumbens</i>	Creeping Zinnia
<i>Penstemon ambiguus</i>	Bush Penstemon	<i>Saponaria ocymoides</i>	Soapwort
<i>Penstemon angustifolius</i>	Narrowleaf Penstemon	<i>Scabiosa caucasica</i>	Scabiosa
<i>Penstemon barbatus</i>	Scarlet Penstemon	<i>Sedum spectabile</i>	Stonecrop
<i>Penstemon cardinalis</i>	Cardinal Penstemon	<i>Sedum spurium</i>	Dragon's Blood Sedum
<i>Penstemon clutei</i>	Sunset Penstemon	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum
<i>Penstemon jamesii</i>	Janes Penstemon	<i>Sempevivum tectorum</i>	Hen and Chicks
<i>Penstemon palmeri</i>	Palmer Penstemon	<i>Senecio longiflora</i>	Silver Groundsel
<i>Penstemon pinifolius</i>	Pineleaf Penstemon	<i>Solidago hybrids</i>	Goldenrod
<i>Penstemon pseudospectabilis</i>	Desert Beardtongue	<i>Sphaeralcea coccinea</i>	Scarlet Globe-mallow
<i>Penstemon strictus</i>	Rocky Mt. Penstemon	<i>Stachys byzantina</i>	Woolly Lamb's Ear
<i>Petalostemon purpureum</i>	Prairieclover	<i>Tagetes erecta</i>	African marigold
<i>Perovskia atriplicifolia</i>	Russian Sage	<i>Tagetes patula</i>	French Marigold
<i>Phlox paniculata</i>	Summer Phlox	<i>Talinum calycinum</i>	Flame Flower
<i>Phlox subulata</i>	Creeping Phlox	<i>Tanacetum densumamani</i>	Partridge Flower
<i>Phyla nodiflora</i>	Creeping Lippia	<i>Tanacetum vulgare</i>	Tansy
<i>Physalis lobata</i>	Purple Ground-cherry	<i>Teucrium chamaedrys</i>	Germander
<i>Physostegia virginiana</i>	False Dragonhead	<i>Thelesperma ambigua</i>	Threadleaf Cota
<i>Psilostrophe tagetina</i>	Paperflower	<i>Thymus pseudolanuginosus</i>	Woolly Thyme
<i>Ratibida columnifera</i>	Coneflower	<i>Thymus serpyllum</i>	Creeping Thyme
<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Rudbeckia	<i>Verbena bipinnatifida</i>	Fern Verbena
<i>Rudbeckia hirta pulcherrima</i>	Black-eyed Susan	<i>Verbena x hybrida</i>	Garden Verbena
<i>Rudbeckia laciniata 'Golden Glow', 'Hortensiana'</i>	Golden Glow	<i>Verbena rigida</i>	Purple Verbena
<i>Ruta graveolens</i>	Rue	<i>Verbena wrightii</i>	Western Vervain
<i>Salvia azurea grandiflora</i>	Pitcher Sage	<i>Veronica incana</i>	Woolly Speedwell
<i>Salvia farinacea</i>	"Blue Bedder", "Victoria", Mealy Sage	<i>Veronica liwanensis</i>	Turkish Speedwell
		<i>Veronica pectinate</i>	Woolly Speedwell
		<i>Veronica spicata</i>	Veronica
		<i>Vinca minor</i>	Periwinkle
		<i>Viola cornuta</i>	Tufted Violet
		<i>Viola odorata</i>	Sweet Violet

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Scientific Name	Common Name	Scientific Name	Common Name
<i>Viola x wittrockiana</i>	Pansy	<i>Eriogonum umbellatum</i>	Sulpher Flower
<i>Wyethia scabra</i>	Desert Mule's Ear	<i>Euonymus fortunei colorata</i>	Purpleleaf Winter- creeper
<i>Zauschneria californica</i>	Hummingbird Plant	<i>Euphorbia cyparissias</i>	Cypress Spurge
<i>Zinnia grandiflora</i>	Desert Zinnia	<i>Euphorbia epithymoides</i>	Cushion Spurge
Bulbs		<i>Euphorbia rigida</i>	Spurge
<i>Allium caeruleum, cernuum, christophii, karataviense, schoenoprasum, sphaerocephalum, tuberosum</i>	Flowering Onion	<i>Galium odoratum</i>	Sweet Woodruff
<i>Crocus sp.</i>	Crocus	<i>Gysophila repens</i>	Creeping Baby's Breath
<i>Fritillaria imperialis</i>	Crown Imperial	<i>Juniperus horizontalis</i>	Juniper
<i>Galanthus</i>	Snowdrop	<i>Lamium maculatum</i>	Spotted Nettle
<i>Ipheion uniflorum</i>	Starflower	<i>Lantana montevidensis</i>	Trailing Lantana
<i>Muscari armeniacum</i>	Grape Hyacinth	<i>Mahonia repens</i>	Creeping Mahonia
<i>Narcissus</i>	Daffodil	<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Scilla siberica</i>	Siberian Squill	<i>Oenothera sp.</i>	Evening Primrose
<i>Tulipa acuminata, clusiana, kaufmanniana, chrysantha</i>	Tulip	<i>Paxistima myrsinites</i>	Oregon Boxwood
Ground Covers		<i>Penstemon caespitosus</i>	Mat Penstemon
<i>Anacyclus depressus</i>	Mat Daisy	<i>Phlox subulata</i>	Moss Phlox
<i>Artemisia frigida</i>	Fringed Sage	<i>Potentilla tabernaemontani</i>	Spring Cinquefoil
<i>Baccaris pilularis 'Twin Peaks'</i>	Dwarf Coyotebush	<i>Ranunculus repens</i>	Creeping Butter- cup
<i>Cerastium tomentosum</i>	Snow-in-Summer	<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Chamaemelum nobilis</i>	Chamomile	<i>Saponaria ocymoides</i>	Soapwort
<i>Clematis ligusticifolia</i>	Western Virgins- bower	<i>Sedum spp.</i>	Stonecrop
<i>Convallaria majalis</i>	Lily-of-the-Valley	<i>Sedum spurium</i>	Dragon's Blood Sedum
<i>Cotoneaster dammeri</i>	"Coral Beauty", "Eichholz", "Lowfast", Bear- berry Cotoneaster	<i>Semperivivum tectorum</i>	Hen and Chicks
<i>Cytisus decumbens</i>	Creeping Broom	<i>Thymus spp.</i>	Lemon, Creeping, Wooly, or Common Thyme
<i>Delosperma nubigenum</i>	Ice Plant	<i>Verbena peruviana</i>	Verbena
<i>Duchesnea indica</i>	Mock Strawberry	<i>Veronica prostrata</i>	Harebell Veronica
		<i>Vinca minor</i>	Periwinkle
		<i>Zinnia grandiflora</i>	Rocky Mt. Zinnia

Scientific Name	Common Name
Vines	
Parthenocissus inserta	Woodbine
Campsis radicans	Trumpet Vine
Clematis hybrids	Clematis
Clematis ligusticifolia	Western Virgins-bower
Clematis tangutica	Golden Laterns
Euonymus fortunei colorata	Purpleleaf Winter-creeper
Hedera helix	English Ivy, Hahn's Ivy
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Lonicera sempervirens	Coral Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Periploca graeca	Silkvine
Polygonum aubertii	Silverlace Vine
Rosa banksiae	Lady Bank's Rose
Wisteria sinensis	Wisteria
Grasses	
Agropyron smithii	Western Wheat-grass
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Buchloe dactyloides	Buffalograss
Cortaderia selloana	Pampas Grass
Eragroshs tricides	Sand Lovegrass
Erianthus ravennae	Northern Pampas Grass
Festuca ovina	Sheep's Fescue
Festuca ovina glauca	Blue Festuca
Festuca elatior	Turf Tall Fescue
Helictotrichon sempervirens	Blue Avena
Hilaria jamesii	Galleta
Oryzopsis hymenoides	Indian Ricegrass

Scientific Name	Common Name
Pennisetum alopecuroides	Hardy Fountain Grass
Pennisetum setaceum 'Cupreum'	Fountain Grass
Pennisetum villosum	Dwarf Feathertop
Poa pratensis	Kentucky Bluegrass
Schizachyrium scoparium	Little Bluestem
Sporobolus cryptandrus	Sand Dropseed
Sporobolus wrightii	Giant Sacaton

K. Definitions

berm - a mound or embankment of earth.

caliper - diameter of a tree trunk measured six (6) inches above the ground.

drainageway - a watercourse, natural or constructed.

gross site area - the total area within the boundary line of a lot or parcel of land before public streets, easements, building pad, or other areas to be dedicated or reserved are deducted from such lot or parcel.

indigenous - produced, growing, or living naturally in a particular region.

mulch - Any material such as leaves, bark, straw, or other materials left loose and applied to the soil surface to reduce evaporation. Organic mulches include pine bark, compost, and wood chips. Inorganic mulches include rock, cobble, and gravel.

net site area - the total area within the boundary line of a lot or parcel of land after public streets, easements, building pad, or other areas to be dedicated or reserved are deducted from such lot or parcel.

off-premise signs - any sign installed for the purpose of advertising a project, development, business, event, person, or subject not relocated to the premises upon which the sign is located.

open space - an outdoor area left primarily in its natural state.

parapet - a low wall or railing sometimes used to screen rooftop mechanical equipment.

portable signs - a freestanding sign not permanently affixed, anchored, or secured to the ground or the structure on the lot it occupies.

right-of-way - an area set aside for public use such as roadways, walks, and utilities.

roof signs - any sign erected, constructed and maintained upon or over the roof of any building, unless it is a projecting canopy sign or sign tied in architecturally to the framework of the roof.

screen - to partially or fully screen from view.

setback - the distance a building or structure must be constructed from a given location.

streetscape - the design elements within or near the road right-of-way.

street view - measured from the center line of roadway and six (6) feet above finish grade.

IX. DEVELOPMENT AGREEMENT

Introduction

The purposes in preparing a development agreement are to successfully implement important components of the Master Plan and specify the timing, conditions, and responsibilities for accomplishing necessary tasks. Transportation, drainage, water and sewer, and open space acquisition are the components that will be contained in Westland's development agreement with Bernalillo County.

The following items will be addressed in the final development agreement:

Minor Plan Amendments

Minor changes to the sector plan shall be approved administratively by the County Planning Director including but not limited to:

- Final Roadway Alignments
- Minor Land Use Boundary Amendments
- Public Facility Locations
- Phasing of Development and/or Infrastructure

The determination of minor vs. major amendments shall be made by the County Planning Director.

Water Service

The County shall work in cooperation with Westland Development Company to provide the Master Plan area with water. This commitment to build water zone and sewer infrastructure shall be completed within a reasonable time frame, currently estimated to

be early 1998. The agreement shall also provide for the County to pay back Westland Development Company if Master Plan infrastructure is installed prior to funding being available through the County. Westland Development Company reserves the right to purchase utility services from a source other than the County if the County does not fulfill its agreement to provide services.

Prior to submittal to the City Council (and the County Commission) for approval, the developer shall submit a strategy for funding and scheduling of infrastructure, including demonstrated financial feasibility of the proposed phases, which shows that there is no net expense to local government (s) for development within the reserve area.

Impact Fees

With the implementation of Development Impact Fees by Bernalillo County, the Westland Master Plan area provides an opportunity to deliver capital improvements in a logical and phased manner as impact fees are generated. Development within the Master Plan area will generate a significant amount of revenue for Bernalillo County to offset capital expenses required to serve the new development. In cases in which the Master Developer is required to install infrastructure prior to the County's Capital Improvement's schedule, the future development impact fees shall be credited against monies paid up front. Since the Master Plan process provides Bernalillo County with all the necessary studies (air quality, traffic, drainage, water/sewer, etc.), the Master Plan could function as a separate sub-area as defined by the New Mexico Development Fees Act.

Development Concepts

Bernalillo County shall provide a commitment to give serious consideration of alternative development ideas including but not limited to the following:

- On-site detention as an amenity and for recharge of ground water
- Village-style, mixed-use development
- Narrower and more intimate residential streets
- Separate pathways in lieu of sidewalks
- Multi-use, extra-wide transportation corridors (auto, transit, trails, drainage, etc.)
- Naturalized arroyo treatment where appropriate (naturalized treatment may include a combination of naturalistic and “hard” engineering improvements)
- Water conservation techniques

Traffic Circulation

Based upon the results of the traffic modeling which indicates a more efficient transportation system with the inclusion of the 118th Street Interchange, Bernalillo County shall work with Westland Development Co., Inc. to initiate, design, and implement a new interchange at approximately 118th Street and Interstate 40.

Bernalillo County agrees that the traffic study will be “good” for 10 years from date of approval if the actual development densities remain within 10 percent of the approved sector plan densities.

Petroglyph National Monument/Northwest Mesa Escarpment Plan

As stated in the Petroglyph National Monument Establishment Act of 1990, the National Park Service “may participate in land use and transportation management planning conducted by appropriate local authorities for [the applicant’s] lands adjacent to the Petroglyph National Monument.” The applicant will allow and coordinate access through the plan area to the adjoining portion of the monument.

The Northwest Mesa Escarpment Plan established the conservation, impact, and view areas along the northern, southern, and eastern edges of the escarpment. The Westland Master Plan area lies within the original boundaries of the conservation area prior to the formation of Petroglyph National Monument in 1990. The creation of the monument should have amended the conservation line boundary, yet this amendment never was formally carried through in the City or the County. Further, this plan has not undergone the biannual review and amendment process as specified in policy #5 on page 46 of the Northwest Mesa Escarpment Plan. It is anticipated that the City and/or the County should pursue amendments to the Northwest Mesa Escarpment Plan.

Major Public Open Space

Several items have been completed since the initial submittal of the Westland Master Plan. The facts and issues related to the Atrisco Terrace are as follows:

- a) The Westland Project Team, the City Open Space staff, County staff, and the Open Space Advisory Board spent a great deal of time and effort over the past two years meeting,

reviewing detailed environmental information for the area, archaeological studies, and field trips which resulted in the refinement of the Atrisco Terrace resource. This revision was presented to the Open Space Advisory Board.

- b) The revised Atrisco Terrace was the basis for the inclusion of 890 acres on the Open Space Acquisition ballot which was recently passed by the voters to increase the gross receipts tax 1/4 cent to fund the acquisition of these parcels.
- c) Westland has reviewed the revised Atrisco Terrace and prepared some minor amendments to these revisions which were agreed to at meetings with Westland and Dr. Matt Schmader, Open Space Deputy Superintendent; John Slown, Bernalillo County Parks and Recreation Department; and Diane Souder, National Park Service/Petroglyph National Monument.
- d) The revised Atrisco Terrace has been utilized in the revision to the Westland Master Plan Land Use Map which is on page 39.
- e) The County, City of Albuquerque Open Space Division, and Westland shall jointly (COA Open Space should be the lead agency) request an amendment to the Comprehensive Plan to refine the Major Public Open Space to correspond to the Westland Master Plan.
- f) Public acquisition is expected to proceed in accordance with the 1/4 cent tax and priorities, however, the Master Plan shall be amended to conform with the Comprehensive Plan if the area is removed from the acquisition.
- g) Wildlife and pedestrian trail crossing corridors shall be located at the Atrisco Terrace roadways. These corridors shall

be a minimum of 30 feet. A minimum of two crossings per roadway shall be provided.

- h) The third (middle) crossing of the Atrisco Terrace is restricted to utilities drainage and trails, however, roadway and other transportation facilities may be added to this corridor at a future date if the City Council determines that they are required to serve the area's transportation needs and the City Council expressly approves the expansion of the corridor for transportation needs.

Open Space and Park Dedication

In cases where additional open space or park lands that are above the County's requirement are dedicated, the excess dedication credits shall be applied to future development within the Westland Master Plan area.

In specific cases in which Bernalillo County desires additional park or open space lands above the standard County requirement, the County may negotiate for the purchase of the excess lands at fair market value. Private parks and open space may also be developed within the Westland Master Plan at the developers discretion according to Bernalillo County standards.

Useable public open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead power lines. Each facility should be located at a prudent distance away from these easements.

Agriculture/Grazing Status

The property within the Westland Master Plan area shall continue to be utilized for the purpose of agriculture/grazing until development occurs. Property tax rates shall recognize the use of land as agricultural until such time as development occurs. The adoption of the Westland Master Plan shall not be considered as a change in land use or the agricultural status of the property.

X. DEVELOPMENT PHASING

The Westland Master Plan area is designed to accommodate a complete mix of land uses and is projected to develop over a 20 to 30 year period. The following development profile has been prepared in order to provide input to the County on the anticipated phasing of the project.

Residential

Year	Total DUs	VL (2.5)	Low (5 & 5.5)	Med (15)	High (24)	Total
2000	3,061	0	2,778	225	58	3,061
2005	2,682	115	2,372	195	0	2,682
2010	3,017	0	2,492	405	120	3,017
2015	4,148	293	2,503	690	662	4,148
	12,907 as reported to MRCOG	408	10,145	1,515	840	12,908
		100% build out by 2015	69% build out by 2015	100% build out by 2015	100% build out by 2015	4,576 units to distribute beyond 2015
WLMP Table 10 - Land Use Totals		408	14,720	1,515	840	17,483

Westland Master Plan

The Westland Plan area will be developed in phases or “villages”. Prior to any development occurring, subdivision and site plans will be prepared. The Westland Master Plan outlines the overall strategies and framework for development as well as design guidelines.

Non-Residential

Type	Avg. Value Cross S.F	S.F. Built per Year
Office	\$70	0 per yr. yrs. 1-5: 39,000 per yr. yrs. 6-10; 78,000 per yr. yrs. 11 to completion
Retail	\$50	4,400 per yr. yrs. 1-5; 21,000 per yr. yrs. 6-10; 65,000 per yr. yrs. 11-15; 104,000 per yr. yrs. 16 to completion
Industrial/Warehouse	\$24	0 per yr. Yrs. 1-5; 260,000 per yr. Yrs. 6 to completion
Lodging	\$40	

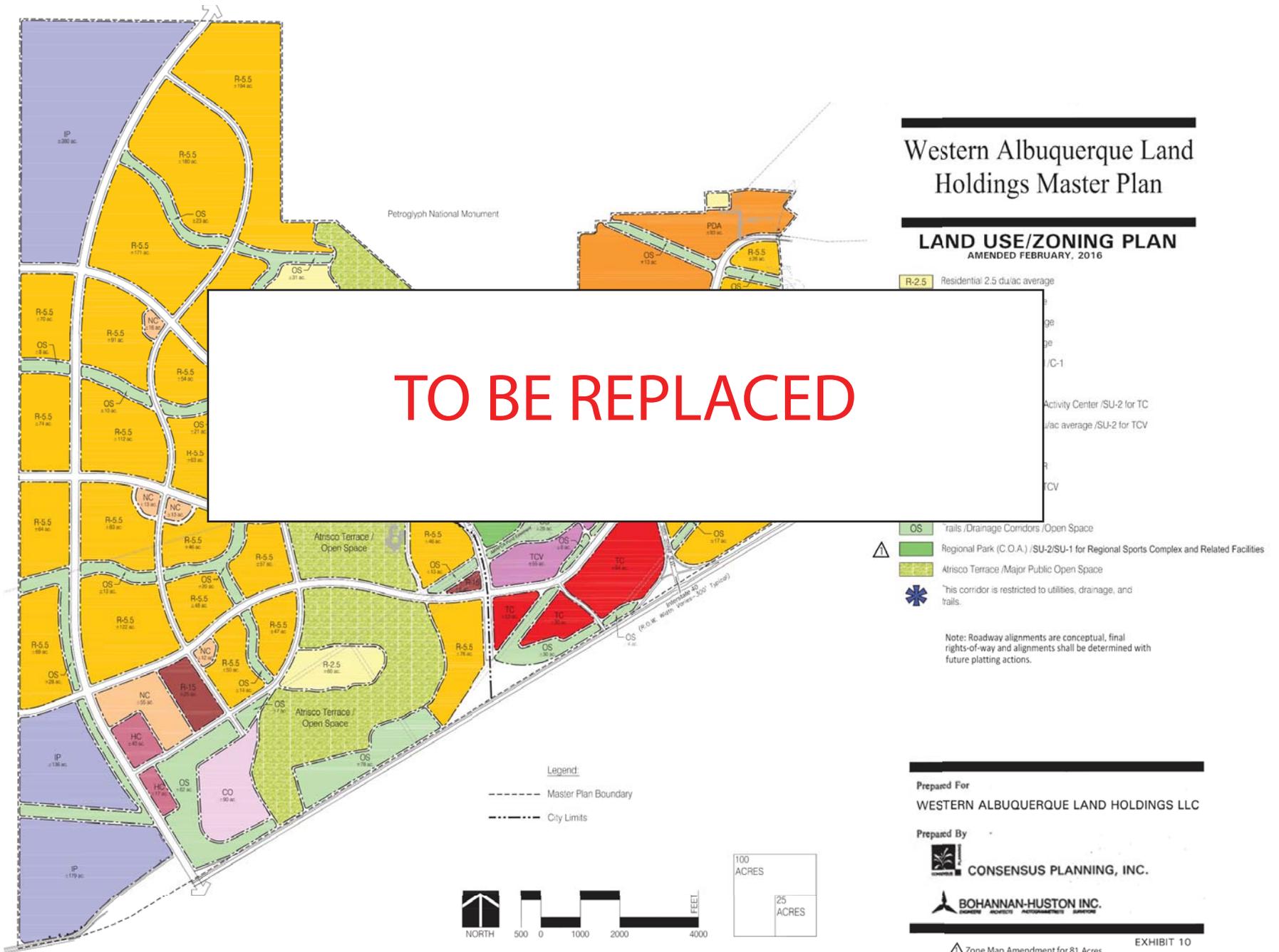
Appendix A - Western Albuquerque Land Holdings Sector Plan

Appendix B - New Urbanist Intent

Appendix C - Resolutions

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APPENDIX A: Western Albuquerque Land Holdings Sector Plan



Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN
AMENDED FEBRUARY, 2016

- R-2.5 Residential 2.5 du/ac average
- R-5.5 Residential 5.5 du/ac average
- IP Industrial Professional
- OS Open Space
- TCV Town Center Village
- TC Town Center
- HC High Center
- NC Neighborhood Center
- CO Community Office
- POA Professional Office Area
- Activity Center /SU-2 for TC
- Regional Park (C.O.A.) /SU-2/SU-1 for Regional Sports Complex and Related Facilities
- Atrisco Terrace /Major Public Open Space
- This corridor is restricted to utilities, drainage, and trails.

- OS trails /Drainage Corridors /Open Space
- Regional Park (C.O.A.) /SU-2/SU-1 for Regional Sports Complex and Related Facilities
- Atrisco Terrace /Major Public Open Space
- This corridor is restricted to utilities, drainage, and trails.
- Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

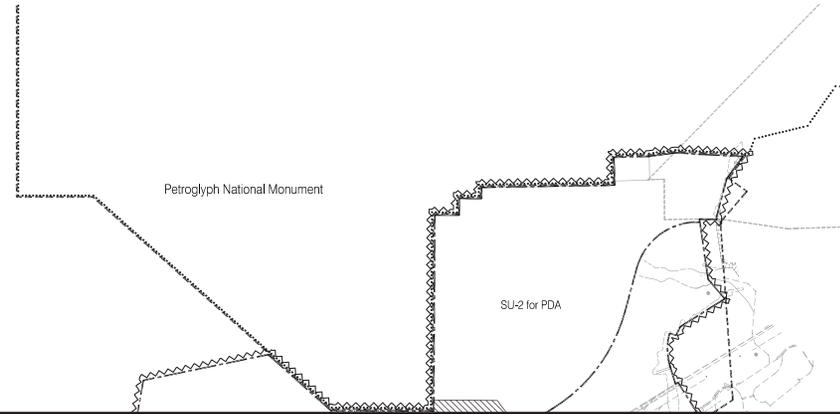
Prepared By
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

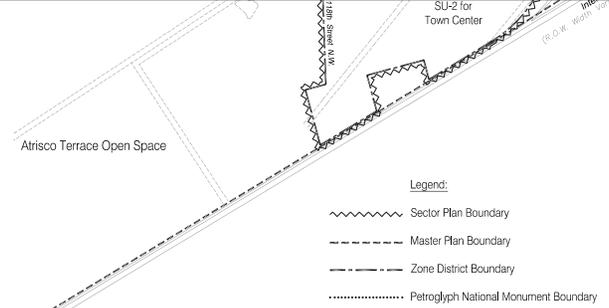
APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
 - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
 - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC.
 - All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan of Subdivision.
- The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.
- See the Westland Master Plan for detailed requirements for each of the specific SU-2 zones.
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to incorporate Activity Center policies in the Comprehensive Plan.
- As a designated Community Activity Center, the Town Center (TC) shall be developed with the Activity Center policies found in Table 10 of the Comprehensive Plan.
- In accordance with the Memorandums of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 26, 2014, the City is generally subject to land use, zoning, subdivision and construction ordinances and procedures of local jurisdictions such as the City of Albuquerque ("City Development Approvals"); however, the City regulates access from the street system to APS property.

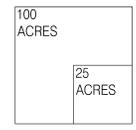
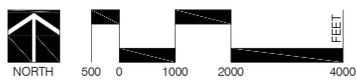


TO BE REPLACED



Legend:

- Sector Plan Boundary
- Master Plan Boundary
- Zone District Boundary
- Petroglyph National Monument Boundary



Western Albuquerque Land Holdings Sector Plan

ZONING AMENDED AUGUST, 2015

Property owned by Albuquerque Public Schools

ACRES BY ZONING DISTRICT

ZONING DISTRICT	EXISTING ACRES
SU-2 for PDA	±428
SU-2 for Town Center	±561
SU-2 for Town Center Village	±193
TOTAL	±1,546

2012 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
 CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

ZONING

The following zoning categories shall be utilized for all property within the Westland Master Plan in the City of Albuquerque's jurisdiction according to the phasing of development and the development agreement. For zoning in Bernalillo County's jurisdiction, within the Master Plan area, refer to the adopted Bernalillo County Sector Development Plan.

Housing within the Master Plan shall contribute to a minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally established affordability criteria.

SU-2 for Town Center (TC)

This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses.

TC Zone Estimated Land Use Percentages:

- Residential - 35 to 45%
- Non-Residential - 40 to 60% (half office and half commercial)
- Open Space - 10%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 65 feet shall be allowed within the Town Center with the following exception:
 - Structure height up to 110 feet shall be allowed for Hospital use.
 - Setbacks.
 - Front, minimum 5 ft, no maximum

- Side, minimum 0 ft interior, 5 ft. corner, no maximum
- Rear, minimum 15 ft, no maximum
- Density. No minimum or maximum, except as regulated by the attached use table.
- Off-Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Drive-through and drive-up facilities are only allowed conditionally, through the Conditional Use Process and with the additional criteria that the facility is only allowed within the outermost periphery area of the Town Center as approved by the ZHE.

C. Administration

Amount of mixed use to be determined within the percentage of residential, office, and commercial shown above.

SU-2 for Planned Development Area (PDA)

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the Impact Areas of the Northwest Mesa Escarpment Plan.
 - Lot Size. Townhouse lot minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

dwelling unit. Single-family lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet.

- Setbacks. As defined by an approved site plan.
- Off-Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Signage. Specific sign regulations for each development shall be established in the site development plan.

SU-2 for Town Center Village (TCV)

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein.

TCV Zone Estimated Land Use Percentages:

Residential 16-22%
Non-Residential up to 20%
Recreation/Open Space 58%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 40 feet shall be allowed within the Town Center Village.
 - Lot Size. No minimum or maximum lot size.
 - Setbacks. Maximum front setback shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.
 - Off-Street Parking. As defined by either the City of Albuquerque

Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.

- Signage. Specific sign regulations for each development shall be established in the site development plan.
- Lighting. All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.

SU-2 for RLT

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 26 feet shall be allowed within the RLT zone.
 - Lot Size. Townhouse lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet per dwelling unit. For a single-family house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.
 - Setbacks. Front. There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long. Side. There shall be no required side-yard setback, except there shall be ten feet on the street side of corner lots; and there shall be five feet from a side lot line that separates the R-LT zone from another zone. Rear. There shall be a rear-yard setback of not less than 15 feet.
 - Density. Overall gross density of conditional single-family development shall not exceed 8 du/acre

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

SU-2/SU-1 for Regional Sports Complex and Related Facilities

This zone is regulated pursuant to the SU-1 site development plan and process.

Westland Sector Plan Use Table

The following pages include the allowable land uses in each zone district. The abbreviations in the table represent how the use is allowed, if it is allowed. If there is a blank in the cell, the use is not permitted in the zoning category.

Abbreviations:

- A "P" indicates that the use is Permissive Primary (i.e. a primary use allowed by-right in that zone district).
- A "C" indicates that the use is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval).
- An "A" indicates that the use is a Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot).
- A "CA" indicates that the use is Conditional Accessory (i.e. an accessory use allowed only after the applicant obtains a Conditional Use Approval).
- A "T" indicates that the use is allowed as a temporary use.
- A "CT" indicates that the use is allowed temporarily only after the applicant obtains a Conditional Use Approval.

Appendices

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
PRIMARY USES					
RESIDENTIAL USES					
HOUSEHOLD LIVING					
Dwelling, single-family detached		P	P		P
Dwelling, mobile home	C				
Dwelling, cluster development		P	P		P
Dwelling, cottage development		P			
Dwelling, two-family detached (duplex)		P	C		P
Dwelling, townhouse		P	P		
Dwelling, live-work	P	P	C		
Dwelling, multi-family	P		P		
GROUP LIVING					
Assisted living facility, nursing home, or independent living facility	P	C	P		
Community residential facility, small	C				
Community residential facility, medium	C				
Community residential facility, large	C				
Group home, small	C	P			P
Group home, medium	C				
Group home, large	C				
CIVIC AND INSTITUTIONAL USES					
Adult or child day care facility	P		P		
Community center	P	P	P		
Elementary or middle school	P	P	P		P
Fire or police station	P		P		
High school		P	P		P
Hospital	P				
Library, museum, or art gallery	P	C	P		C
Parks and open space	P	P	P	P	P
Religious institution	P		P		
Sports field	P		P	P	

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
University or college	P		P		
Vocational school	P		P		
COMMERCIAL USES					
AGRICULTURE AND ANIMAL-RELATED USES					
Community garden	P	P	P		
Equestrian facilities	C				
Kennel	C		C		
Veterinary hospital	P		P		
Other pet services	P		P		
FOOD, BEVERAGE AND INDOOR ENTERTAINMENT					
Adult entertainment					
Bar	P		C		
Catering service	P		P		
Health club or gym	P		P		
Nightclub	P				
Residential community amenity	C	C	C		C
Restaurant	P		P	P	
Tap Room/Tasting Room	P		P		
Other indoor entertainment	P		P	P	
LODGING					
Hotel or motel	P				
MOTOR VEHICLE-RELATED					
Car wash	P		P		
Light vehicle fueling station	P		P		
Light vehicle repair	P		P		
Light vehicle sales and rental	P				
Parking lot			P		
Parking structure	P				

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
OFFICES AND SERVICES					
Bank	P		P		
Club or event facility	P		P		
Commercial services	<u>P</u>		C		
Medical or dental clinic	P		<u>P</u>		
Mortuary or crematorium			C		
Office	P		P	<u>P</u>	
Personal and business services, small	P		P		
Personal and business services, large	<u>P</u>		P		
Research or testing facility			P		
Self-storage	C		C		
OUTDOOR RECREATION & ENTERTAINMENT					
Amphitheater	<u>P</u>				
Drive-in theater	C				
Other outdoor entertainment	P			<u>P</u>	
RETAIL SALES					
Adult retail					
Bakery goods or confectionery shop	<u>P</u>		<u>P</u>		
Building and home improvement materials, large	P				
Farmers market	<u>P</u>	<u>C</u>	<u>P</u>		
General retail, small	P		P		
General retail, medium	P		P		
General retail, large	P		P		
Liquor retail	P		<u>P</u>		
Pawn shop	P				
TRANSPORTATION					
Helipad	A				
Park-and-ride lot	<u>P</u>		<u>P</u>		
Railroad yard					
Transit facility	<u>P</u>		<u>P</u>		

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
INDUSTRIAL USES					
MANUFACTURING, FABRICATION, AND ASSEMBLY					
Artisan manufacturing	<u>P</u>		<u>P</u>		
Light manufacturing	C				
Heavy manufacturing					
Natural resource extraction					
Special manufacturing					
TELECOMMUNICATIONS, TOWERS, AND UTILITIES					
Solar or geothermal energy generation	<u>A</u>		<u>A</u>		
Utility, electric	<u>P</u>	P	P	P	P
Utility, other major	C	C	P		C
Wind energy generation	<u>A</u>		<u>CA</u>		
Wireless Telecommunications Facility					
Architecturally Integrated	P	<u>CP</u>	<u>PA</u>		<u>PA</u>
Co-location	P	<u>CP</u>			<u>PA</u>
Free-Standing	<u>P</u>	<u>P</u>			<u>PA</u>
Roof-Mounted	P	<u>CP</u>			<u>PA</u>
Public Utility Co-location	P	<u>CP</u>			<u>PA</u>
WASTE AND RECYCLING					
Recycling drop-off bin facility	P		C		
Solid waste convenience center					
Salvage yard					
Waste and/or recycling transfer station					
WHOLESALING AND STORAGE					
Above-ground storage of fuels or feed					
Outdoor storage	C				
Warehousing	C				
Wholesaling and distribution center	<u>C</u>				

Appendices

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
ACCESSORY AND TEMPORARY USES					
ACCESSORY USES					
Agriculture sales stand	P		P		
Animal keeping					CA
Automated Teller Machine (ATM)	A		A		
Drive-through or drive-up facility	CA		CA		
Dwelling unit, accessory		CA	P		CA
Dwelling unit, accessory without kitchen					
Family care facility			A		A
Family home daycare	A	A	A		A
Garden		A	A		A
Hobby breeder			A		A
Home occupation		CA	A		CA
Mobile food unit	P				
Mobile vending cart	P				
Other uses accessory to non-residential primary uses					
Other uses accessory use to residential primary uses		A	A		A
Outdoor animal run					
Outdoor dining area	A		A		
Parking of more than two truck tractors and two semitrailers for more than two hours	€				
Parking of non-commercial vehicle		A	A		A
Parking of recreational vehicle, boat, and/or recreational trailer		A			A
Second kitchen within a house		CA	CA		C

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
TEMPORARY USES					
Circus	P				
Construction staging area, trailer, or office	P	CT	CT		CT
Dwelling unit, temporary	CT		CT		
Fair, festival, or theatrical performance	I				
Garage or yard sale		T	T		T
Hot air balloon takeoff/landing					
Open air market	I				
Park-and-ride facility, temporary	T		T		
Real estate office or model home	T	T	T		T
Seasonal outdoor sales	I		T		
Temporary use not listed	I				

APPENDIX B: New Urbanist Intent

"The Town Center site proposal is based on the idea of a traditional, walkable, mixed use neighborhood or small town. It provides for a variety of residents, a range of experiences from urban to natural open space, and an integrated community. It promotes wildlife movement away from the Town Center core, recreation facilities, civic gathering spaces, and alternative transportation. In this range of program and function, with an emphasis on the pedestrian, the Town Center Site proposal aims to produce a New Urbanist type of development.

In the larger scale of West Side development, the Town Center Site performs as a community activity center providing necessary hierarchy and a discernable center for the overall Watershed/Inspiration area. Additionally this community center will be accessible by foot or bike from the dwelling units in and adjacent to the site, as well as by bus line from residences further away. Having a concentrated core within the development will promote a sense of identity for residents, as well as a place for civic gatherings.

Walking paths and trails, along with natural open spaces that act as wildlife corridors to promote wildlife movement in appropriate locations away from the Town Center core, are integral design elements for the Town Center site, and the overall Watershed/Inspiration Development. They provide the interconnectivity between neighborhoods, transition between natural and developed land, and the opportunity for individual interaction essential for a New Urbanist area.

Along with the trails and paths, roads will be an interconnected network to so as to provide for a variety of routes and itineraries to ease traffic congestion. These streets will be relatively narrow and shaded by rows of trees so as to enable a more pedestrian and bike friendly street. This will also aid in the interconnectivity of the neighborhood. Along with these corridors, a system of parks

is anticipated with a variety of uses, from playgrounds to baseball diamonds. These parks will help to encourage neighborhood identity, and to connect adjacent neighborhoods.

The development within the Town Center site will be residential, commercial, institutional and civic, thus adhering to New Urbanist principles of mixed use planning. This will enable the Town Center to provide an active and connected community. Additionally, a minimum of 20% of the residential units within the total Master Plan Area will be affordable, enabling a mix of residents to avoid the creation of concentrated areas of poverty. By having mixed use program, the Town Center site is also creating the possibility of employment within the development, decreasing its role as a bedroom community. It will also increase its link to the larger Albuquerque area, as residents from other areas may be employed or depend upon basic services found within the Town Center site.

Also important to New Urbanist principles is a variety of housing types. The Town Center site and overall development will accomplish this with its many neighborhoods and densities, from the Town Center itself to the Town Center Village, as well as other less dense neighborhoods. There are strict design requirements to ensure that no 'cookie cutter' housing occurs. In addition, buildings will have strict maximum setbacks in order keep them close to the street to help create "a strong sense of place."

The Town Center site is to be a New Urbanist community, intended to be interconnected, balanced, and sustainable. It will be a pedestrian friendly, and will promote biking and public transportation. Within it will be a mix of building types, programs, and people that will create a cohesive whole."

APPENDIX B: New Urbanist Intent

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R. 2012. 094

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

11/4/12

TO: Richard J. Berry, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. F/S R-12-80 Amending The Westland Sector Development Plan, And The Westland Master Plan, To Respond To Future Development Plans For An Education Campus, Athletic Fields And A Regional Park, And To Modify Land Uses And Densities In Certain Areas, Approximately 1,700 Acres, Located South Of Petroglyph National Monument, West Of Unser Boulevard, North Of Interstate 40, And East Of The City Limits (Sanchez), which was passed at the Council meeting of November 5, 2012, by a vote of 7 FOR AND 0 AGAINST.

Excused: Harris
Abstain: Winter

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:mh
Attachment

CITY of ALBUQUERQUE
TWENTIETH COUNCIL

R. 2012. 094

COUNCIL BILL NO. F/S R-12-80

ENACTMENT NO.

SPONSORED BY: Ken Sanchez

RESOLUTION

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ADOPTING SECTOR DEVELOPMENT PLAN MAP AMENDMENTS, 12EPC-40028, TO AMEND THE WESTLAND SECTOR DEVELOPMENT PLAN, AND ADOPTING MASTER DEVELOPMENT PLAN AMENDMENTS, 12EPC-40029, TO AMEND THE WESTLAND MASTER PLAN, PRIMARILY TO RESPOND TO FUTURE DEVELOPMENT PLANS FOR AN EDUCATION CAMPUS, ATHLETIC FIELDS AND A REGIONAL PARK, AND ALSO TO MODIFY LAND USES AND DENSITIES IN CERTAIN AREAS, FOR TRACTS A, J, K, L, M, N AND P WATERSHED SUBDIVISION; TRACT A COLLEGE ZONE 2 WEST RESERVOIR SITE; TRACT B THE CROSSING; PARCELS C, D, F AND G WESTLAND NORTH; PARCEL A W/IN SECS 7 & 18T 10N R2E TOWN OF ATRISCO GRANT; ALL OF THE WATERSHED AND STORMCLOUD RESIDENTIAL SUBDIVISIONS; PORTIONS OF THE SUNDORO, SUNDORO SOUTH, PAINTED SKY AND PARKWAY RESIDENTIAL SUBDIVISIONS, APPROXIMATELY 1,700 ACRES, LOCATED SOUTH OF PETROGLYPH NATIONAL MONUMENT, NORTH OF INTERSTATE-40, AND WEST OF UNSER BOULEVARD TO CITY LIMITS.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and

WHEREAS, the City of Albuquerque adopted the Westland Sector Development Plan, a Rank III Sector Development Plan, in 1999 through Enactment Number 63-1999; and

WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a Master Development Plan, in 1998 through Council Bill R-20; and

1 WHEREAS, the Council has the authority to not only adopt but to amend
2 such plans (the "Westland Plans"); and

3 WHEREAS, on July 12, 2012, the Environmental Planning Commission
4 (EPC), in its advisory role on land use and planning matters, recommended
5 approval to the City Council of amendments to the Westland Sector Plan and
6 the Westland Master Plan; and

7 WHEREAS, the EPC found that the amendments to the Westland Plans are
8 consistent with applicable goals and policies of the Albuquerque/Bernalillo
9 County Comprehensive Plan, the West Side Strategic Plan, the
10 Comprehensive City Zoning Code, and R-270-1980.

11 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
12 ALBUQUERQUE:

13 Section 1. THE WESTLAND SECTOR PLAN, A RANK III SECTOR
14 DEVELOPMENT PLAN, IS AMENDED. The Westland Sector Plan Land Use map
15 and the Westland Sector Plan Zoning map are hereby amended as shown in
16 Exhibits A and B, attached hereto, to (1) change the name of the SU-2 for PDA
17 for Residential Resort zone to SU-2 for PDA, (2) include the new land use
18 categories "Education" (E) and "Recreation" (R), and (3) make associated
19 updates to the land use and plan notes.

20 Section 2. THE WESTLAND MASTER PLAN, A MASTER DEVELOPMENT
21 PLAN, IS AMENDED. The Westland Master Plan (WMP) is hereby amended as
22 shown in Exhibits C, D, E, F, G and H, attached hereto. These amendments to
23 the WMP's text and maps will add the new land use categories "Education" (E)
24 and "Recreation" (R) to the WMP, and will make associated modifications to
25 regulations and densities in the Zoning, Development Phasing, and
26 Government and Public Facilities sections.

27 Section 3. FINDINGS ACCEPTED. The City Council adopts the following
28 findings for the Westland Sector Plan amendments (12EPC-40028) and
29 Westland Master Plan amendments (12EPC-40029):

30 A. The request is for amendments to the Westland Master Plan (WMP) and
31 the Westland Sector Plan (WSP). The WMP covers approximately 6,424 acres
32 located north of Interstate 40, south of the Petroglyph National Monument and
33 west of Unser Boulevard to about ¼ mile west of Atrisco Vista. The WSP is a

1 Rank III sector development plan that consists of two sheets: one that shows
2 land uses and another that establishes zoning. The approximately 1,700 acre
3 Sector Plan area is located within the boundaries of the WMP, roughly south
4 of Petroglyph National Monument, north of Interstate-40, and west of Unser
5 Boulevard to City limits.

6 B. The proposed amendments are primarily to respond to future
7 development plans for an Albuquerque Public Schools (APS) education
8 complex and athletic fields, and a City regional park. Several land use
9 categories, densities and acreage allocations are also proposed to be
10 amended.

11 C. Zoning Code 14-16-2-23(B)(2)(a), SU-2 Special Neighborhood Zone,
12 requires that the request be forwarded to the City Council for approval
13 because the amendments cover an area greater than one block (10 acres) in
14 size.

15 D. The subject area is in the Developing Urban Area of the Comprehensive
16 Plan and within the boundaries of the West Side Strategic Plan (WSSP). Part of
17 the subject area is in the Northwest Mesa Escarpment Plan (NWMEP) area.

18 E. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side
19 Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the
20 Westland Sector Plan (WSP), the Westland Master Plan (WMP) and the City of
21 Albuquerque Zoning Code are incorporated herein by reference and made part
22 of the record for all purposes.

23 F. The proposals generally further the Education Goal of the
24 Comprehensive Plan and West Side Strategic Plan Policy 8.5. The future
25 education campus, athletic fields and regional park would provide a variety of
26 education and recreational opportunities to many citizens. Albuquerque Public
27 Schools (APS) Staff are involved in choosing locations for future education
28 facilities. The location of the future facilities is near the designated Westland
29 Community Activity Center (the SU-2/Town Center zoned land) (WSSP Policy
30 8.5).

31 G. The proposals further the Open Space Network Goal and Policy II.B.1a.
32 of the Comprehensive Plan. Though the Open Space (OS) land use category is
33 already included in the Westland Plans, establishing Recreation (R) and

1 Education (E) as separate land uses and specifying their appropriate location
2 would facilitate the comprehensive development of recreation and outdoor
3 education opportunities and help shape the area's urban form (Policy II.B.1a).

4 H. The proposals partially further the Goal of Developing Urban &
5 Established Urban Areas and the following Land Use policies:

6 i. Goal. The future education complex, athletic fields and park
7 would contribute to defining the Westland North community. The proposed
8 amendments would likely result in variety and choice in housing and
9 lifestyles, though creating a visually pleasing built environment cannot be
10 evaluated at this time.

11 ii. Policy II.B.5d-neighborhood values /environmental conditions/
12 resources. The proposal would facilitate future development of education uses
13 adjacent to the National Monument and athletic fields and a regional park
14 adjacent to the Ladera ponds. The location and intensity generally respect
15 neighborhood values; design cannot be evaluated at this time.

16 iii. Policy II.B.5e-programmed facilities/ neighborhood integrity.
17 The proposal would facilitate development at the City's edge, where some
18 services may be available but not others, in contrast to a built-out area. The
19 integrity of nearby, existing neighborhoods may be affected as the future uses
20 develop.

21 I. The proposals partially further the Activity Center Goal and Activity
22 Center Policy II.B.7g. Replacing ≈191 acres of Town Center Village (TCV) land
23 would generally not strengthen a concentration of mixed land use and could
24 preclude development of the mixed C-1 and R-2 uses envisioned. Auto travel
25 needs would generally increase at first, but with build-out, the future proximity
26 of schools, residences and a park could help reduce auto travel needs and
27 enhance the area's identity. Activity Center uses were developed as part of the
28 planning effort for the Westland area. The Community Activity Center (Town
29 Center (TC) zoned land) will develop in response to the location of the
30 education and park uses outside of it. "Education facilities" and "middle/high
31 school" are typical uses in a Community Activity Center and should be located
32 inside of it, though the Community Activity Center (TC zoned land) will

1 develop in response to the location of the education and park uses (Policy
2 II.B.7g.).

3 J. The applicant has adequately justified the proposed zone changes
4 pursuant to R-270-1980 as follows:

5 i. Section 1A: The applicant cited various Goals and policies to
6 demonstrate that the proposed zone changes are consistent with applicable
7 Plans, the overarching purpose of which is to ensure the health, safety and
8 general welfare of the City.

9 ii. Section 1B: The applicant has provided an acceptable, sound
10 justification for the proposed changes. Existing zoning descriptors generally
11 remain the same; the proposed land use adjustments are intended to help
12 maintain the anticipated level of residential development which helps keep
13 land use and zoning stable.

14 iii. Section 1C: The applicant cited various, applicable Goals and
15 policies. In most instances, the explanation of how the request furthers each
16 is acceptable. The applicant has established an adequate policy-based
17 justification based on the general furthering of a preponderance of Goals and
18 policies.

19 iv. Section 1D: The zone changes are appropriate because the
20 applicant has demonstrated that changed community conditions justify them
21 (D.2). The addition of Albuquerque Public Schools (APS) facilities and a City
22 Regional Park are community changes to approx. 300 acres of the Westland
23 Plans that were not specifically envisioned. The proposals are also justified
24 pursuant to D.3 because they further a preponderance of applicable Goals and
25 policies that are found to be generally more advantageous to the community.

26 v. Section 1E: The permissive uses would not be harmful to
27 adjacent property, the neighborhood or the community. No new zone
28 categories or permissive uses are proposed; amendments contain one
29 amended zoning descriptor (SU-2/PDA instead of SU-2/PDA for Residential
30 Resort) and new land uses categories and labels.

31 vi. Section 1F: The proposed zone changes will not require major
32 unprogrammed capital expenditures by the City. The area is master planned

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1 and includes a phasing plan for infrastructure. Funds for acquisition of the
2 City park land have already been programmed.

3 vii. Section 1G: Changed community conditions are the primary
4 reason for the proposed amendments, which respond to decisions made by
5 APS and the City that necessitate corresponding changes to the remaining
6 development areas. The cost of land or other economic considerations is not
7 the determining factor.

8 viii. Section 1H: The applicant does not use location on a collector
9 or major street as justification for the proposed changes.

10 ix. Section 1I: The proposals would not result in a spot zone
11 because the proposed amendments would affect large areas in the Westland
12 Plans, which were developed in response to transportation, topography and
13 City plans and policies.

14 x. Section 1J: The proposals would not result in a strip zone
15 because the proposed amendments would affect large areas in the Westland
16 Plans, which were developed in response to transportation, topography and
17 City plans and policies.

18 K. The affected neighborhood organizations are the Tres Volcanes
19 Neighborhood Association (NA), the Laurelwood NA, the Parkway NA, the Los
20 Volcanes NA, the South Valley Coalition of Neighborhood Associations, the
21 Southwest Alliance of Neighbors (SWAN) and the Westside Coalition of NAs,
22 which were notified as required. A facilitated meeting was held on May 21,
23 2012.

24 L. The proposed amendments partially further the intent of the WMP
25 regarding residential development, as follows:

26 i. The proposed amendments would likely result in variety and
27 choice in housing for future residents, though site specific impacts of the
28 acreage changes are unknown and cannot be evaluated at this time.

29 ii. The WMP requires that 20% of the housing units shall be
30 affordable based on Federal guidelines; this is not proposed to change.

31 Section 4. INCORPORATION OF AMENDMENTS TO WSP AND WMP. The
32 applicant shall incorporate the amendments shown in exhibits A through H to
33 the WMP and WSP documents within 30 days of the adoption of this

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1 Resolution and provide the amended documents to the Planning Department
2 for publication.

3 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall
4 take effect five days after publication by title and general summary.

5 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
6 clause, word or phrase of this resolution is for any reason held to be invalid or
7 unenforceable by any court of competent jurisdiction, such decision shall not
8 affect the validity of the remaining provisions of this resolution. The Council
9 hereby declares that it would have passed this resolution and each section,
10 paragraph, sentence, clause, word or phrase thereof irrespective of any
11 provisions being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 5th DAY OF November, 2012

2 BY A VOTE OF: 7 FOR 0 AGAINST.

3

4 Excused: Harris

5 Abstain: Winter

6

7



8 Trudy E. Jones, President

9 City Council

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13 APPROVED THIS 20th DAY OF November, 2012

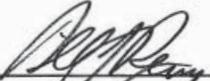
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18 Bill No. F/S R-12-80



21 Richard J. Berry, Mayor

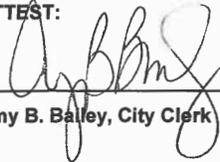
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26 ATTEST:



29 Amy B. Bailey, City Clerk

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APPENDIX C: Resolutions

CITY OF ALBUQUERQUE
CITY COUNCIL

R-2008-074

6/12/08

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-58 Amending The Westland Sector Development Plan Zoning Map (06EPC-00139) To Change The Zoning From SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS and SU-2/Town Center To SU-2 For TC (Town Center) and SU-2 For TCV (Town Center Village) and To Create a New Zone Category, TCV (Town Center Village), For Parcels C, D, E, F, G and H of Westland North, Approximately 550 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Arroyo Vista Drive, and To Amend The Westland Sector Development Plan Land Use Map (06EPC-00141) To Correspond To The Zone Changes and To Incorporate Various Updates Based On The Conditions of Approval (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db
Attachment
6/5/08

CITY of ALBUQUERQUE
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-58 ENACTMENT NO. R-2008-074

SPONSORED BY: Ken Sanchez, by request

RESOLUTION

1
2 ADOPTING A SECTOR DEVELOPMENT PLAN MAP AMENDMENT, 06EPC-
3 00139, TO AMEND THE WESTLAND SECTOR DEVELOPMENT PLAN ZONING
4 MAP TO CHANGE THE ZONING FROM SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS
5 AND SU-2/TOWN CENTER TO SU-2 FOR TC (TOWN CENTER) AND SU-2 FOR
6 TCV (TOWN CENTER VILLAGE) AND TO CREATE A NEW ZONE CATEGORY,
7 TCV (TOWN CENTER VILLAGE), FOR PARCELS C, D, E, F, G AND H OF
8 WESTLAND NORTH, APPROXIMATELY 550 ACRES, LOCATED BETWEEN
9 98TH STREET AND THE PROPOSED 118TH STREET, NORTH OF INTERSTATE
10 40 AND SOUTH OF ARROYO VISTA DRIVE, AND TO AMEND THE WESTLAND
11 SECTOR DEVELOPMENT PLAN LAND USE MAP (06EPC-00141) TO
12 CORRESPOND TO THE ZONE CHANGES AND TO INCORPORATE VARIOUS
13 UPDATES BASED ON THE CONDITIONS OF APPROVAL.

14 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
15 has the authority to adopt and amend plans for the physical development of
16 areas within the planning and platting jurisdiction of the City authorized by
17 statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

18 WHEREAS, the City of Albuquerque adopted the Westland Sector
19 Development Plan, a Rank III Sector Development Plan, in 1999 through
20 Enactment Number 63-1999; and

21 WHEREAS, the Council has the authority to not only adopt but to amend
22 such a sector development plan; and

23 WHEREAS, on December 20, 2007, the Environmental Planning
24 Commission, in its advisory role on land use and planning matters,
25 recommended approval to the City Council of an amendment to the Westland

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APPENDIX C: Resolutions

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1 Sector Plan, a Rank III Sector Development Plan, to create the new TCV (Town
2 Center Village) zone category, to amend the Westland Sector Plan Zoning map
3 to include the new TCV zone, and to change the zoning for parcels C, D, E, F,
4 G and H of Westland North from SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS &
5 SU-2/Town Center to SU-2 for TC (Town Center) & SU-2 for TCV (Town Center
6 Village); and

7 WHEREAS, the Environmental Planning Commission found that the above
8 mentioned Westland Sector Plan amendments are consistent with applicable
9 Comprehensive Plan, West Side Strategic Plan, and Westland Master Plan
10 goals and policies.

11 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
12 ALBUQUERQUE:

13 Section 1. WESTLAND SECTOR PLAN, A RANK III SECTOR DEVELOPMENT
14 PLAN, AMENDED. The Westland Sector Plan, a Rank III Sector Development
15 Plan, is amended to create the new TCV (Town Center Village) zone category
16 and to change the zoning for parcels C, D, E, F, G and H of Westland North as
17 follows: Parcel C- from SU-2/TC (Town Center) to SU-2/TCV (Town Center
18 Village); Parcel D- from SU-2/R-2 to SU-2/TCV; Parcel E- from SU-2/R-2 to SU-
19 2/TC; Parcel F- from SU-2/R-LT to SU-2/TC; Parcel G- from SU-2/O-1 to SU-
20 2/TC; and Parcel H- from SU-2/O-1 to SU-2/TC, and to incorporate various
21 updates based on the conditions of approval; provided, this amendment shall
22 not allow any increase in residential uses or residential units (unless those
23 units are placed at second story or above) from the residential uses and units
24 allowed in the Westland Master Plan in effect prior to this amendment.

25 Section 2. WESTLAND SECTOR PLAN, A RANK III SECTOR
26 DEVELOPMENT PLAN, AMENDED. The Westland Sector Plan Zoning map and
27 the Westland Sector Plan Land Use map are amended to include the new TCV
28 (Town Center Village) zone category and to correspond to the locations of the
29 zone changes for parcels C, D, E, F, G and H.

30 Section 3. FINDINGS ACCEPTED. The following findings for the Westland
31 Sector Plan amendments (06EPC-00139) are adopted by the City Council:

32 A. This request is for a sector development plan map amendment for an
33 approximately 550 acre site located between 98th Street and proposed 118th

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1 Street, north of Interstate 40 and south of Arroyo Vista Drive. A request for an
2 amendment to the Westside Strategic Plan (07EPC 50079), an amendment to
3 the Westland Sector Plan (06EPC 00141) and an amendment to the Westland
4 Master Plan (07EPC 40071) accompany this request.

5 B. The applicant proposes to change the subject site's zoning from SU-
6 2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center (TC) for Parcels C, D,
7 E, F, G and H to "SU-2 for Town Center (TC) and SU-2 for Town Center Village
8 (TCV)" in order to accommodate the associated proposed relocation of the
9 Town Center (the Westland Community Activity Center).

10 C. The subject site is located within the boundaries of the Westland Master
11 Plan, a Rank II plan with text and maps, and the Westland Sector Plan, a Rank
12 II plan consisting of two stand-alone maps. Since SU-2 zoning is used to
13 indicate sector plan control of sites within these boundaries, a change of
14 zoning would affect the sector plan's zoning map. Therefore, this request is
15 referred to as a sector development plan map amendment instead of a zone
16 map amendment.

17 D. The proposal generally furthers the following relevant Comprehensive
18 Plan Goals:

19 i. The Activity Center Goal. The proposal would facilitate development of a
20 concentration of higher-density mixed land uses that would generally reduce
21 auto travel needs for Westside residents.

22 ii. The Economic Development Goal. The proposal would provide a variety
23 of retail and service uses and would contribute to economic development, as
24 well as create additional employment on the Westside to help improve the
25 jobs/housing balance.

26 E. The proposal partially furthers the following relevant Comprehensive
27 Plan Goals:

28 i. The Open Space Goal. The proposal would establish Open Space as a
29 land use category, but there would be no zoning designation for open space. It
30 is uncertain how open space opportunities would become reality.

31 ii. The Transportation and Transit Goal. The Town Center relocation closer
32 to Interstate-40 could help facilitate alternative transportation opportunities,
33 though in general the area tends to rely heavily on Interstate 40.

APPENDIX C: Resolutions

1 iii. The Noise Goal. The Town Center relocation closer to Interstate-40
2 would buffer future subdivisions from the freeway and reduce noise impacts.
3 It is unknown if new land use/noise conflicts would arise because the location
4 of housing within the Town Center is not defined at this time.

5 F. The proposal partially furthers the following relevant Comprehensive
6 Plan policies:

7 i. Policy II.B.5a-full range of urban land uses. A full range of urban land
8 uses would be promoted, especially in the Town Center, though a range of
9 land uses could have occurred without the relocation.

10 ii. Policy II.B.5d-neighborhood values/environment/resources.
11 Relocating the Town Center is not likely to conflict with existing neighborhood
12 values. Due to the proposal's general nature, impacts on the natural
13 environment, and scenic and other resources, cannot be specifically
14 addressed at this time.

15 iii. Policy II.B.5j-location of commercial development. The TCV zone
16 would provide for small neighborhood centers, but the degree of pedestrian
17 and bicycle access is unknown at this stage. The degree of transit integration
18 in the Town Center, a large, area-wide shopping center is also unknown.

19 G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h
20 regarding higher density housing, it is unknown at this stage if the proposal
21 furthers or does not further them. Though the proposal would result in more
22 Westside housing, information about the potential for affordable housing has
23 not been included. The proposal allows an average of 9 DU/acre for the net
24 residential development area, which is less than the density needed to fulfill
25 the project's New Urbanist intent.

26 H. With respect to the Westside Strategic Plan (WSSP), the proposal
27 partially furthers the following policies:

28 i. Policy 1.1- The intent is for the higher density housing to locate in
29 the Town Center, but there is no guarantee that lower density development
30 would not occur there.

31 ii. Policy 1.13- Placing the Activity Center closer to the interstate may
32 allow a greater concentration of commercial uses compared to its existing
33 location. However, both the existing and the proposed locations would

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1 function as the community's primary focus and both would have the
2 community's most intense land uses.

3 I. If the designated Activity Center is relocated near Interstate-40 as
4 proposed, then the Town Center would be within the boundaries of the Activity
5 Center. Therefore, the proposed zone change would further Policy 1.3.
6 However, without the adjustment of the Activity Center's location, the
7 proposed zone change would not further Policy 1.3 because the zone change
8 would have occurred outside of the existing Activity Center.

9 J. Overall, the proposal is generally consistent with the intents and
10 purposes of the Westland Master Plan. The proposal partially furthers the
11 intents and purposes in the land uses, residential resort, open space, Town
12 Center and jobs/housing balance categories. Though in an overarching sense
13 the Plan's intents and purposes are promoted, the proposal does not offer
14 enough specificity to demonstrate that these intents and purposes will come
15 to fruition.

16 K. The applicant has adequately justified the zone change request
17 pursuant to Resolution 270-1980:

18 i. Section A: The applicant cited various Comprehensive Plan, and
19 other Master Plan, goals and policies to demonstrate that the proposal is
20 consistent with applicable Plans. Relocating the Town Center away from
21 future single-family homes and open space will promote the City's health,
22 safety and welfare by providing distance between the higher density uses and
23 the single-family residential areas, as well as protect the National Monument.
24 The proposal is consistent with the City's health, safety and general welfare.

25 ii. Section B: Relocating the Town Center will create a more stable
26 arrangement of land uses, the intensity of which decreases as one moves
27 from the freeway and toward the National Monument.

28 iii. Section C: The applicant cited various goals and policies. In most
29 instances, the explanation of how the request furthers each cited goal and
30 policy is acceptable. The applicant has established an acceptable policy-
31 based justification.

32 iv. Section D: The zone change is appropriate due to a different land
33 use category being more advantageous to the community. The proposal is

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APPENDIX C: Resolutions

1 more advantageous to the community because relocating the Town Center will
 2 keep it further away from open space areas and better positioned to serve
 3 residents on both sides of the freeway, as articulated by furthered elements of
 4 the City's Comprehensive Plan and other Master Plan.

5 v. Section E: The applicant addressed permissive uses in the TC zone
 6 and in the proposed new TCV zone. None of the permissive uses is likely to be
 7 harmful to future neighborhoods.

8 vi. Section F: The proposal does not attempt to bind the City to the
 9 scheduled provision of any specific capital improvement.

10 vii. Section G: The applicant does not claim that the "cost of land or
 11 other economic considerations" is the primary justification for the proposed
 12 zone change. Relocating the Town Center would place residential areas away
 13 from overhead electric transmission lines and would move more intense uses
 14 closer to the Interstate and away from open space areas and the National
 15 Monument.

16 viii. Section H: The applicant does not claim that location "on a
 17 collector or major street" is sufficient justification for the proposed change.

18 ix. Section I: A "spot zone", as defined in R270-1980, refers to one
 19 small area and often one parcel. The proposal would create two large areas of
 20 zoning and does not meet the definition of a "spot zone."

21 x. Section J: Staff agrees that this zone change request would not
 22 result in strip commercial zoning. The TC and TCV zoning areas are quite large
 23 at this stage. Strip commercial development could be considered at the site
 24 development plan for subdivision stage.

25 L. A facilitated meeting was held on October 30, 2007. The affected
 26 neighborhoods are the Tres Volcanes Neighborhood Association (NA), the
 27 Parkway NA and the Avalon NA. The neighborhoods generally support the
 28 idea of moving the Town Center closer to Interstate 40, but are concerned
 29 about building height, school overcrowding, open space and affordable
 30 housing.

31 Section 4. FINDINGS ACCEPTED. The following findings for the Westland
 32 Sector Plan amendments (06EPC-00141) are adopted by the City Council:

1 A. This request is for an amendment to the Westland Sector Development
 2 Plan. The approximately 1,050 acre subject site is located between 98th Street
 3 and proposed 118th Street, north of Interstate 40 and south of the Petroglyph
 4 National Monument.

5 B. A request for a sector development plan map amendment (06EPC
 6 00139), an amendment to the Westside Strategic Plan (07EPC 50079) and an
 7 amendment to the Westland Master Plan (07EPC 40071) accompany this
 8 request.

9 C. The subject site lies within the boundaries of the Developing Urban area
 10 of the Comprehensive Plan. Additional applicable plans include the Westside
 11 Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan,
 12 the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for
 13 Arroyos.

14 D. The proposal generally furthers the following relevant Comprehensive
 15 Plan Goals:

16 i. The Activity Center Goal. The proposal would facilitate development of a
 17 concentration of higher-density mixed land uses that would generally reduce
 18 auto travel needs for Westside residents.

19 ii. The Economic Development Goal. The proposal would provide a variety of
 20 retail and service uses and would contribute to economic development, as
 21 well as create additional employment on the Westside to help improve the
 22 jobs/housing balance.

23 E. The proposal partially furthers the following relevant Comprehensive
 24 Plan Goals:

25 i. The Open Space Goal. The proposal would establish Open Space as a
 26 land use category, but there would be no zoning designation for open space. It
 27 is uncertain how open space opportunities would become reality.

28 ii. The Transportation and Transit Goal. The Town Center relocation closer to
 29 Interstate-40 could help facilitate alternative transportation opportunities,
 30 though in general the area tends to rely heavily on Interstate 40.

31 iii. The Noise Goal. The Town Center relocation closer to Interstate-40
 32 would buffer future subdivisions from the freeway and reduce noise impacts.

APPENDIX C: Resolutions

1 It is unknown if new land use/noise conflicts would arise because the location
2 of housing within the Town Center is not defined at this time.

3 F. The proposal partially furthers the following relevant Comprehensive
4 Plan policies:

5 i. Policy II.B.5a-full range of urban land uses. A full range of urban land
6 uses would be promoted, especially in the Town Center, though a range of
7 land uses could have occurred without the relocation.

8 ii. Policy II.B.5d-neighborhood values/environment/resources. Relocating the
9 Town Center is not likely to conflict with existing neighborhood values. Due
10 to the proposal's general nature, impacts on the natural environment, and
11 scenic and other resources, cannot be specifically addressed at this time.

12 iii. Policy II.B.5j-location of commercial development. The TCV zone would
13 provide for small neighborhood centers, but the degree of pedestrian and
14 bicycle access is unknown at this stage. The degree of transit integration in
15 the Town Center, a large, area-wide shopping center is also unknown.

16 G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h
17 regarding higher density housing, it is unknown at this stage how the
18 proposal will further or not further them. Though the proposal would result in
19 more Westside housing, information about the potential for affordable housing
20 has not been included. The proposal allows an average of 9 DU/acre for the
21 net residential development area, which is less than the density needed to
22 fulfill the project's New Urbanist intent.

23 H. With respect to the Westside Strategic Plan (WSSP), the proposal
24 partially furthers the following policies:

25 i. Policy 1.1- The intent is for the higher density housing to locate in the
26 Town Center, but there is no guarantee that lower density development would
27 not occur there.

28 ii. Policy 1.13- Placing the Activity Center closer to the interstate may allow a
29 greater concentration of commercial uses compared to its existing location.
30 However, both the existing and the proposed locations would function as the
31 community's primary focus and both would have the community's most
32 intense land uses.

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1 I. If the designated Activity Center is relocated near Interstate-40 as
2 proposed, then the Town Center would be within the boundaries of the Activity
3 Center. Therefore, the proposed zone change would further Policy 1.3.
4 However, without the adjustment of the Activity Center's location, the
5 proposed zone change would not further Policy 1.3 because the zone change
6 would have occurred outside of the existing Activity Center.

7 J. Overall, the proposal is generally consistent with the intents and
8 purposes of the Westland Master Plan. The proposal partially furthers the
9 intents and purposes in the land uses, residential resort, open space, Town
10 Center and jobs/housing balance categories. Though in an overarching sense
11 the Plan's intents and purposes are promoted, the proposal does not offer
12 enough specificity to demonstrate that these intents and purposes will come
13 to fruition.

14 K. A facilitated meeting was held on October 30, 2007. The affected
15 neighborhoods are the Tres Volcanes Neighborhood Association (NA), the
16 Parkway NA and the Avalon NA. The neighborhoods generally support the
17 idea of moving the Town Center closer to Interstate 40, but are concerned
18 about building height, school overcrowding, open space and affordable
19 housing.

20 Section 5. CONDITIONS OF APPROVAL (06EPC-00141). The Environmental
21 Planning Commission, in recommending approval to the City Council of the
22 amendments to the Westland Sector Plan, adopted the following Conditions of
23 Approval, which are adopted by the City Council:

24 A. The City Council delegates final sign-off authority of this Rank III Sector
25 Plan to the Development Review Board (DRB). The DRB is responsible for
26 ensuring that all Conditions have been satisfied and that other applicable City
27 requirements have been met. A letter shall accompany the submittal,
28 specifying all modifications that have been made to the sector development
29 plan since the City Council hearing, including how the Plan has been modified
30 to meet each of the Conditions.

31 B. Prior to application submittal to the DRB, the applicant shall meet with
32 the Staff planners to ensure that all conditions of approval are met.

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APPENDIX C: Resolutions

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1 C. Site Development Plans for Subdivision for the Town Center (TC) zone
2 and the Town Center Village (TCV) zone shall be reviewed and approved by
3 the Environmental Planning Commission (EPC).

4 D. It shall be noted on the Plan that Open Space Areas shall be planned for
5 in a cohesive manner and shall establish corridors for wildlife and recreational
6 opportunities.

7 E. Zoning designations for open space, SU-2/SU-1 for Open Space and SU-
8 2/SU-1 for Major Public Open Space (MPOS), shall be established in the Plan
9 for future use if and when needed.

10 F. This sector plan amendment and zone change shall not allow any
11 increase in residential uses or residential housing units from the residential
12 uses or units allowed under the Plan prior to this amendment (R-08-58) unless
13 those units are placed at second story or above. This statement shall be
14 placed on the Westland Sector Plan Land Use Map.

15 G. The acreage totals for existing and proposed land uses shall be
16 corrected.

17 Section 6. EFFECTIVE DATE AND PUBLICATION. This legislation shall
18 take effect thirty days after publication by title and general summary.

19 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
20 clause, word or phrase of this resolution is for any reason held to be invalid or
21 unenforceable by any court of competent jurisdiction, such decision shall not
22 affect the validity of the remaining provisions of this resolution. The Council
23 hereby declares that it would have passed this resolution and each section,
24 paragraph, sentence, clause, word or phrase thereof irrespective of any
25 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 2nd DAY OF June, 2008
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Brad Winter, President
11 City Council

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14 APPROVED THIS 13th DAY OF June, 2008

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16 Bill No. R-08-58

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21 Martin J. Chávez, Mayor
22 City of Albuquerque

23 ATTEST:

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City Clerk

APPENDIX C: Resolutions

CITY OF ALBUQUERQUE
CITY COUNCIL

R-2008-075

6/12/08

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-59 Amending The West Side Strategic Plan (07EPC-50069) To Relocate The Westland Community Activity Center, Serving The Westland North Community, From Its Designated Location To A New Location Closer To Interstate 40, and Decreasing The Size of The Activity Center From Approximately 220 Acres To Approximately 161 Acres, For Parcels C, D, E, F, G and H, Westland North, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Ladera Drive (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db
Attachment
6/9/08

CITY of ALBUQUERQUE
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-59

ENACTMENT NO.

R-2008-075

SPONSORED BY: Ken Sanchez, by request

1 RESOLUTION
2 ADOPTING AN AREA PLAN AMENDMENT, 07EPC-50069, TO AMEND THE
3 WEST SIDE STRATEGIC PLAN TO RELOCATE THE WESTLAND COMMUNITY
4 ACTIVITY CENTER, SERVING THE WESTLAND NORTH COMMUNITY, FROM
5 ITS DESIGNATED LOCATION TO A NEW LOCATION CLOSER TO INTERSTATE
6 40, AND DECREASING THE SIZE OF THE ACTIVITY CENTER FROM
7 APPROXIMATELY 220 ACRES TO APPROXIMATELY 161 ACRES, FOR
8 PARCELS C, D, E, F, G AND H, WESTLAND NORTH, LOCATED BETWEEN
9 98TH STREET AND THE PROPOSED 118TH STREET, NORTH OF INTERSTATE
10 40 AND SOUTH OF LADERA DRIVE.

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11 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
12 has the authority to adopt and amend plans for the physical development of
13 areas within the planning and platting jurisdiction of the City authorized by
14 statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

15 WHEREAS, the City of Albuquerque adopted the West Side Strategic Plan,
16 a Rank II Area Plan, in March 1997 through Enactment Number 35-1997; and

17 WHEREAS, the Council has the authority to not only adopt but to amend
18 such an area plan; and

19 WHEREAS, on December 20, 2007, the Environmental Planning
20 Commission, in its advisory role on land use and planning matters,
21 recommended approval to the City Council of an amendment to the West Side
22 Strategic Plan, a Rank II Area Plan, to relocate the Westland Community
23 Activity Center from its designated location to a new location closer to
24 Interstate 40 and to decrease the size of the activity center from approximately
25 220 acres to approximately 161 acres; and

APPENDIX C: Resolutions

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1 WHEREAS, the Environmental Planning Commission found that the above
2 mentioned Westside Strategic Plan amendments are consistent with
3 applicable Comprehensive Plan and West Side Strategic Plan goals and
4 policies.

5 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
6 ALBUQUERQUE:

7 Section 1. WEST SIDE STRATEGIC PLAN, A RANK II AREA PLAN,
8 AMENDED. The Westside Strategic Plan, a Rank II Area Plan, is amended to
9 relocate the Westland Community Activity Center from its designated location
10 to a new location closer to Interstate 40 and to decrease the size of the activity
11 center from approximately 220 acres to approximately 161 acres as depicted in
12 Map 1 of Exhibit A, which replaces the activity center location map on page
13 144 of the Westside Strategic Plan.

14 Section 2. WEST SIDE STRATEGIC PLAN, WESTLAND COMMUNITY
15 ACTIVITY CENTER LOCATION MAP AMENDED. The Westside Strategic Plan
16 activity center location map on page 144 is amended to reflect the new
17 location of the Westland Community Activity Center as shown in Map 1 of
18 Exhibit A.

19 Section 3. FINDINGS ACCEPTED. The following findings for the Westside
20 Strategic Plan amendment are adopted by the City Council:

- 21 A. This request for an amendment to the West Side Strategic Plan (WSSP)
22 will require a corresponding amendment to the Comprehensive Plan.
23 The existing location of the WSSP designated Westland Community
24 Activity Center is proposed to be moved to a new location adjacent to
25 Interstate-40. The approximately 550 acre subject site is located
26 between 98th Street and proposed 118th Street, north of Interstate 40
27 and south of Arroyo Vista Drive.
- 28 B. A request for a sector development plan map amendment (06EPC
29 00139), an amendment to the Westland Sector Plan (06EPC 00141) and
30 an amendment to the Westland Master Plan (07EPC 40071) accompany
31 this request.
- 32 C. The proposed relocation of the WSSP designated Westland Community
33 Activity Center constitutes an amendment to the WSSP, which is

1 required to be forwarded to the City Council. A corresponding
2 amendment to the Comprehensive Plan to reflect the proposed
3 relocation is also required to be forwarded to the City Council. As the
4 City's zoning authority, the City Council will make the final decision.

- 5 D. The subject site lies within the boundaries of the Developing Urban area
6 of the Comprehensive Plan. Additional applicable plans include the
7 Westside Strategic Plan (WSSP) the Westland Master Plan and the
8 Westland Sector Plan. The Westland Community Activity Center, the
9 activity center proposed for relocation, is located within the subject
10 site's boundaries.
- 11 E. The proposal generally furthers the following relevant Comprehensive
12 Plan Goals:
 - 13 i. The Activity Center Goal. The proposal would facilitate development
14 of a concentration of higher-density mixed land uses that would
15 generally reduce auto travel needs for Westside residents.
 - 16 ii. The Economic Development Goal. The proposal would provide a
17 variety of retail and service uses and would contribute to economic
18 development, as well as create additional employment on the Westside
19 to help improve the jobs/housing balance.
- 20 F. The proposal partially furthers the following relevant Comprehensive
21 Plan Goals:
 - 22 i. The Open Space Goal. The proposal would establish Open Space as
23 a land use category, but there would be no zoning designation for
24 open space. It is uncertain how open space opportunities would
25 become reality.
 - 26 ii. The Transportation and Transit Goal. The Town Center relocation
27 closer to Interstate-40 could help facilitate alternative transportation
28 opportunities, though in general the area tends to rely heavily on
29 Interstate 40.
 - 30 iii. The Noise Goal. The Town Center relocation closer to Interstate-40
31 would buffer future subdivisions from the freeway and reduce noise
32 impacts. It is unknown if new land use/noise conflicts would arise

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- 1 because the location of housing within the Town Center is not defined
- 2 at this time.
- 3 G. The proposal partially furthers the following relevant Comprehensive
- 4 Plan policies:
- 5 i. Policy II.B.5a-full range of urban land uses. A full range of urban land
- 6 uses would be promoted, especially in the Town Center, though a
- 7 range of land uses could have occurred without the relocation.
- 8 ii. Policy II.B.5d-neighborhood values/environment/resources.
- 9 Relocating the Town Center is not likely to conflict with existing
- 10 neighborhood values. Due to the proposal's general nature, impacts
- 11 on the natural environment, and scenic and other resources, cannot
- 12 be specifically addressed at this time.
- 13 iii. Policy II.B.5j-location of commercial development. The TCV zone
- 14 would provide for small neighborhood centers, but the degree of
- 15 pedestrian and bicycle access is unknown at this stage. The degree of
- 16 transit integration in the Town Center, a large, area-wide shopping
- 17 center is also unknown.
- 18 H. With respect to the Comprehensive Plan Housing Goal and Policy
- 19 II.B.5h regarding higher density housing, it is unknown at this stage if
- 20 the proposal furthers or does not further them. Though the proposal
- 21 would result in more Westside housing, information about the
- 22 potential for affordable housing has not been included. The proposal
- 23 allows an average of 9 DU/acre for the net residential development
- 24 area, which is less than the density needed to fulfill the project's New
- 25 Urbanist intent.
- 26 I. With respect to the Westside Strategic Plan (WSSP), the proposal
- 27 partially furthers the following policies:
- 28 i. Policy 1.1- The intent is for the higher density housing to locate in
- 29 the Town Center, but there is no guarantee that lower density
- 30 development would not occur there.
- 31 ii. Policy 1.13- Placing the Activity Center closer to the interstate may
- 32 allow a greater concentration of commercial uses compared to its

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- 1 existing location. However, both the existing and the proposed
- 2 locations would function as the community's primary focus and both
- 3 would have the community's most intense land uses.
- 4 J. If the designated Activity Center is relocated near Interstate-40 as
- 5 proposed, then the Town Center would be within the boundaries of the
- 6 Activity Center. Therefore, the proposed zone change would further
- 7 Policy 1.3. However, without the adjustment of the Activity Center's
- 8 location, the proposed zone change would not further Policy 1.3
- 9 because the zone change would have occurred outside of the existing
- 10 Activity Center.
- 11 K. Overall, the proposal is generally consistent with the intents and
- 12 purposes of the Westland Master Plan. The proposal partially furthers
- 13 the intents and purposes in the land uses, residential resort, open
- 14 space, Town Center and jobs/housing balance categories. Though in
- 15 an overarching sense the Plan's intents and purposes are promoted,
- 16 the proposal does not offer enough specificity to demonstrate that
- 17 these intents and purposes will come to fruition.
- 18 L. A facilitated meeting was held on October 30, 2007. The affected
- 19 neighborhoods are the Tres Volcanes Neighborhood Association (NA),
- 20 the Parkway NA and the Avalon NA. The neighborhoods generally
- 21 support the idea of moving the Town Center closer to Interstate 40, but
- 22 are concerned about building height, school overcrowding, open
- 23 space and affordable housing.
- 24 Section 4. CONDITIONS OF APPROVAL. The Environmental Planning
- 25 Commission, in recommending approval to the City Council of the
- 26 amendment to the West Side Strategic Plan, adopted the following
- 27 Conditions of Approval, which are adopted by the City Council:
- 28 A. The City Council delegates final sign-off authority of this Rank II Area
- 29 Plan to the Development Review Board (DRB). The DRB is responsible
- 30 for ensuring that all Conditions have been satisfied and that other
- 31 applicable City requirements have been met. A letter shall accompany
- 32 the submittal, specifying all modifications that have been made to the

APPENDIX C: Resolutions

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- 1 area plan since the City Council hearing, including how the Plan has
- 2 been modified to meet each of the Conditions.
- 3 B. Prior to application submittal to the DRB, the applicant shall meet with
- 4 the Staff planners to ensure that all conditions of approval are met.
- 5 C. The map of the Westland Activity Center in the West Side Strategic Plan
- 6 shall be updated to correspond to the proposed new location of the
- 7 Town Center.
- 8 D. Figure 20 (Activity Centers & Transportation Corridors) in the
- 9 Comprehensive Plan shall be updated to correspond to the proposed
- 10 new location of the Town Center.
- 11 E. As a designated Community Activity Center, the Town Center shall
- 12 comply with the Activity Center policies found in Table 10 of the
- 13 Comprehensive Plan.
- 14 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall
- 15 take effect thirty days after publication by title and general summary.
- 16 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
- 17 clause, word or phrase of this resolution is for any reason held to be
- 18 invalid or unenforceable by any court of competent jurisdiction, such
- 19 decision shall not affect the validity of the remaining provisions of this
- 20 resolution. The Council hereby declares that it would have passed
- 21 this resolution and each section, paragraph, sentence, clause, word or
- 22 phrase thereof irrespective of any provisions being declared
- 23 unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 2nd DAY OF June, 2008
 2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Brad Winter, President
City Council

APPROVED THIS 10th DAY OF June, 2008

Bill No. R-08-59



Martin J. Chávez, Mayor
City of Albuquerque

ATTEST:



City Clerk

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APPENDIX C: Resolutions

CITY OF ALBUQUERQUE
CITY COUNCIL **R-2008-076**

6/12/08

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-60 Adopting Sector Development Plan Map Amendments (07EPC-40071), To Revise The Land Use/Zoning Map For Parcels C, D, E, F, G and H of Westland North To Be Consistent With Zone Changes Specified In The Sector Development Plan Map Amendment To The Westland Sector Plan (06EPC-00139), and Amending The Text of The Westland Master Plan To Establish Parameters For The New TCV (Town Center Village) Zone Category, and Adding Hotel As A Permissive Use In The SU-2/TC Zone, and Amending The RR (Residential Resort) Zone To Include Community Neighborhood Recreation Center As A Permissive Use, Approximately 1,050 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of The Petroglyph National Monument (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db
Attachment
6/9/08

6/12/08

CITY of ALBUQUERQUE
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-60 ENACTMENT NO. **R-2008-076**

SPONSORED BY: Ken Sanchez, by request

1 RESOLUTION

2 ADOPTING SECTOR DEVELOPMENT PLAN MAP AMENDMENTS, 07EPC-

3 40071, TO REVISE THE LAND USE/ZONING MAP FOR PARCELS C, D, E, F, G

4 AND H OF WESTLAND NORTH TO BE CONSISTENT WITH ZONE CHANGES

5 SPECIFIED IN THE SECTOR DEVELOPMENT PLAN MAP AMENDMENT TO THE

6 WESTLAND SECTOR PLAN (06EPC-00139), AND AMENDING THE TEXT OF

7 THE WESTLAND MASTER PLAN TO ESTABLISH PARAMETERS FOR THE

8 NEW TCV (TOWN CENTER VILLAGE) ZONE CATEGORY, AND ADDING HOTEL

9 AS A PERMISSIVE USE IN THE SU-2/TC ZONE, AND AMENDING THE RR

10 (RESIDENTIAL RESORT) ZONE TO INCLUDE COMMUNITY NEIGHBORHOOD

11 RECREATION CENTER AS A PERMISSIVE USE, APPROXIMATELY 1,050

12 ACRES, LOCATED BETWEEN 98TH STREET AND THE PROPOSED 118TH

13 STREET, NORTH OF INTERSTATE 40 AND SOUTH OF THE PETROGLYPH

14 NATIONAL MONUMENT.

15 WHEREAS, the Council, the Governing Body of the City of Albuquerque,

16 has the authority to adopt and amend plans for the physical development of

17 areas within the planning and platting jurisdiction of the City authorized by

18 statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

19 WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a

20 Rank III Sector Development Plan, in May 1998 through Enactment Number 51-

21 1998; and

22 WHEREAS, the Council has the authority to not only adopt but to amend

23 such a sector development plan; and

24 WHEREAS, on December 20, 2007, the Environmental Planning

25 Commission, in its advisory role on land use and planning matters,

26 recommended approval to the City Council of an amendment to the Westland

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APPENDIX C: Resolutions

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1 Master Plan, a Rank III Sector Development Plan, to revise the Land
2 Use/Zoning Map for parcels C, D, E, F, G and H of Westland North to be
3 consistent with zone changes specified in the sector development map
4 amendment to the Westland Sector Plan (06EPC-00139), and to amend the text
5 of the Westland Master Plan to establish parameters for the new TCV (Town
6 Center Village) zone category, and to add hotel as a permissive use in the SU-
7 2/TC zone, and to amend the RR (Residential Resort) zone to include
8 community neighborhood recreation center as a permissive use and uses
9 permissive in the C-1 and O-1 zone as conditional uses; and

10 WHEREAS, the Environmental Planning Commission found that the above
11 mentioned Westland Master Plan amendments are consistent with applicable
12 Comprehensive Plan, West Side Strategic Plan, and Westland Master Plan
13 goals and policies.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 Section 1. WESTLAND MASTER PLAN, A RANK III SECTOR DEVELOPMENT
17 PLAN, AMENDED. The Westland Master Plan, a Rank III Sector Development
18 Plan, is amended to revise the Land Use/Zoning Map for Parcels C, D, E, F, G
19 and H of Westland North to be consistent with zone changes specified in the
20 sector development map amendment to the Westland Sector Plan (06EPC-
21 00139), and to amend the text of the Westland Master Plan to establish
22 parameters for the new TCV (Town Center Village) zone category, and to add
23 hotel as a permissive use in the SU-2/TC zone, and to amend the RR
24 (Residential Resort) zone to include community neighborhood recreation
25 center as a permissive use and to amend the RR (Residential Resort) zone to
26 allow C-1 and O-1 permissive uses to be conditional uses in the RR
27 (Residential Resort) zone, except as modified in Section 4. Conditions of
28 Approval of this Resolution. There shall be no increase in residential uses or
29 residential units (unless those units are placed at second story or above) from
30 the residential uses and units allowed in the Westland Master Plan in effect
31 prior to the adoption of R-08-60.

32 Section 2. WESTLAND MASTER PLAN, A RANK III SECTOR
33 DEVELOPMENT PLAN, AMENDED. The Westland Master Plan Land

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1 Use/Zoning map, exhibit 10 on page 39, is amended to include the new TCV
2 (Town Center Village) zone category and to correspond to the locations of the
3 zone changes for parcels C, D, E, F, G and H.

4 Section 3. FINDINGS ACCEPTED. The following findings for the
5 Westland Master Plan amendments are adopted by the City Council:

- 6 A. This request is for an amendment to the Westland Master Plan. The
7 approximately 1,050 acre subject site is located between 98th Street and
8 proposed 118th Street, north of Interstate 40 and south of the Petroglyph
9 National Monument.
- 10 B. A request for a sector development plan map amendment (06EPC 00139),
11 an amendment to the Westside Strategic Plan (07EPC 50079) and an
12 amendment to the Westland Sector Plan (06EPC 00141) accompany this
13 request.
- 14 C. The subject site lies within the boundaries of the Developing Urban area of
15 the Comprehensive Plan. Additional applicable plans include the Westside
16 Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector
17 Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan
18 for Arroyos.
- 19 D. The proposal generally furthers the following relevant Comprehensive Plan
20 Goals:
 - 21 i. The Activity Center Goal. The proposal would facilitate development of
22 a concentration of higher-density mixed land uses that would
23 generally reduce auto travel needs for Westside residents.
 - 24 ii. The Economic Development Goal. The proposal would provide a
25 variety of retail and service uses and would contribute to economic
26 development, as well as create additional employment on the Westside
27 to help improve the jobs/housing balance.
- 28 E. The proposal partially furthers the following relevant Comprehensive Plan
29 Goals:
 - 30 i. The Open Space Goal. The proposal would establish Open Space as a
31 land use category, but there would be no zoning designation for open
32 space. It is uncertain how open space opportunities would become reality.

APPENDIX C: Resolutions

1 ii. The Transportation and Transit Goal. The Town Center relocation closer
2 to Interstate-40 could help facilitate alternative transportation
3 opportunities, though in general the area tends to rely heavily on Interstate
4 40.
5 iii. The Noise Goal. The Town Center relocation closer to Interstate-40
6 would buffer future subdivisions from the freeway and reduce noise
7 impacts. It is unknown if new land use/noise conflicts would arise because
8 the location of housing within the Town Center is not defined at this time.
9 F. The proposal partially furthers the following relevant Comprehensive Plan
10 policies:
11 i. Policy II.B.5a-full range of urban land uses. A full range of urban land
12 uses would be promoted, especially in the Town Center, though a range of
13 land uses could have occurred without the relocation.
14 ii. Policy II.B.5d-neighborhood values/environment/resources. Relocating
15 the Town Center is not likely to conflict with existing neighborhood values.
16 Due to the proposal's general nature, impacts on the natural environment,
17 and scenic and other resources, cannot be specifically addressed at this
18 time.
19 iii. Policy II.B.5j-location of commercial development. The TCV zone would
20 provide for small neighborhood centers, but the degree of pedestrian and
21 bicycle access is unknown at this stage. The degree of transit integration in
22 the Town Center, a large, area-wide shopping center is also unknown.
23 G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h
24 regarding higher density housing, it is unknown at this stage how the
25 proposal will further or not further them. Though the proposal would result in
26 more Westside housing, information about the potential for affordable housing
27 has not been included. The proposal allows an average of 9 DU/acre for the
28 net residential development area, which is less than the density needed to
29 fulfill the project's New Urbanist intent.
30 H. With respect to the Westside Strategic Plan (WSSP), the proposal partially
31 furthers the following policies:

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1 i. Policy 1.1- The intent is for the higher density housing to locate in the
2 Town Center, but there is no guarantee that lower density development
3 would not occur there.
4 ii. Policy 1.13- Placing the Activity Center closer to the interstate may allow
5 a greater concentration of commercial uses compared to its existing
6 location. However, both the existing and the proposed locations would
7 function as the community's primary focus and both would have the
8 community's most intense land uses.
9 I. If the designated Activity Center is relocated near Interstate-40 as proposed,
10 then the Town Center would be within the boundaries of the Activity Center.
11 Therefore, the proposed zone change would further Policy 1.3. However,
12 without the adjustment of the Activity Center's location, the proposed zone
13 change would not further Policy 1.3 because the zone change would have
14 occurred outside of the existing Activity Center.
15 J. Overall, the proposal is generally consistent with the intents and purposes
16 of the Westland Master Plan. The proposal partially furthers the intents and
17 purposes in the land uses, residential resort, open space, Town Center and
18 jobs/housing balance categories. Though in an overarching sense the Plan's
19 intents and purposes are promoted, the proposal does not offer enough
20 specificity to demonstrate that these intents and purposes will come to
21 fruition.
22 K. A facilitated meeting was held on October 30, 2007. The affected
23 neighborhoods are the Tres Volcanes Neighborhood Association (NA), the
24 Parkway NA and the Avalon NA. The neighborhoods generally support the
25 idea of moving the Town Center closer to Interstate 40, but are concerned
26 about building height, school overcrowding, open space and affordable
27 housing.
28 Section 4. CONDITIONS OF APPROVAL. The Environmental Planning
29 Commission, in recommending approval to the City Council of the amendment
30 to the Westland Master Plan, adopted the following Conditions of Approval,
31 which are adopted by the City Council:
32 A. The City Council delegates final sign-off authority of this Rank III Sector
33 Development Plan to the Development Review Board (DRB). The DRB is

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APPENDIX C: Resolutions

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- 1 responsible for ensuring that all Conditions have been satisfied and that other
- 2 applicable City requirements have been met. A letter shall accompany the
- 3 submittal, specifying all modifications that have been made to the site plan
- 4 since the City Council hearing, including how the Plan has been modified to
- 5 meet each of the Conditions.
- 6 B. Prior to application submittal to the DRB, the applicant shall meet with the
- 7 Staff planners to ensure that all conditions of approval are met.
- 8 C. Site Development Plans for Subdivision for the Town Center (TC) zone and
- 9 the Town Center Village (TCV) zone shall be reviewed and approved by the
- 10 Environmental Planning Commission (EPC).
- 11 D. All development areas that lie within the boundaries of the Northwest Mesa
- 12 Escarpment Plan (NWMEP) shall be subject to all of the policies and
- 13 regulations contained therein.
- 14 E. Town Center (TC) zone- Land use:
 - 15 i. The applicant shall explain how the entirety of the Town Center site will
 - 16 function as a cohesive New Urbanist area.
 - 17 ii. The percentages of mixed-use, open space, commercial, office, and
 - 18 residential land uses shall be incorporated into the Town Center site and
 - 19 shall reflect the New Urbanist intent stated in the submittal.
 - 20 iii. The hotel use shall comply with all applicable design regulations in the
 - 21 Westland Master Plan.
- 22 F. Town Center (TC) zone- Density:
 - 23 i. The site development plan for subdivision for the Town Center shall
 - 24 identify minimum FAR's for specific development areas, with higher FAR's
 - 25 such as 2-3 in the central core area and lower FAR's such as 0.3-0.6 in the
 - 26 peripheral area.
 - 27 ii. Front loaded garages shall not be allowed in the TC zone.
 - 28 iii. Maximum residential lot size shall be 4,000 square feet.
 - 29 iv. Variance of up to 10% above the maximum 4,000 square foot lot size is
 - 30 possible via an approved EPC site development plan for subdivision for
 - 31 limited areas provided that adherence to the following criteria can be
 - 32 clearly demonstrated:

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- 1 a. Furthering the intent of applicable Goals and policies in the
- 2 Comprehensive Plan, the West Side Strategic Plan, the Westland
- 3 Sector Development Plan, the Westland Master Plan, the Northwest
- 4 Mesa Escarpment Plan and the Facility Plan for Arroyos.
- 5 b. Promoting pedestrian oriented design and function.
- 6 c. Providing for connectivity and integration with the surrounding
- 7 mixed-use community, and
- 8 d. Functioning as a transition between the Town Center and the Town
- 9 Center Village.
- 10 G. Town Center (TC) zone- Zoning:
 - 11 i. The following shall be allowed in the TC zone: uses permissive in the R-2
 - 12 zone, excluding uses allowed in the R-T, R-LT and R-1 zones. However, a
 - 13 home occupation as regulated by the R-1 zone would be allowed in the TC
 - 14 zone.
 - 15 ii. Maximum structure height allowed in the TC zone shall be 65 feet.
 - 16 iii. No drive-thru service windows shall be allowed in the TC zone except
 - 17 for in the outermost periphery area of the town center and as approved by
 - 18 the EPC.
 - 19 iv. No drive-in restaurants shall be allowed in the TC zone.
 - 20 v. The maximum setback in the TC zone shall be 15 feet. There shall be no
 - 21 minimum setback requirement.
- 22 H. Town Center Village (TCV) zone- Housing:
 - 23 i. The phrase "shall accommodate a broad socioeconomic range of future
 - 24 residents" (p. 37) shall be added to the description of Town Center Village.
 - 25 ii. R-1 regulations regarding lot size shall not apply.
 - 26 iii. A home occupation as regulated by the R-1 zone shall be allowed in the
 - 27 TCV zone.
 - 28 iv. The maximum setback in the TCV zone shall be 20 feet. There shall be
 - 29 no minimum setback requirement.
- 30 I. Town Center Village (TCV) zone- Zoning:
 - 31 i. The following C-1 conditional uses shall not be allowed in the TCV
 - 32 zone: community residential program, auto/trailer/truck rental/service/

APPENDIX C: Resolutions

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- 1 storage, drive-up service window as approved by the EPC and outdoor
- 2 storage.
- 3 ii. The following shall be allowed in the TCV zone: uses permissive in
- 4 the R-2, R-T and R-LT zones.
- 5 iii. To be consistent with the TC zone, adult bookstores, adult photo
- 6 studios or adult theaters shall not be allowed in the TCV zone.
- 7 iv. Free-standing wireless telecommunication facilities (WTFs) shall be
- 8 limited to clock or bell towers and flag poles.
- 9 **J. Resort/ Residential Zone:**
- 10 i. The "hotel" use shall be removed from the Resort/ Residential zone.
- 11 ii. The applicant shall update the list of permissive uses in the Resort/
- 12 Residential zone as a text amendment to the Plan.
- 13 iii. The following C-1 and O-1 permissive uses shall not be allowed in
- 14 the Resort/ Residential zone: temporary storage commercial, parking lots
- 15 and free-standing wireless telecommunication facilities (WTFs) on
- 16 residentially zoned lots.
- 17 iv. The Development Phasing section of the Plan shall be updated, as a
- 18 text amendment to the Plan, to reflect the zone changes and overall
- 19 phasing changes associated with this proposal.
- 20 **K. Housing:**
- 21 i. The applicant shall address affordable housing in the TC and the
- 22 TCV zones.
- 23 ii. "Twenty percent of the housing units developed within the Master
- 24 Plan area shall be affordable based on federally-established affordability
- 25 criteria" (WMP, p. 41).
- 26 iii. This sector plan amendment and zone change shall not allow any
- 27 increase in residential uses or residential housing units from the number of
- 28 residential uses or units allowed under the Westland Master Plan prior to
- 29 this amendment (R-08-60), unless those units are placed at second story or
- 30 above. This Statement shall be placed on the Westland Sector Plan Land
- 31 Use Map.
- 32 **L. Education:**

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- 1 i. The applicant shall address school overcrowding by coordinating
- 2 with Albuquerque Public Schools (APS) to provide school sites and/or to
- 3 meet the needs of future area residents.
- 4 ii. Based on coordination with APS, the applicant shall update the text
- 5 of the Westland Master Plan to reflect current plans for provision of
- 6 schools.
- 7 **M. Open Space:**
- 8 Zoning designations for open space, SU-2/SU-1 for Open Space and SU-2/SU-1
- 9 for Major Public Open Space (MPOS), shall be established and incorporated
- 10 into the Plan for future use if and when needed.
- 11 **N. Transportation/Traffic:**
- 12 The applicant shall provide an explanation about transportation and
- 13 connecting the subject site to transit, and how this would contribute to
- 14 creating a new urbanist community.
- 15 **O. Any maps in the master plan that have been affected by the proposed**
- 16 **changes shall be updated correspondingly.**
- 17 **P. Conditions from City Transportation Planning (Department of Municipal**
- 18 **Development):**
- 19 i. The final results of the Supplemental Roadway Network Analysis must
- 20 be received and acceptable to the City's transportation staff and the staff of
- 21 the New Mexico Department of Transportation District 3 Office prior to final
- 22 DRB action.
- 23 ii. The completed Supplemental Roadway Network Analysis shall include a
- 24 "threshold study" to estimate the level of additional development that may
- 25 reasonably be served with the existing and proposed roadway network
- 26 before completion of the 118th & I-40 interchange is required.
- 27 **Q. CONDITIONS FROM WATER RESOURCES, WATER UTILITIES AND**
- 28 **WASTEWATER UTILITIES (WATER AUTHORITY):**
- 29 The existing Development Agreement shall be amended if changes to this
- 30 Land Use Plan are approved and the number of residential units are changed.
- 31 **R. CONDITIONS FROM THE MID-REGION COUNCIL OF GOVERNMENTS**
- 32 **(MRCOG):**

APPENDIX C: Resolutions

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1 i. The developer shall coordinate with the DMD to ensure that
2 transportation infrastructure is provided as planned and included in the
3 2030 MTP.

4 ii. The applicant shall coordinate with City staff and NMDOT to ensure
5 that the development is consistent with these projects:

- 6 • MPO project ID #373.0-visitor center, bike/ped bridge, public art and
7 xeriscaping (FY 2010).
- 8 • MPO project ID #449- rehabilitation and reconstruction of I-40 from
9 the West Central interchange to the Rio Puerco. (FY 2012 and 2013).
- 10 • MPO project #414.2- reconstruct and add auxiliary lanes and a
11 climbing lane (FY 2008-2013).

12 **S. CONDITIONS FROM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

13 The applicant shall coordinate with PNM, which will have to evaluate whether
14 PNM has enough electric capacity in the area to serve the projected electric
15 load.

16 **Section 5. EFFECTIVE DATE AND PUBLICATION.** This legislation shall
17 take effect thirty days after publication by title and general summary.

18 **Section 6. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
19 clause, word or phrase of this resolution is for any reason held to be invalid or
20 unenforceable by any court of competent jurisdiction, such decision shall not
21 affect the validity of the remaining provisions of this resolution. The Council
22 hereby declares that it would have passed this resolution and each section,
23 paragraph, sentence, clause, word or phrase thereof irrespective of any
24 provisions being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 2nd DAY OF June, 2008
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Brad Winter, President
11 City Council

13 APPROVED THIS 13th DAY OF June, 2008

16 Bill No. R-08-60
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22 Martin J. Chávez, Mayor
23 City of Albuquerque

27 ATTEST:
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30 City Clerk

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APPENDIX C: Resolutions



**County of Bernalillo
Zoning, Building & Planning Department**

600 Second Street NW • Suite 400 • Albuquerque, NM 87102 • (505) 924-3700 • Fax (505) 924-3755

**NOTIFICATION OF DECISION
BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

July 7, 1997

Westland Development Co. Inc.
401 Coors NW
Albuquerque, NM 87121

SUBJECT: FILE NO.: SPR 96-2 WESTLAND MASTER PLAN

PROPERTY DESCRIPTION: Consensus Planning, agent for Westland Development Co., Inc., and the County of Bernalillo, request a recommendation to the Bernalillo County Board of County Commissioners on the Westland Master Plan, including properties located generally north of I-40, south of the Petroglyph National Monument, west of Unser Boulevard, and east of Paseo del Volcan, zoned A-1, containing approximately 6,424 acres.

ACTION: APPROVED THE WESTLAND MASTER PLAN

TO WHOM IT MAY CONCERN:

At the July 2, 1997 public hearing, the Bernalillo County Board of County Commissioners APPROVED your request for a Rank III Master Plan, based on the following Findings and subject to the following Conditions.

FINDINGS:

1. This is a request for approval of SPR-96-2/SD(C)-96-003, a Rank III Master Plan for 6,424 acres of Westland Development Company property, located on the westside of Albuquerque in Bernalillo County within the five-mile planning and platting jurisdiction of the City of Albuquerque, west of the City limits, north of Interstate 40, south of the Petroglyph National Monument, and 1/2-mile west of Paseo del Volcan.
2. The property is in the Developing Urban Area and Reserve Area designations of the Albuquerque-Bernalillo County Comprehensive Plan. The Rank I Comprehensive Plan, and Rank II Plans, such as the Planned Community Policy Element, the Facilities Plan for Arroyos, the West Side Strategic Plan and the Long Range Major Street Plan provide policies and procedures for development.

BERNALILLO COUNTY BOARD OF COMMISSIONERS
JULY 7, 1997
SPR 96-2
PAGE 2

3. The master plan has undergone significant and positive revision since it was reviewed by the CPC and EPC in January, 1997; design guidelines have been provided to demonstrate that the plan is in conformance with design-related policies of the Comprehensive Plan, Planned Communities Criteria, and the West Side Strategic Plan Community Concept.
4. The Albuquerque Water Resources Management Strategy includes water service to the Westland Master Plan area through sustainable, conjunctive use of surface-water and groundwater resources. The Westland Master Plan water supply concept relies on on-site groundwater, potential use of treated effluent and other water conservation measures. These methods work towards the Comprehensive Plan's direction that the "water resources of the metropolitan area shall be managed to ensure permanent adequate water supply and the County's amendments to the Comprehensive Plan (AR-84-91) that "...water use should be managed to correspond to average annual recharge of the aquifer."
5. The Westland Master Plan is based on water supply being provided by a new County Water Utility, as described in the Bernalillo County Water and Wastewater Feasibility Study, April 1996 (Leedshill-Herkenhoff, Inc. report). That report contains plans for the development of local, on-site groundwater as the water supply source for the Westland development, and the report's calculations are based on design water use of 220 gallons per capita per day. The Westland Master Plan will be amended to reflect a reduction to 150 gallons per day.
6. In January, 1997 voters approved a 1/4 cent Open Space tax, part of which is targeted for acquisition of Atrisco Terrace. The 1/4 cent tax should ensure the preservation of Atrisco Terrace as Major Public Open Space as designated by the Comprehensive Plan as long as it is contracted for purchase by the City of Albuquerque by July 1, 2002.
7. The plan encourages a mix of housing products to accommodate all housing markets, including affordable housing.
8. Goals and policies of the master plan can best be fulfilled by meeting the average residential densities within the plan area.
9. The proposed phasing strategy for the Westland Master plan area indicates that development will develop from a general east to west sequence and will occur to the west of the Atrisco Terrace generally after the build-out of residential areas to the east; this strategy has been discussed extensively and is presented in the

BERNALILLO COUNTY BOARD OF COMMISSIONERS
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 SPR 96-2
 PAGE 3

applicant's phasing strategy. This strategy is based on the desire to avoid zone changes within the Town Center by providing residential land for development elsewhere in the plan area.

10. The City's Westbluff Outfall was constructed to serve the plan area, but it has limited capacity; AMAFCA's West I-40 Diversion Drainage Management Plan (DMP) is addressing options by which the Westbluff Outfall, AMAFCA's Ladara Dam System, and proposed I-40 diversion can most effectively be utilized. The City and County urge timely completion of the DMP as a vital planning tool for Westland and adjacent areas.
11. The Master Plan proposes a large-scale urban development bordered by, but not dependent upon, the Interstate system. The street network presented provides adequate access to all parts of the urban area without having to rely on the Interstate System as its primary access facility.
12. The plan's proposed County-provided sewage treatment facility may be problematic with regard to proximity to residential areas. However, opportunities may be provided for use of greywater. The City will be encourage to allow County access to the City sewer system as has been provided to other private users.
13. The area above the Atrisco Terrace is designated Reserve in the Comprehensive Plan. The Westland Master Plan fulfills the requirements of a Planned Community Master Plan as required by the Comprehensive Plan.

CONDITIONS:

1. Bernalillo County and the City shall meet to discuss the County utility system and its compatibility with the City's.
2. Westland's letter to the Bernalillo County Commission dated April 29, 1997 has stated "Westland proposes to explicitly state in the Master Plan that per capita consumption figures will be targeted at 150 gallons per day, a figure consistent with Albuquerque's goal... representing a 32 percent decrease from the assumption made in the feasibility study for the amount of acre feet to serve the plan area annually." Such modification to the Westland Master Plan is made a condition of approval of the Master Plan.
3. The Atrisco Terrace (which is targeted for Major Public Open Space acquisition by the City utilizing the recently passed ¼ cent gross receipts tax revenues) as

BERNALILLO COUNTY BOARD OF COMMISSIONERS
 JULY 7, 1997
 SPR 96-2
 PAGE 4

defined in the Westland Master Plan shall provide the basis for a clarifying amendment to the Comprehensive Plan prepared by the City, Bernalillo County and Westland Development Company.

4. The Wetland Master Plan network of arterial streets shall be proposed (by the City and/or County as sponsor for the applicant) as a modification of the Long Range Major Street Plan (LRMSP), following the procedure administered by Middle Rio Grande Council of Governments and its Urban Transportation Planning Policy Board.
5. The New Mexico State Highway and Transportation Department will be the controlling authority regarding any modifications or proposed modification to Interstate 40, such as new or modified interchanges frontage roads, and access limitations.
6. Appropriate, site-specific Traffic Impact Studies and Air Quality Impact Assessments shall be prepared for individual development proposals as required. Approval of these studies, if they are required, by the appropriate authority shall be required prior to subdivision. Major changes in land use which increases trip generation or change distribution may trigger the need to update Air Study based upon Conformity.
7. As stated in the Petroglyph National Monument Establishment Act of 1990, the National Park Service "may participate in land use and transportation management planning conducted by appropriate local authorities for [the applicant's] lands adjacent to the Petroglyph National Monument." The applicant will allow and coordinate access through the plan area to the adjoining portion of the monument.
8. Development phasing within the Westland Master Plan area shall generally occur from east to west as shown on the applicant's phasing plan.
9. Residential streets shall not be more than 32 feet in width.
10. Mixed-use housing should be encouraged in the town center.
11. Power centers and stand-alone retail buildings in excess of 60,000 square feet should be discouraged in the town center. These uses are more appropriate in an industrial zone.

APPENDIX C: Resolutions

BERNALILLO COUNTY BOARD OF COMMISSIONERS
JULY 7, 1997
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PAGE 5

12. Large commercial parking facilities should be shared with other users such as government uses, churches, etc.
13. Useable open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead powerlines. Each facility should be located at a prudent distance away from these easements.

If you have any questions concerning this matter, do not hesitate to call me at 924-3700. My office is in the County Zoning, Building & Planning Department, 600 Second Street NW, Suite 400, Albuquerque, NM 87102.

Sincerely,


Nano K. Chavez
Program Planner Senior

- xc: File
- Roger Paul, County Public Works Department
 - Matthew O'Grady, Public Works Department
 - Bob Wroughton, Consultant, 500 Copper NW
 - Jim Strozier, 718 Central Ave SW
 - Matthew Schmader, 718 Central Ave SW
 - Bob Gurule, City of Albuquerque
 - Norman Gaume, City of Albuquerque
 - Jeanette Baca, 901 Field SW, 87121
 - Pam Micker, 2608 Sol De Vida NW, 87120
 - Ernie Saiz, 2701 Los Compadres NW, 87120
 - Bob Mccannon, 2808 El Tesoro Escondido NW, 87120
 - John Behrend, 2814 El Tesoro Escondido NW, 87120
 - Cynthia Baca, 8305 Calle Ensueno NW, 87120
 - James J. Joyce, 8024 Camino Paisano NW, 87102
 - Jackie Sanders, 7824 Maplewood NW, 87120
 - Rob Ambrose, 7608 Lynwood NW, 87120
 - Victor Arrey, 380 Dolores Dr. NW, 87105
 - Nancy Lesicka, 1719 55th Street NW, 87105
 - Dean Mccann, 1719 Tierra Del Oso Dr. NW, 87120
 - Norma Dominguez, 1419 Desert Bloom Court NW, 87120
 - Silviano Candalaria, 7509 Frederick Lane SW, 87121

BERNALILLO COUNTY BOARD OF COMMISSIONERS
JULY 7, 1997
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PAGE 6

- Terry Carr, 3430 Dakota NE, 87110
- Manuel Moralez, 308 Galataneu NW, 87110
- Dinah Theasher, 335 Galataneu NW, 87120
- Ron Romero, 511 Marble NW, 87102
- Ramona Torres Ford, 9010 Alexis SW, 87121
- Bert Lucero, 10900 Cartegena SW, 87121
- Leonard Utter, 7405 Fremont Place NW, 87121
- Gary Fain, 7320 Aladdin Court NW, 87121

Westland Master Plan

March 2000

AMENDED 2009

AMENDED NOVEMBER 2012

AMENDED FEBRUARY 2016

AMENDED DECEMBER 2017



PLANNING

CONSENSUS

Amendment Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

ANTIGUA
LAND COMPANY

WESTERN ALBUQUERQUE LAND HOLDINGS

IV. MASTER PLAN

Introduction

The Westland Master Plan proposes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and innovative open spaces are offered in order to create a cohesive community which will be an identifiable western entrance to the Metropolitan Area.

Innovative standards on allowed uses, gross densities, lot coverage, floor area ratio, major landscaping features, building massing, flood water management, and provisions for transportation are provided as per Comprehensive Plan goals. This Plan seeks evaluation based on special area-wide requirements and its conduciveness to flexibility rather than restrictive zoning classifications.

Land Uses

A mixed-use community is envisioned for the Westland Plan area where maximum opportunities for living, working, shopping, and playing will be offered (Exhibit 10 - Land Use and Zoning Plan). Comprehensive planning for the full 6,424 acres will allow the most appropriate and beneficial land uses to be developed. Natural topography and proximity to transportation access will be important guidelines in determining the locations and intensities of the mixed land uses. Table 10 shows the breakdown of land uses. Design guidelines for all land uses are presented in Chapter VIII. Until specific development projects begin, interim land uses will continue to be agricultural and grazing activities that are currently taking place. These activities will remain valid until site plan and subdivision applications are submitted.

Residential

The Westland Plan area will provide for a diversity of housing types to accommodate a broad socioeconomic range of future residents. Residential areas will provide opportunities for entry level housing. Large areas for future residential neighborhood development have been designated at a variety of densities. Each of these areas will incorporate a range product types and densities, in addition to small-scale neighborhood commercial centers, schools, parks, churches, etc.

Bernalillo County, as well as the growing West side, needs additional choices in the types and prices of housing. It is anticipated that the housing market will continue to have cycles similar to what has been experienced over the past 15 years on Albuquerque's West Side. The residential, Town Center, and Neighborhood Center land uses are representative of the village concept promoted in the Planned Communities Criteria.

Residential Resort

The Westland Master Plan has provided a specific area for the development of residential resort. The residential resort is designed to accommodate a wide range of residential development in conjunction with active recreational uses. While the overall density for this area is relatively low (2.5 du/acre), it is anticipated that these residential uses may be clustered around large open space areas including golf course, irrigations ponds, and natural open space areas. The residential resort will also allow the development of a resort hotel, recreational amenities, and related conference/meeting facilities.

The focus of the active recreation within the resort residential area will be a golf course, driving range, tennis facilities, and the clubhouse. The golf course development will provide open green areas

Table 10 - Land Use

Land Use	Total Acreage	% of Total	Average du/ac	Min. Density	Total DUs
Residential - 2.5 du/ac average*	177	2.7%	2.5	2	293
Residential - 4.0 du/ac average	398	5.9%	4	2.5	1,592
Residential - 5.5 du/ac average	2316	35.7%	5.5	3.0	13,068
Residential - 15 du/ac average	33	.5%	15	8	495
Residential - 12 du/ac average/TCV	86	1.2%	12	5	1,032
RESIDENTIAL SUBTOTALS	2,995	46.0%			16,480
Neighborhood Commercial	109	1.6%			
Highway Commercial	57	.0%			
Town Center - 20% @ 30 du/acre***	147	2.3%			
COMMERCIAL SUBTOTALS	313	4.8%			882
Education K-12 (APS)/TCV	110	1.7%			
Corporate Office	90	1.4%			
IP Uses	695	10.7%			
CORPORATE, EDUCATION & IP SUBTOTALS	895	13.8%			
Regional Park/SU-1 Regional Sports Complex	81	1.3%			
Athletic Complex (APS)/TCV	110	1.7%			
RECREATION/PARK TOTALS	191	3.0%			
Atrisco Terrace Major Public Open Space	837	13.0%			
Trail Network/Open Space	590	9.1%			
OPEN SPACE SUBTOTALS	1,472	22.1%			
Road/Drainage Trail Corridors	657	10.3%			
ROAD/DRAINAGE TRAIL CORRIDOR SUBTOTALS	657	10.3%			
TOTAL	6478	100.0%			17,362**

*The Westland Master Plan has a goal that 20 percent of the housing units shall be affordable based on federal established criteria.

**The original 2000 Master Plan established a maximum of 17,842 dwelling units within the Plan area. The amendments to the Sector and Master Plans shall not allow any increase in residential uses or residential housing units above that allowance unless those units are placed at the second story or above.

***Dwelling units are calculated for the Town Center; the Town Center is a Community Activity Center and pursuant to the C-2 Zone, high density residential is a permissive use. It is estimated that up to 20% of the Town Center could develop with high density housing with a potential for 882 units.

Note: The acreages have been revised to reflect the latest platting and updated mapping for the property.

Westland Master Plan

LAND USE/ZONING PLAN AMENDED NOVEMBER, 2017



CITY OF ALBUQUERQUE

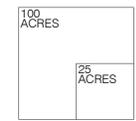
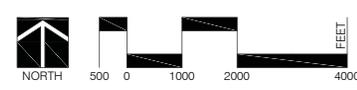
ZONING (LAND USE)	ACREAGE
PDA (Residential 2.5 du/ac average)	8 ac
PDA (Residential 4 du/ac)	383 ac
RLT (Residential 5.5 du/ac)	376 ac
TC (Mixed Use)	147 ac
TCV (Mixed Use)	86 ac
PDA (Education)	110 ac
(Athletic Complex)	110 ac
Trails / Drainage Corridors / Open Space	232 ac
RSC (Regional Park)	81 ac

● This corridor is restricted to utilities, drainage, and trails.

BERNALILLO COUNTY

ZONING (LAND USE)	ACREAGE
SD-W-RL (Residential 2.5 du/ac average)	169 ac
SD-W-RM (Residential 5.5 du/ac average)	1,934 ac
SD-W-RH (Residential 15 du/ac average)	33 ac
SD-W-C-1 (Neighborhood Commercial)	109 ac
SD-W-C-2 (Highway Commercial)	57 ac
SD-W-O-1 (Corporate Office)	90 ac
SD-W-C-LJ (Commercial/Light Industrial)	380 ac
SD-W-M-1 (Industrial Park)	806 ac
SD-W-OS (Open Space)	360 ac
SD-W-ATOS (Atrisco Terrace/Major Public Open Space)	837 ac

Legend
 - - - Master Plan Boundary
 - - - City Limits



Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC
 Prepared By

Consensus Planning, Inc.

Bohannon & Huston
 www.bhinc.com 800.877.5332

that will separate and buffer clusters of residential development from one another and provide an open character to the development. Other recreational uses anticipated will be tennis facilities, swimming pool, trails, etc..

In the event that this portion of the Master Plan area does not develop as a residential resort with associated recreational uses, the development of high-density apartment units within the proposed SU-PDA zone shall be prohibited. The permissive uses within the R-2 zone as specified on page 43 shall be revised to state a maximum density of 15 du/ac in conjunction with the residential resort. A maximum density of 5.0 single family units per acre will be allowed if the residential resort does not develop.

Much attention has been focused recently on the land use/job mix on the West Side. This discussion has surfaced in the context of the number of lanes crossing the Rio Grande to get West Side residents to employment areas east of the river. The Westland Master Plan area will contain approximately 1,100 acres of nonresidential land uses that will have employment opportunities via commercial, corporate office, and industrial park uses. Based on Urban Land Institute standards as seen in Table 11, there are projected to be approximately 23,620 jobs.

Table 11 - Land Use/Job Mix

Land Use	Acres	Employee per Acre Multiplier	Employees (Jobs)
Residential Resort **	5	18.7	94
Commercial	246	18.7	4,600
Corporate Office	153	37.4	5,722
Industrial Park	695	19	13,205
TOTAL	1,099	21.7***	23,621

*Source: Urban Land Institute

**Total acreage is 467. It is assumed that five (5) of these acres will be commercially-oriented to provide services to the resort.

***Average based on all employment-oriented acreage.

The ratio of persons to jobs is expected to be approximately 2.07, which is nearly identical to the city-wide ration of 2.08 persons per job. Further, other major employment centers are near the Westland Master Plan area, including the Atrisco Business Park east of Unser Boulevard and the future industrial parks associated with the Double Eagle II Airport and the Black Ranch.

Hierarchy of Commercial Centers

Town Center

Purpose: To Provide the primary focus, identity, and sense of character for the entire Plan area in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the Plan area. Land uses within the Town Center may include, but are not limited:

- Specialty and Service Commercial
- Retail Power Centers
- Offices
- Medical Offices, Urgent Care Center, and Clinics

- Public and Quasi-Public Uses such as library and/or sheriff/fire
- High Density Residential
- Churches
- Urban Park/Plaza

Park and ride facilities can be co-located at appropriate locations within the Town Center.

Wildlife corridors are discouraged within the Town Center Site as the planned density of the site would not be conducive to wildlife populations.

Neighborhood Center

Purpose: To provide for the daily service needs and focal point for all residents and employees within the neighborhoods. Land uses in the Neighborhood Centers may include, but are not limited to:

- Neighborhood Scale Commercial Services, including but not limited to a grocery with liquor sales, and/or drug store anchor center
- Public and Quasi-Public uses such as a branch library, post office, and/or sheriff /fire
- Medium Density Residential
- Garden Offices
- Medical Offices and Clinic
- Churches

Highway Commercial

Purpose: To provide easy access to and from Interstate 40 for commercial and automotive needs. Seventeen total acres are envisioned for Highway Commercial uses near the Paseo del Volcan

interchange with Interstate 40. Examples of land uses may include, but are not limited to:

- Gas Station
- Automotive Center
- Fast Food Restaurant
- Convenience Store

Corporate Office/Industrial Park

Access to Interstate 40 has also influenced the location of corporate office and industrial park parcels. A total of 848 acres have been set aside for these land uses along the southwest portion of the Plan area along Interstate 40 and Paseo del Volcan. Maximum visibility from these important transportation facilities will be achieved and substantial employment opportunities are associated with the corporate office and industrial park development. These land uses are separated from residential land uses in order to avoid the potential for groundwater contamination and toxic air emissions impacts on nearby residential or sensitive areas.

Zoning

Zoning for the Westland Master Plan in the City of Albuquerque jurisdiction is regulated per the Westland Sector Plan. The Sector Plan can be found in Appendix A of this document.

Government and Public Services

Community facilities and public services are provided in a variety of ways within the Westland Master Plan area (Exhibit 11- Community Facilities Plan). Public schools will be the responsibility of Albuquerque Public Schools while libraries, sheriff/police, and fire protection will be provided by the City of Albuquerque and Bernalillo County. The needs projected in the following sections

are to be used as a guide only. Future changes in technology, demographic trends, and the way that services are provided by various agencies will affect these needs, requirements, and the exact locations of facilities.

Useable public open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead power lines. Each facility should be located at a prudent distance away from these easements.

Schools

The property owner/developer will continue to meet with Albuquerque Public Schools as to proper size, amount and location of schools in the Westland Master Plan area as it becomes necessary for schools to be provided in the area. Albuquerque Public Schools recently purchased a 110 acre property north and west of Tierra Pintada and Arroyo Vista for the purpose of locating a future K – 12 education campus. APS also purchase a separate 110 acre property for the purpose of developing an athletic complex that includes a stadium. The stadium is currently under construction. Additional school sites will be determined as growth of the community requires.

SU-2/SU-1 Open Space

Reserved

SU-2/SU-1 for Major Public Open Space (MPOS)

The SU-2/SU-1 for MPOS zoning category will be used for the Atrisco Terrace that is currently owned by the City of Albuquerque if and when this area is annexed into the City.

Parks

Public parks are an integral component to the open space network and provide essential passive and active recreational opportunities. According to level of service standards set by Bernalillo County, approximately 11 separate park facilities of varying sizes and functions would be needed to service the Plan area. Parks servicing the Plan are envisioned to be a mixture of neighborhood and community park facilities.

Extra park credits not utilized in the immediate area of a residential subdivision may be applied toward other park credits elsewhere within the Master Plan area, or may be purchased by Bernalillo County. The provision of these facilities should be greatly aided and expedited by the County Development Impact Fee Ordinance.

Neighborhood Park: Neighborhood parks may vary up to five acres and serve residences within a radius of ½ mile. They are ideally co-located with elementary schools and libraries and are adjacent to the open space trail system.

An urban park/plaza is a specialized type of Neighborhood Park that would be specifically located in the Town Center. This facility would be surrounded by the community services and facilities, along with perimeter and would be modeled after plazas or zocalos found throughout Mexico and Latin America. View corridors and building placement are sensitive to solar access, building use compatibility, and pedestrian usability. A gazebo or similar open aired yet covered structure is typically in the center of this facility with paths and benches radiating out toward the perimeter and reinforcing pedestrian corridors. These spots are ideal for small outdoor concerts, social gatherings, lunches, and picnics.

Community Park: Community Park facilities are typically greater than five acres and serve a population within a two-mile radius. These parks usually have more developed facilities, such as ball-fields, pools, locker rooms, etc. and are oriented to active recreation. They are also ideally co-located with middle or high schools, adjacent to a regional trail facility, and located on a minor arterial in order to handle larger-than-average traffic volumes.

Regional Park: A regional park is proposed to be located adjacent to the APS Athletic Complex south of Arroyo Vista and east of the realigned 118th Street. The purpose of this regional park is primarily to accommodate the communities need for a soccer complex. The voters approved a bond issue to purchase an 81 acre site in 2012 and the property is currently being platted for sale to the City.

Libraries

Exhibit 11 indicates the general locations for A community library that could be integrated into a joint use facility with a police/sheriff and fire station.

Sheriff and Fire Protection

Sheriff and fire protection will come from Bernalillo County and the City of Albuquerque. Based on current level of service thresholds of one new fire station per 21,842 residents and one deputy for every 1,000 population, approximately two new fire stations and sheriff sub-stations are well-suited to being co-located with community parks, the Town Center, and middle and high schools. The location of police sub-stations along with other community facilities is conducive to and reinforces the concept of a community-based policing model.

Development Phasing

Development phasing is represented graphically on Exhibit 12. The phasing plan acknowledges those areas that are currently developed (Phase 1) and those areas that are currently being planned for development (Phase 2). Beyond phase 2 the plan represents the “best guess” as to how development is likely to progress in the future. Phases 3 through 5 are anticipated to follow utility expansion corridors and water zone boundaries. Land uses and market needs were also taken into consideration. The proposed phasing plan is meant to be a living document and respond to market conditions in the future, but also to represent a logical expansion of urban land uses to meet projected needs as our community grows. The Town Center is anticipated to grow over a long period of time and will meet the expanding needs of the community as population and employment uses develop over time.

Environment and Open Space

General Open Space

Open spaces and their associated amenities will be one of the defining features of the Westland Plan area. From the Petroglyph National Monument to the north, to the Atrisco Terrace, and the Ladera Detention Facility bisecting most of the Plan area, future residents will have several open spaces that can provide recreational opportunities as well as visual relief from development. The Westland Master Plan has allocated extra right of way for its major east-west arterials in order to consolidate roadway, drainage, and trail functions. These corridors will offer substantial links between the eastern to the western portions of the Plan area and will be connected to regional and neighborhood parks within the Plan area. These links will be developed in the context of the

Parks, Open Space, and Trails (POST) network which will require coordinated and cooperative planning efforts with the National Park Service and Bernalillo County.

The southern boundary of the Petroglyph National Monument is adjacent to the northern boundary of the Westland Plan area. The southern tip of the basalt escarpment lies approximately 2000 feet from the Plan boundary in this area, which provides adequate buffering to development in the Plan area and excellent views of the volcanos to the north.

Two alternative access points into the Petroglyph National Monument are shown on the Community Facilities Plan on page 45. Either of these access points are generally consistent with the Petroglyph National Monument General Management Plan. The 98th Street alternative access will be via a road within the Atrisco Terrace Major Public Open Space. This roadway would be contained entirely within the Major Public Open Space and the responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Westland Development Co., Inc. will bear no responsibility for the construction or use of this facility. It has been provided via a series of meetings with the National Park Service and is intended to foster positive relations between the two landowners.

Atrisco Terrace

The Comprehensive Plan indicates that a bank of steep lands that cross the Master Plan area, known as the Atrisco Terrace, shall be acquired by the public as Major Public Open Space. In January 1997, voters approved a 1/4 cent increase to the local sales tax to fund the purchase of the Atrisco Terrace, other Major Public Open Spaces in the City and County, and to develop neighborhood parks. The Land Use Zoning Plan on page 39 shows a revised version of

the Atrisco Terrace that was developed between Westland Development Co., Inc., City of Albuquerque Open Space, and County staff after numerous meetings, field trips, and resource evaluation. This version is slightly modified from the Comprehensive Plan version by softening the eastern and western edges and making the overall configuration easier to discern, while still preserving the Comprehensive Plan's intent to preserve the property as visual and recreational Major Public Open Space.

It is the intention of the Westland Master plan for there to be full access to the Atrisco Terrace. Non-vehicular access is depicted on the land use map to show conceptual trail access points that will connect in order to form linkages between the Petroglyph National Monument to the north, the neighborhoods on either side of the Terrace, and the proposed Regional Park near the southern end of the Terrace. Vehicular access in an east-west direction will be via the three arterials that are shown in the land use map. These rights-of-ways shall combine transportation, utilities, drainage, and additional trails and shall be considered outside of the Atrisco Terrace so that they won't constitute extraordinary facilities. These rights-of-way are not included in the 824 acres that comprise the revised Atrisco Terrace.

In the event that the Atrisco Terrace is not purchased by July 1, 2002 or is not under a purchase contract by that date, the land use shall revert to low density residential (2.5 du/ac.).

It is anticipated that exact locations of access points will be determined by Bernalillo County and Open Space Division after the Atrisco Terrace has been purchased.

It is acknowledged that since the revised version differs slightly from the adopted version in the Comprehensive Plan, a Comprehensive Plan amendment is necessary. Bernalillo County, the City of

Albuquerque Open Space Division, and Westland Development Co., Inc. shall jointly (Open Space as the lead agency) request an amendment to the Comprehensive Plan at an appropriate time.

Additional Open Space

Additional open space areas are provided in the Ladera Detention Drainage System and in drainage corridors and buffers throughout the Plan area. This open space totals 625 acres separate from the Atrisco Terrace, or nearly 10 percent of the entire Plan area and provides the critical need to link all open space as planned for in the Bikeways and Trails Facilities Plan. These varied open spaces along with the Atrisco Terrace combine to create over 1,400 acres of open space, or approximately 22 percent of the entire Plan area. This exceeds the open space requirements of the Planned Communities Criteria.

Additional open space areas shall meet the open space requirements of adjacent developments. However, due to some encumbrance of the power utility easements, it will be credited at 50 percent. These additional open space areas will be allowed to meet off-site open space requirements of developments within 1/2 mile of the easement. Open space credits from individual, high-density residential developments will be allowed to be met from contiguous, low-density projects.

Western Albuquerque Land Holdings Master Plan

COMMUNITY FACILITIES PLAN

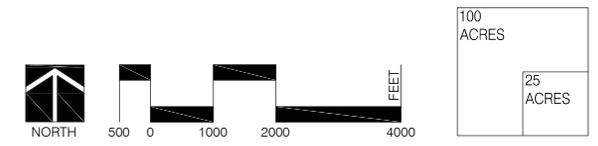
AMENDED OCTOBER, 2012



-  General Location for Elementary School
-  General Location for Middle School
-  General Location for High School
-  General Location for Neighborhood Park
-  General Location for Community Park
-  General Location for Trail Network
-  General Location for Library
-  General Location for County Sheriff / Police
-  General Location for Fire Station
-  General Location for APS Athletic Complex & Stadium

Note: These access points are generally consistent with the Petroglyph National Monument General Management Plan. The non-vehicular access points will be via the Atrisco Terrace Major Public Open Space from 98th Street. Responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Western Albuquerque Land Holdings LLC. will bear no responsibility for construction, maintenance, operation, nor use of this facility.

Legend:
 - - - - - Master Plan Boundary
 - - - - - City Limits



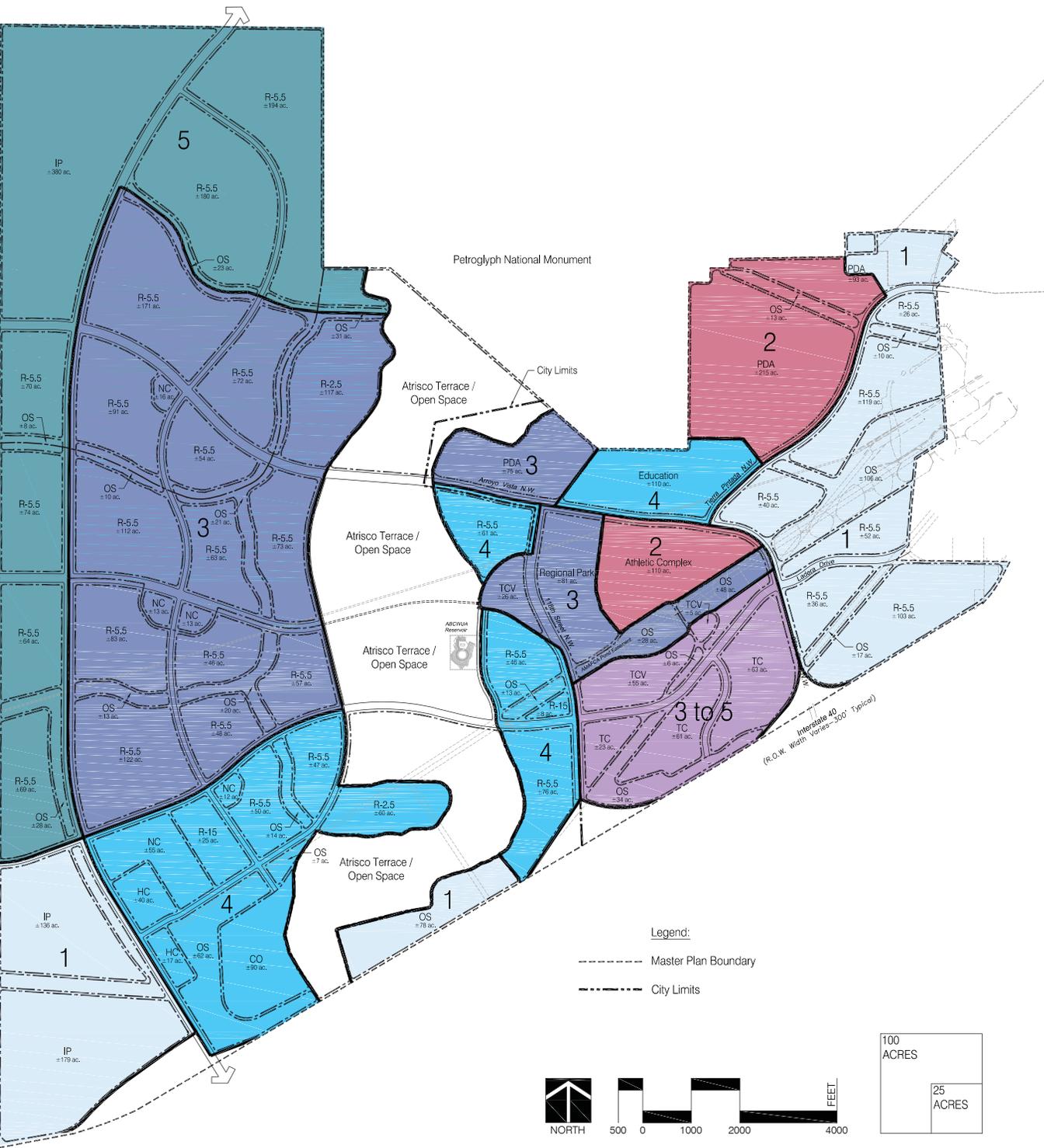
Prepared For
 WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
 **CONSENSUS PLANNING, INC.**
 **BOHANNAN-HUSTON INC.**
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

Western Albuquerque Land Holdings Master Plan

PHASING PLAN AMENDED OCTOBER, 2012

- Phase 1 - Existing Development
- Phase 2 - APS Athletic Facilities & Residential
- Phase 3 - City Park, Residential, & City Center
- Phase 4 - Residential, Office, & Commercial
- Phase 5 - Residential & Industrial
- Phase 3 to 5 - Town Center



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WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
CONSENSUS PLANNING, INC.

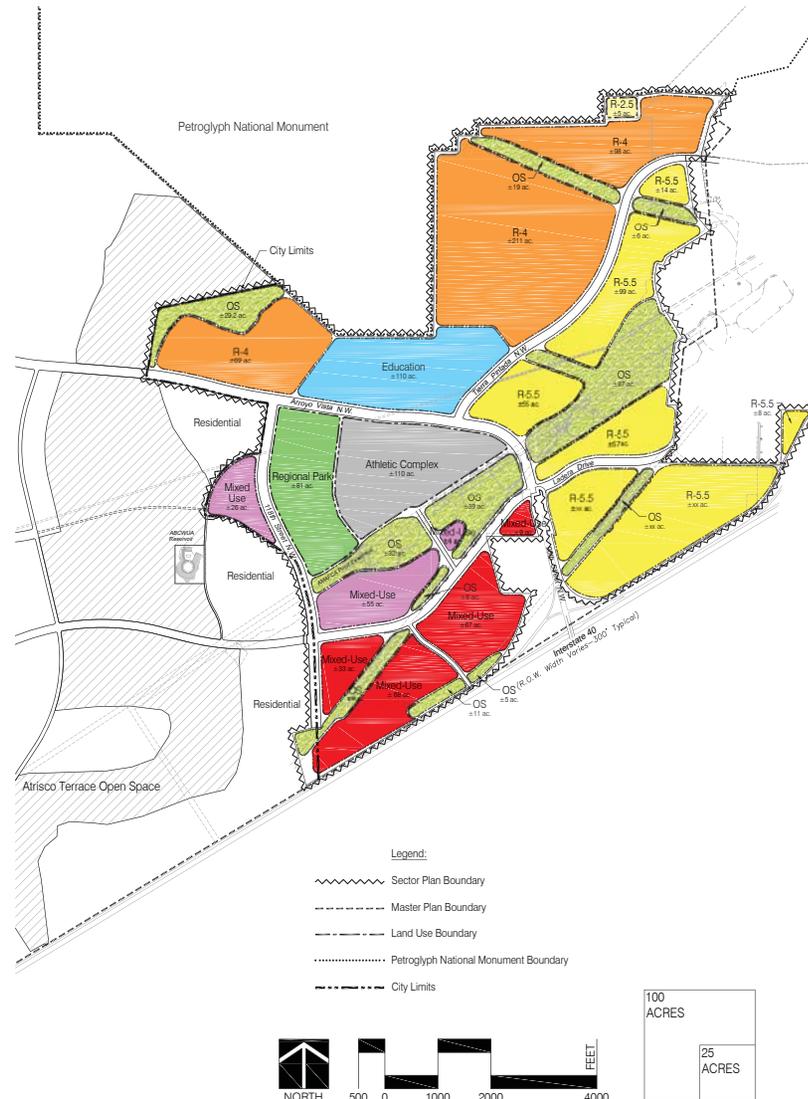
BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

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APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
 - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
 - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC.
 - All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan for Subdivision.
- The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. All developments within the Sector Plan shall demonstrate compliance with the design regulations in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.
- Properties within the Sector Plan area are further restricted within the Impact, and View Areas as defined and mapped by the Northwest Mesa Escarpment Plan (NWMEP). All properties that lie within the boundaries of the NWMEP shall be subject to all of the policies and regulations contained therein.
- Phasing for development within the Sector Plan shall generally follow the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan (as amended).
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
- As a designated Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in the Comprehensive Plan.
- Open Space Areas shall be Planned for and designed in a cohesive manner and shall establish corridors for wildlife, trails, and recreational opportunities.
- Project phasing and infrastructure requirements shall be generally consistent with the Supplemental Roadway Network Analysis (including the "threshold study" that addresses the 118th Street and I-40 interchange).
- The developer shall coordinate with the Department of Municipal Development (DMD) to ensure that transportation infrastructure is provided as planned and included in the approved Metropolitan Transportation Plan (MTP).
- The existing Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) and all other existing or future agreements shall be amended as needed to reflect changes to this Sector Development.
- The applicant shall coordinate with PNM regarding future development which will have to evaluate whether PNM has enough electric capacity in the area to serve the project electric load needs. WALH & PNM have an executed agreement (2013) which outlines how and when the existing 115kV transmission line, which crosses the larger Town Center property will be relocated. Additionally, PNM has secured two easements from WALH for two future substation sites to serve the larger Town Center property.
- This sector plan amendment and zone change shall not allow any increase in residential uses or residential housing units from the residential uses or units allowed under the Plan prior to this amendment (R-08-58) unless those units are placed at second story or above.
- Open space boundaries are conceptual and based on utility/drainage corridors and easements. The final locations, widths, and acreages are subject to change with future platting.



Western Albuquerque Land Holdings Sector Plan

PROPOSED LAND USE AMENDED NOVEMBER, 2017

- Residential 2.5 du/ac average
- Residential 4 du/ac average
- Residential 5.5 du/ac average
- Mixed Use
- Mixed Use/Medical Center
- Open Space/ Trails/ Drainage Corridors
- Education
- Regional Sports Complex
- Athletic Complex

Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.

2017 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

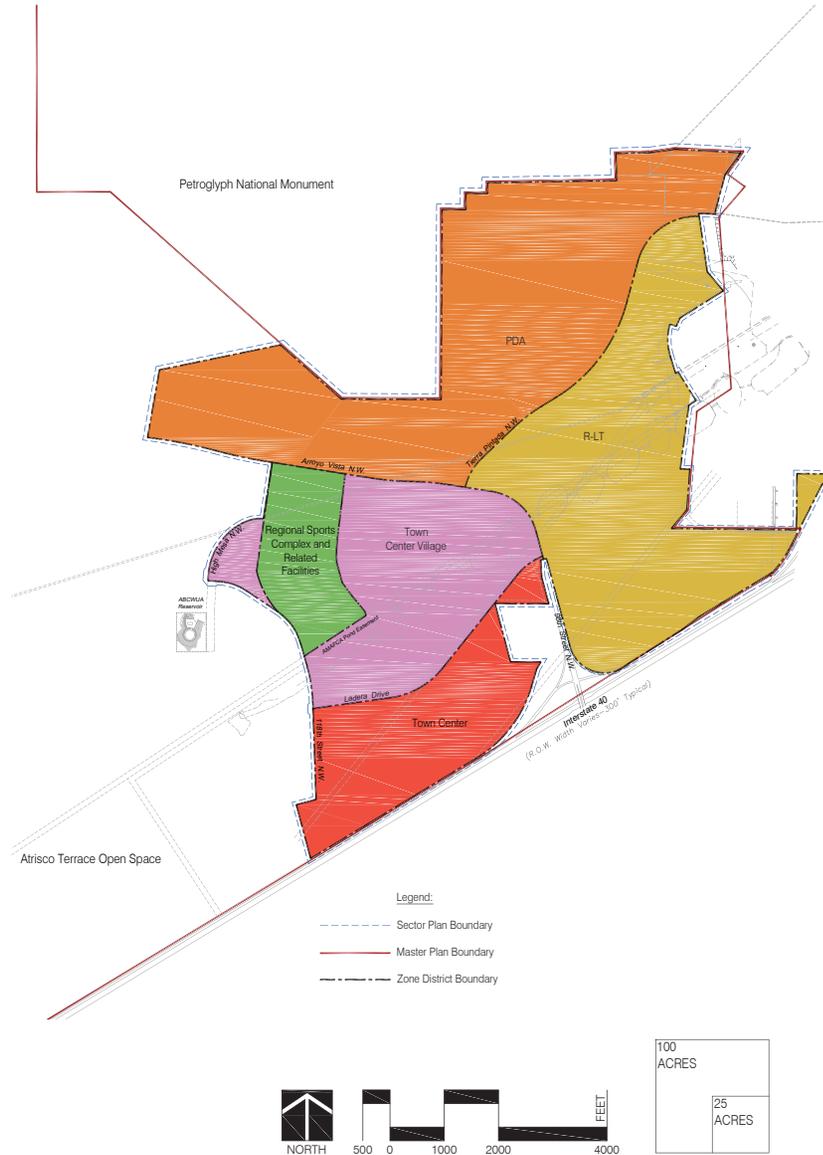
Prepared By
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
LANDING SERVICES PROJECT MANAGEMENT SURVEYING

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
 - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
 - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC. All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan of Subdivision.
- The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.
- See the Western Albuquerque Land Holdings Sector Plan for detailed requirements for each of the specific zones.
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
- As a designated Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in the Comprehensive Plan.
- In accordance with the Memorandums of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 26, 2011: "APS is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City ("Local Development Approvals"); however, the City regulates access from the City's public street system to APS property,".



Western Albuquerque Land Holdings Sector Plan

ZONING AMENDED NOVEMBER, 2017

ZONING	ACREAGE
R-LT	± 435
PDA	± 561
Town Center	± 205
Town Center Village	± 283
Regional Sports Complex and Related Facilities	81

2017 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
 CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

ZONING

The following zoning categories shall be utilized for all property within the Westland Master Plan in the City of Albuquerque's jurisdiction according to the phasing of development and the development agreement. For zoning in Bernalillo County's jurisdiction, within the Master Plan area, refer to the adopted Bernalillo County Sector Development Plan.

Housing within the Master Plan shall contribute to a minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally established affordability criteria.

SU-2 for Town Center (TC)

This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses.

TC Zone Estimated Land Use Percentages:

- Residential - 35 to 45%
- Non-Residential - 40 to 60% (half office and half commercial)
- Open Space - 10%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 65 feet shall be allowed within the Town Center with the following exception:
 - Structure height up to 110 feet shall be allowed for Hospital use.
 - Setbacks.
 - Front, minimum 5 ft, no maximum

- Side, minimum 0 ft interior, 5 ft. corner, no maximum
- Rear, minimum 15 ft, no maximum
- Density. No minimum or maximum, except as regulated by the attached use table.
- Off -Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Drive-through and drive-up facilities are only allowed conditionally, through the Conditional Use Process and with the additional criteria that the facility is only allowed within the outermost periphery area of the Town Center as approved by the ZHE.

C. Administration

Amount of mixed use to be determined within the percentage of residential, office, and commercial shown above.

SU-2 for Planned Development Area (PDA)

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the Impact Areas of the Northwest Mesa Escarpment Plan.
 - Lot Size. Townhouse lot minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

dwelling unit. Single-family lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet.

- Setbacks. As defined by an approved site plan.
- Off-Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Signage. Specific sign regulations for each development shall be established in the site development plan.

SU-2 for Town Center Village (TCV)

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein.

TCV Zone Estimated Land Use Percentages:

Residential 16-22%
Non-Residential up to 20%
Recreation/Open Space 58%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 40 feet shall be allowed within the Town Center Village.
 - Lot Size. No minimum or maximum lot size.
 - Setbacks. Maximum front setback shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.
 - Off-Street Parking. As defined by either the City of Albuquerque

Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.

- Signage. Specific sign regulations for each development shall be established in the site development plan.
- Lighting. All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.

SU-2 for RLT

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
 - Height. Structure height up to 26 feet shall be allowed within the RLT zone.
 - Lot Size. Townhouse lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet per dwelling unit. For a single-family house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.
 - Setbacks. Front. There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long. Side. There shall be no required side-yard setback, except there shall be ten feet on the street side of corner lots; and there shall be five feet from a side lot line that separates the R-LT zone from another zone. Rear. There shall be a rear-yard setback of not less than 15 feet.
 - Density. Overall gross density of conditional single-family development shall not exceed 8 du/acre

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

SU-2/SU-1 for Regional Sports Complex and Related Facilities

This zone is regulated pursuant to the SU-1 site development plan and process.

Westland Sector Plan Use Table

The following pages include the allowable land uses in each zone district. The abbreviations in the table represent how the use is allowed, if it is allowed. If there is a blank in the cell, the use is not permitted in the zoning category.

Abbreviations:

- A "P" indicates that the use is Permissive Primary (i.e. a primary use allowed by-right in that zone district).
- A "C" indicates that the use is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval).
- An "A" indicates that the use is a Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot).
- A "CA" indicates that the use is Conditional Accessory (i.e. an accessory use allowed only after the applicant obtains a Conditional Use Approval).
- A "T" indicates that the use is allowed as a temporary use.
- A "CT" indicates that the use is allowed temporarily only after the applicant obtains a Conditional Use Approval.

Appendices

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
PRIMARY USES					
RESIDENTIAL USES					
HOUSEHOLD LIVING					
Dwelling, single-family detached		P	P		P
Dwelling, mobile home	C				
Dwelling, cluster development		P	P		P
Dwelling, cottage development		P			
Dwelling, two-family detached (duplex)		P	C		P
Dwelling, townhouse		P	P		
Dwelling, live-work	P	P	C		
Dwelling, multi-family	P		P		
GROUP LIVING					
Assisted living facility, nursing home, or independent living facility	P	C	P		
Community residential facility, small	C				
Community residential facility, medium	C				
Community residential facility, large	C				
Group home, small	C	P			P
Group home, medium	C				
Group home, large	C				
CIVIC AND INSTITUTIONAL USES					
Adult or child day care facility	P		P		
Community center	P	P	P		
Elementary or middle school	P	P	P		P
Fire or police station	P		P		
High school		P	P		P
Hospital	P				
Library, museum, or art gallery	P	C	P		C
Parks and open space	P	P	P	P	P
Religious institution	P		P		
Sports field			P	P	

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
University or college	P		P		
Vocational school	P		P		
COMMERCIAL USES					
AGRICULTURE AND ANIMAL-RELATED USES					
Community garden	P	P	P		
Equestrian facilities	C				
Kennel	C		C		
Veterinary hospital	P		P		
Other pet services	P		P		
FOOD, BEVERAGE AND INDOOR ENTERTAINMENT					
Adult entertainment					
Bar	P		C		
Catering service	P		P		
Health club or gym	P		P		
Nightclub	P				
Residential community amenity	C	C	C		C
Restaurant	P		P	P	
Tap Room/Tasting Room	P		P		
Other indoor entertainment	P		P	P	
LODGING					
Hotel or motel	P				
MOTOR VEHICLE-RELATED					
Car wash	P		P		
Light vehicle fueling station	P		P		
Light vehicle repair	P		P		
Light vehicle sales and rental	P				
Parking lot			P		
Parking structure	P				

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
OFFICES AND SERVICES					
Bank	P		P		
Club or event facility	P		P		
Commercial services	P		C		
Medical or dental clinic	P		P		
Mortuary or crematorium			C		
Office	P		P	P	
Personal and business services, small	P		P		
Personal and business services, large	P		P		
Research or testing facility			P		
Self-storage	C		C		
OUTDOOR RECREATION & ENTERTAINMENT					
Amphitheater	P				
Drive-in theater	C				
Other outdoor entertainment	P			P	
RETAIL SALES					
Adult retail					
Bakery goods or confectionery shop	P		P		
Building and home improvement materials, large	P				
Farmers market	P	C	P		
General retail, small	P		P		
General retail, medium	P		P		
General retail, large	P		P		
Liquor retail	P		P		
Pawn shop	P				
TRANSPORTATION					
Helipad	A				
Park-and-ride lot	P		P		
Railroad yard					
Transit facility	P		P		

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
INDUSTRIAL USES					
MANUFACTURING, FABRICATION, AND ASSEMBLY					
Artisan manufacturing	P		P		
Light manufacturing	C				
Heavy manufacturing					
Natural resource extraction					
Special manufacturing					
TELECOMMUNICATIONS, TOWERS, AND UTILITIES					
Solar or geothermal energy generation	A		A		
Utility, electric	P	P	P	P	P
Utility, other major	C	C	P		C
Wind energy generation	A		CA		
Wireless Telecommunications Facility					
Architecturally Integrated	P	C	P		P
Co-location	P	C			P
Free-Standing					P
Roof-Mounted	P	C			P
Public Utility Co-location	P	C			P
WASTE AND RECYCLING					
Recycling drop-off bin facility	P		C		
Solid waste convenience center					
Salvage yard					
Waste and/or recycling transfer station					
WHOLESALE AND STORAGE					
Above-ground storage of fuels or feed					
Outdoor storage	C				
Warehousing	C				
Wholesaling and distribution center	C				

Appendices

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
ACCESSORY AND TEMPORARY USES					
ACCESSORY USES					
Agriculture sales stand	P		P		
Animal keeping					CA
Automated Teller Machine (ATM)	A		A		
Drive-through or drive-up facility	CA		CA		
Dwelling unit, accessory		CA	P		CA
Dwelling unit, accessory without kitchen					
Family care facility			A		A
Family home daycare	A	A	A		A
Garden		A	A		A
Hobby breeder			A		A
Home occupation		CA	A		CA
Mobile food unit	P				
Mobile vending cart	P				
Other uses accessory to non-residential primary uses					
Other uses accessory use to residential primary uses		A	A		A
Outdoor animal run					
Outdoor dining area	A		A		
Parking of more than two truck tractors and two semitrailers for more than two hours					
Parking of non-commercial vehicle		A	A		A
Parking of recreational vehicle, boat, and/or recreational trailer		A			A
Second kitchen within a house		CA	CA		C

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
TEMPORARY USES					
Circus	P				
Construction staging area, trailer, or office	P	CT	CT		CT
Dwelling unit, temporary	CT		CT		
Fair, festival, or theatrical performance	T				
Garage or yard sale		T	T		T
Hot air balloon takeoff/landing					
Open air market	T				
Park-and-ride facility, temporary	T		T		
Real estate office or model home	T	T	T		T
Seasonal outdoor sales	T		T		
Temporary use not listed	T				

NOTIFICATION & NEIGHBORHOOD INFORMATION

From: Quevedo, Vicente M.
 To: Jaime Jaramillo
 Subject: Notification Inquiry_W. of Unser_N. of I40_EPC
 Date: Tuesday, October 03, 2017 1:59:48 PM
 Attachments: [Image001.png](#)
[Notification Inquiry_W. of Unser_N. of I40_EPC.xlsx](#)
[INSTRUCTION SHEET FOR APPLICANTS.pdf](#)

Jaime,

Good afternoon. See list below and attached of affected associations related to your upcoming EPC submittal. Also review the attached instruction sheet. Please also note that the contact information that ONC maintains changes on a regular basis. If your application will be submitted to the Planning Department more than 30 days from today, we encourage you to re-verify with ONC whether any of the contact information has changed. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Email	Mobile Phone	Phone
Laurelwood NA	Greggie	Duran	7525 Maplewood Drive NW	Albuquerque	NM	87120	voyager4969@outlook.com	5052696233	
Laurelwood NA	Aaron	Rodriguez	2015 Aspenwood Drive NW	Albuquerque	NM	87120	aaron.andrew.rodriguez@gmail.com	5052176026	
Tres Volcanes NA	Donna	Swanson	8620 Animas Place NW	Albuquerque	NM	87120	djswanson505@gmail.com		5055079538
Tres Volcanes NA	Sally	Breeden	8619 Animas Place NW	Albuquerque	NM	87120	jfbreeden@comcast.net		5053520159
Las Lomitas NA	Mario	Gonzales	8104 Corte Del Viento NW	Albuquerque	NM	87120	mariog888@yahoo.com	5053591859	
Las Lomitas NA	David	Skowran	8116 Corte De Aguila NW	Albuquerque	NM	87120	laslomitasna@comcast.net		5058399058
The Manors at Mirehaven Community Association Inc.	Jody	Willoughby	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109	jwilloughby@aamm.com		5058561212
The Manors at Mirehaven Community Association Inc.	Brandy	Hetherington	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109	bhetherington@aamm.com		5058561212
Parkway NA	Ruben	Aleman	8005 Fallbrook NW	Albuquerque	NM	87120	m_raleman@yahoo.com		
Parkway NA	Mary	Loughran	8015 Fallbrook NW	Albuquerque	NM	87120	parkwaypoint@yahoo.com	5052497841	
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	jfworrall@comcast.net	5059331919	5058390893
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	hihen@comcast.net	5058794995	5058903481

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison, Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
 Sent: Tuesday, October 03, 2017 7:59 AM
 To: Office of Neighborhood Coordination <nc@cabq.gov>
 Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
 Environmental Planning Commission Submittal
 If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:
 Contact Name

Jaime Jaramillo
 Company Name
 Consensus Planning
 Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 5057649801
 Email Address
jaramillo@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
 December 14, 2017

Describe the legal description of the subject site for this project:
 Westland Master Plan and Sector Plan area

Located on/between (physical address, street name or other identifying mark):

Approximately 1,700 acres located south of Petroglyph National Monument, West of Unser Boulevard, North of Interstate 40, and East of the City Limits

This site is located on the following zone atlas page:

H7, H8, H9, J7, J8, J9, K7, K8

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: _____.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

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

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected 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.



November 2, 2017

Landscape Architecture
Urban Design
Planning Services

Gregie Duran
7525 Maplewood Drive NW
Albuquerque, NM 87120

302 Eighth St. NW
Albuquerque, NM 87102

Aaron Rodriguez
2015 Aspenwood Drive NW
Albuquerque, NM 87120

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Greie Duran, Aaron Rodriguez, and the Laurelwood Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for annexation and establishment of zoning for 12.3 acres legally described as Lots 16 through 20, Row 4 Unit A West of Westland. The subject property is currently located in Bernalillo County north of Interstate 40, west of 98th Street and east of the Atrisco Terrace Major Public Open Space.

The zoning being requested is SU-2 for Town Center consistent with the zoning surrounding the property. The applicant is also requesting a text and map amendment to both the Westland Master Plan and Sector Development Plan as part of this application. The request will be heard by the Environmental Planning Commission (EPC) on December 14, 2017 at 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or require any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

7017 1450 0000 8235 4685

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	



Sent To
 Street and Apt. No., or PO Box No. HARRY HENDRIKSEN
 10592 RIO DEL SOLE COURT NW
 City, State, ZIP+4® ALBUQUERQUE, NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1450 0000 8235 4654

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ALBUQUERQUE, NM 87120

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Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	



Sent To
 Street and Apt. No., or PO Box No. RUBEN ALEMAN
 8005 FALLBROOK NW
 City, State, ZIP+4® ALBUQUERQUE, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1450 0000 8235 4678

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ALBUQUERQUE, NM 87120

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	



Sent To
 Street and Apt. No., or PO Box No. GERALD WORRALL
 1039 PINATUBO PLACE NW
 City, State, ZIP+4® ALBUQUERQUE, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0470 0000 3065 5393

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ALBUQUERQUE, NM 87120

OFFICIAL USE

Postage	\$3.75	0101
Certified Fee	\$2.75	03
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.59	



Sent To
 Street, Apt. No., or PO Box No. AARON RODRIGUEZ
 2015 ASPENWOOD DRIVE NW
 City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7017 1450 0000 8235 4661

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ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	



Sent To
 Street and Apt. No., or PO Box No. MARY LOUGHRAN
 8015 FALLBROOK NW
 City, State, ZIP+4® ALBUQUERQUE, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1450 0000 8235 4609

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ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	



Sent To
 Street and Apt. No., or PO Box No. SALLY BREEDEN
 8619 ANIMAS PLACE NW
 City, State, ZIP+4® ALBUQUERQUE, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



November 7, 2017

Landscape Architecture
Urban Design
Planning Services

Rick Gallagher
8401 Casa Gris Court NW
Albuquerque, NM 87120

302 Eighth St. NW
Albuquerque, NM 87102

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Rick Gallagher, Thomas Borst, and the Tres Volcanes Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for annexation and establishment of zoning for 12.3 acres legally described as Lots 16 through 20, Row 4 Unit A West of Westland. The subject property is currently located in Bernalillo County north of Interstate 40, west of 98th Street and east of the Atrisco Terrace Major Public Open Space.

The zoning being requested is SU-2 for Town Center consistent with the zoning surrounding the property. The applicant is also requesting a text and map amendment to both the Westland Master Plan and Sector Development Plan as part of this application. The request will be heard by the Environmental Planning Commission (EPC) on December 14, 2017 at 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or require any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

7011 3500 0000 0851 4442

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Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

0101
10

Postmark
Here

11/07/2017

Sent To **Rick Gallagher**
 Street, Apt. No., or PO Box No. **8401 Casa Gris Court NW**
 City, State, ZIP+4 **Alb. NM 87120**

PS Form 3800, August 2006

See Reverse for Instructions

7017 1070 0000 9069 8960

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee \$2.75 appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

0101
10

Postmark
Here

11/07/2017

Sent To **Thomas Borst**
 Street and Apt. No., or PO Box No. **1908 Selway Place NW**
 City, State, ZIP+4 **Alb. NM 87120**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Memorandum

To: City of Albuquerque
From: Consensus Planning, Inc.
Date: November 2, 2017
Re: First Class Mail Confirmation for WALH Annexation and Text Amendment

I, Jaime Jaramillo, mailed First Class letters to property owners within a 100' buffer around and inside the Westland Master Plan area as part of the application for annexation and Master Plan/Sector Plan text amendment on November 2nd, 2017. The list of property owners is attached.

Sincerely,

Jaime Jaramillo

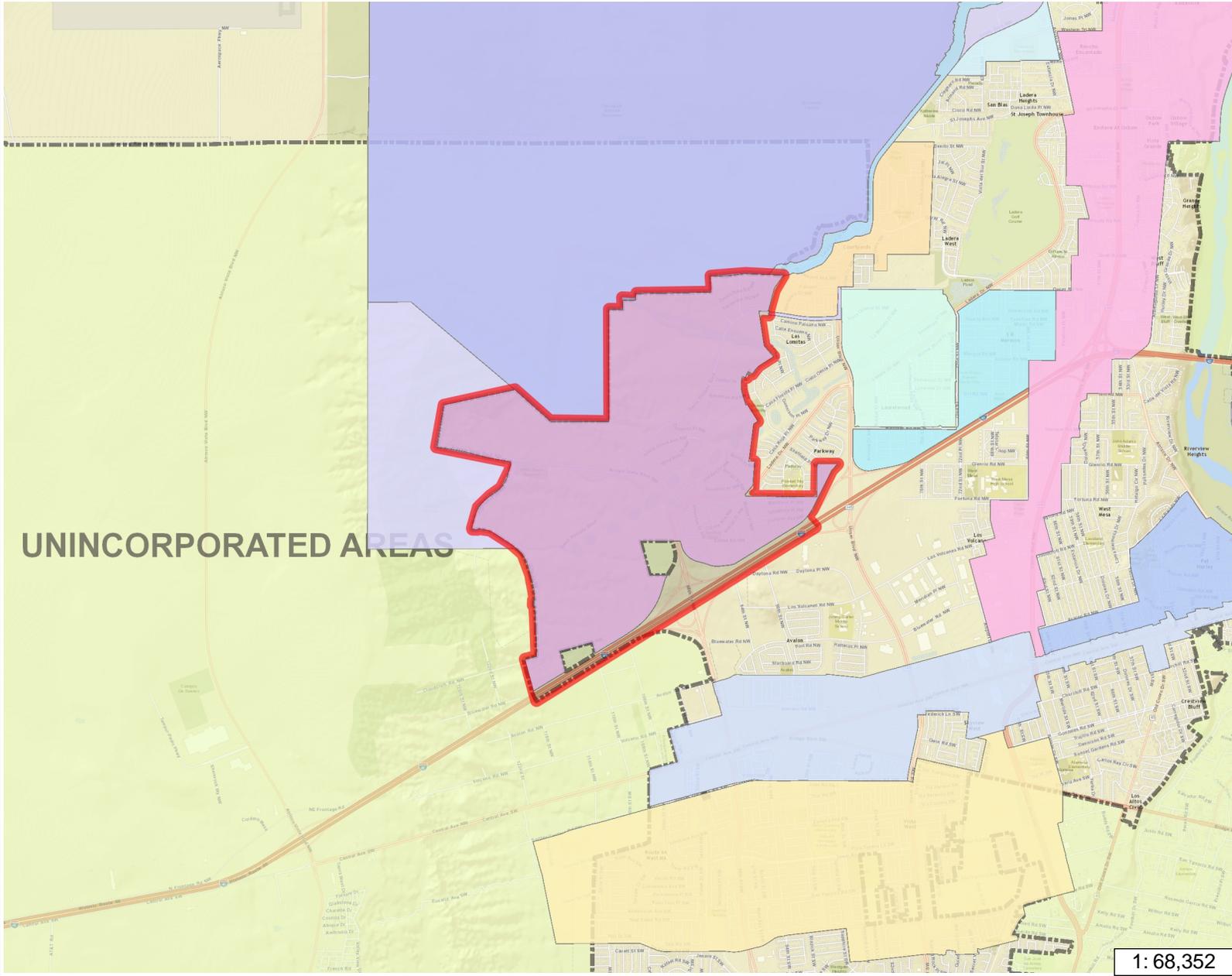
Consensus Planning, Inc.

Attachments:

1. Typical letter addressed to property owners
2. Buffer map – including project area and a 100' buffer around project area
3. List of included property owners



Westland Sector Plan Buffer Map - Created by Consensus Planning



UNINCORPORATED AREAS

1: 68,352

11,392 0 5,696 11,392 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/20/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

November 2, 2017

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, December 14, 2017 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, December 7, 2017.

REQUEST

Consensus Planning, agent for Western Albuquerque Land Holdings (WALH) c/o Garret Development Corporation (GDC) is requesting annexation into the City of Albuquerque and establishment of zoning for 12.3 acres legally described as Lots 16 through 20, Row 4 Unit A West of Westland. The annexation subject site is located in Bernalillo County north of Interstate 40, west of 98th Street and east of the Atrisco Terrace Major Public Open Space. The zoning being requested is SU-2 for Town Center. The applicant is also requesting a Westland Sector Development Plan and Master Plan text and map amendment as part of this application.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

1328 PROSPECT LLC
121 LOVE LN
WESTON MA 02493-1113

512 CORAL COURT NW LLC
1425 TOBACCO RD SW
ALBUQUERQUE NM 87105-5954

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

ABEYTA LEONARD & ELAINE B
8101 MANDARIN PL NW
ALBUQUERQUE NM 87120-5541

ABEYTA LYDIA I
9305 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

ABRAMS DEREK J & ASHLEY V
1604 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ABREU JOHN L
836 EKARMA DR NW
ALBUQUERQUE NM 87120

ACOSTA ANDREA P & PAUL A
828 TUMULUS DR NW
ALBUQUERQUE NM 87120-1090

ACOSTA CHRISTOPHER & CLAUDIA
9101 ASHFALL PL NW
ALBUQUERQUE NM 87120

ACOSTA ERASMO & AURORA
644 VERMILION CT NW
ALBUQUERQUE NM 87120

ACOSTA ERASMO JR & ROSEMARIE
628 CYAN CT NW
ALBUQUERQUE NM 87120

ACOSTA ROBERT JR
1504 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ADAMS ANDRE L
1432 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ADKINS SHIRLEY MARIE TRUSTEE
ADKINS LVT
9339 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

AGBOKE ANNA
835 ZIMINA DR NW
ALBUQUERQUE NM 87120

AGUILAR DAVID & LOU
2331 ARROYO FALLS ST NW
ALBUQUERQUE NM 87121

AGUILAR FRANK JR & DIANE
8928 ARKANSAS RD NW
ALBUQUERQUE NM 87120

AGUILAR JEREMY & BIANCA C
9535 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

AGUILAR MYRIAM E
9543 VALLETTA AVE NW
ALBUQUERQUE NM 87120

AGUILAR PATRICK M & RENEE P
820 EKARMA DR NW
ALBUQUERQUE NM 87120

AGUIRRE JOEL & MARIA
819 SCORIA DR NW
ALBUQUERQUE NM 87120

AGUIRRE JOEL G & MARIA
9324 SILICA AVE NW
ALBUQUERQUE NM 87120

AKES MADISON D
2009 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

ALBACH TRISTAN A & KINSI L
844 KIPUKA DR NW
ALBUQUERQUE NM 87120

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

ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
ALBUQUERQUE NM 87125-0704

ALCANTAR ANDREW W &
MANRIQUEZ-SAENZ PERLA L
1952 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

ALCANTAR KELLI C & JESUS
916 MOLTEN PL NW
ALBUQUERQUE NM 87120

ALDAPE ALAN D
1501 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ALDERETE M CARMEN
705 FAIRCROFT ST NW
ALBUQUERQUE NM 87120

ALDERETE RONALD G & AMY R
8115 MANDARIN PL NW
ALBUQUERQUE NM 87120

ALEXANDER JAMES & DIANE
1405 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ALFERO GLORIA
640 VERMILION CT NW
ALBUQUERQUE NM 87120

ALI FAZAL & SHARMINA
11638 CANDY ROSE WAY
SAN DIEGO CA 92131

ALIRES ERIC P
8016 AMY AVE NW
ALBUQUERQUE NM 87120

ALLEN BRENDA L
3224 PAINTED ROCK DR NW
ALBUQUERQUE NM 87120-3669

ALLEN GEORGIA I TRUSTEE ALLEN
TRUST
9240 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

ALLEN LINDA SUE
8015 SHEFFIELD PL NW
ALBUQUERQUE NM 87120

ALLEN MARK A & ROBYN M
1135 MAKIAN PL NW
ALBUQUERQUE NM 87120

ALLMAN INDIA M & RIVERA MICHAEL
JR
9608 SUNDORO PL NW
ALBUQUERQUE NM 87120

ALMAGER-LAUGHLIN GERMAINE A &
LAUGHLIN ALAN R
9004 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120-4019

ALMEIDA JEANETTE
9652 MIRASOL AVE NW
ALBUQUERQUE NM 87120

ALMENDAREZ DAVID & MARCY
804 EKARMA DR NW
ALBUQUERQUE NM 87120

ALONZO ALPHONSUS & MELODY
9308 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4199

ALONZO ANTHONY RAYMOND
9219 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

AL-SADI RANA
9908 WAGON GATE TRL SW
ALBUQUERQUE NM 87121

ALTAMIRANO GARI & RAMOS
STEPHANIE M
904 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

ALTIGIERI MICHAEL N & KRYSTAL N
947 VESUVIUS PL NW
ALBUQUERQUE NM 87120-2970

ALVARADO JOSE M & DANIELLE
1105 PACAYA DR NW
ALBUQUERQUE NM 87120

ALVARADO ROBERT J & ELLEN
9236 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

ALVAREZ GEORGE A & DEBRA G
944 TAMBORA ST NW
ALBUQUERQUE NM 87120

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

AMAYA JAIME SR & PAULINE
1956 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

AMAYA-LAWSON AMBER & HAHN
JAMES R
1108 MAKIAN PL NW
ALBUQUERQUE NM 87120-1074

AMERICAN HOMES 4 RENT
PROPERTIES FIVE LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301-2148

AMERICAN HOMES 4 RENT
PROPERTIES NINE LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301-2148

AMGO PROPERTIES LLC
2019 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

AMPARAN ALEJANDRO MIGUEL
1435 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

ANALLA BENJAMIN T
1612 TEMPEST DR NW
ALBUQUERQUE NM 87120

ANAYA LYDIA ANN & ALVAREZ MARIE
ANTOINETTE
5904 LILAC PL NE
RIO RANCHO NM 87124-5803

ANAYA RAUL J % RODRIGUEZ-MONGE
LUIS R & RODRIGUEZ MARIBEL
1415 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ANAYA ROBERT MARCEL
8427 SCARLET CT NW
ALBUQUERQUE NM 87120-5300

ANDERSON DOUGLAS C TRUSTEE
ANDERSON RVT
2112 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

ANDERSON ELDON L JR
2796 SYDNEY WAY
CASTRO VALLEY CA 94546

ANDERSON JEREMY C
8412 BLUSH RD NW
ALBUQUERQUE NM 87120

ANDERSON MARK & NATALIE
156 E COUNTRY CLUB DR
BRENTWOOD CA 94513-5039

ANDERSON SHERRY R
9252 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

ANDREWS JONAS EDWARD & MARY
GRACE LIVESAY
1828 ABO CANYON DR NW
ALBUQUERQUE NM 87120-0000

ANSARI SALIM & SAMADZADA
SHAIMA
9405 ENDEE RD NW
ALBUQUERQUE NM 87120

ANTASEK RAY & HOPE
PO BOX 44664
RIO RANCHO NM 87174-4664

ANZO DANNY & FLORES ROSA ISELA
9012 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4220

APODACA JEFFREY S
9309 CINDER PL NW
ALBUQUERQUE NM 87120

APODACA SPEEDY RAY
615 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

APPLEBERY EBONY
520 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

APPLEMAN DWAYNE SCOTT
5601 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87113-1765

ARAGON ANGELA M
1048 MARAPI ST NW
ALBUQUERQUE NM 87120-1067

ARAGON BENJAMIN E III
9304 TEPHRA AVE NW
ALBUQUERQUE NM 87120

ARAGON CHARLES A & LORI A
2315 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

ARAGON FRANCELLA H
8808 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3977

ARANDA JAYNE
1031 KISKA ST NW
ALBUQUERQUE NM 87120-2990

ARCHIBEQUE CHRISTINE M
619 SIENNA ST NW
ALBUQUERQUE NM 87120

ARCHIBEQUE RAMON C & DIANE Y
1602 TEMPEST DR NW
ALBUQUERQUE NM 87120

ARCHULETA DEAN JOSEPH &
STUTSMAN Y MARQUEZ DIANE
ALEJANDRA
9619 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2695

ARCHULETA FABIOLA V
856 KIPUKA DR NW
ALBUQUERQUE NM 87120

ARCHULETA JOHN M
8012 SHEFFIELD PL NW
ALBUQUERQUE NM 87120-5538

ARCHULETA MICHAEL J & BRENDA M
8339 MANDARIN PL NW
ALBUQUERQUE NM 87120

ARCHULETA MILENA
1809 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ARCHULETTA EVELYN
8219 CRIMSON AVE NW
ALBUQUERQUE NM 87120

ARELLANO LYDIA
8428 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

ARELLANO MANUEL A & TANYA M
8123 MANDARIN PL NW
ALBUQUERQUE NM 87120

ARELLANO PAUL D
9404 SUNDORO PL NW
ALBUQUERQUE NM 87120

ARMENTA REBECCA L
616 CYAN CT NW
ALBUQUERQUE NM 87120

ARMIJO MANUEL
915 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

ARMIJO MAYAN CRUZ
8027 GAVIN RD NW
ALBUQUERQUE NM 87120

ARMOUR DAVID L & GINGOLD JUDITH
M
9305 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7410

ARMSTRONG JASON R & SANDRA L
1719 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

ARREOLA MARCO & LOVE BRITTANY
AMBER
824 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

ARREOLA MARCO A
824 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

ARROSSA ADAM & BACA SARAH
8805 WARM SPRING RD NW
ALBUQUERQUE NM 87120

ARTIAGA MANUEL & ANTOINETTE
1016 TALANG ST NW
ALBUQUERQUE NM 87120-1065

ARVIZO MANUEL JR & TORRES JESSICA
418 52ND ST SW
ALBUQUERQUE NM 87105

ASFAN KHALIL & KASSICIEH SAMIR K
1340 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3877

ASHLEY LARRY C
9750 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

ASMAN RICHARD A & ISABEL B TR
ASMAN FAMILY TRUST
9308 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

ASMEROM FESSEHAYE & MESFIN
HEWOT F
8223 TANGERINE PL NW
ALBUQUERQUE NM 87120

ASTORGA CARLOS
8812 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3996

ATANASOFF MELODEE
8435 CASA MORENA CT NW
ALBUQUERQUE NM 87120

ATANASOFF QUISTEN
643 CYAN CT NW
ALBUQUERQUE NM 87120

ATENCIO DAVID J & ANDREA D
8904 SANDWATER RD NW
ALBUQUERQUE NM 87120-3250

ATENCIO INEZ N
1816 ABO CANYON DR NW
ALBUQUERQUE NM 87120-6272

ATENCIO ROSENDO A
2004 ABO CANYON DR NW
ALBUQUERQUE NM 87120-4219

AUDIE SPENCER
9644 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1764

AULAKH BHAGAT TRUSTEE AULAKH
TRUST
11032 N EMERALD CT
DUNLAP IL 61525-9630

AVALOS LUIS E
1143 PACAYA DR NW
ALBUQUERQUE NM 87120-1064

AVERY RYNE M
9127 ASHFALL PL NW
ALBUQUERQUE NM 87120-1733

AVILA ARTUTO JR
1604 TEMPEST DR NW
ALBUQUERQUE NM 87120

AVILA-LOPEZ KAREN V
1044 MARAPI ST NW
ALBUQUERQUE NM 87120-1067

AWAD KHALED A
9615 THUNDER RD NW
ALBUQUERQUE NM 87120

B&F PROPERTIES LLC C/O RATHNER
MARIA B
8305 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2217

BABAA ALI M & WAF A QUZMAR
6405 EVESHAM RD NW
ALBUQUERQUE NM 87120

BABIN LINDA S & JAMES C
2156 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

BABINIEC SEAN M & ASHLEY M
1701 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

BACA ALYCIA N
612 ATRISCO DR NW
ALBUQUERQUE NM 87105

BACA AMANDA M
911 KIPUKA DR NW
ALBUQUERQUE NM 87120-1087

BACA BRIAN R & NICOLE R
1436 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

BACA CHARLES SEAN
9201 CINDER PL NW
ALBUQUERQUE NM 87120-1078

BACA CHRISTOPHER J & PATRICIA A
1615 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

BACA JOHN STEPHEN & IRENE D
MAESTAS
1608 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

BACA LENORA
516 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

BACA NICOLE R
901 KIPUKA DR NW
ALBUQUERQUE NM 87120-1087

BACA PATRICK & BACA MARGIE R
8623 ANIMAS PL NW
ALBUQUERQUE NM 87120

BACA RHONDA
8819 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3978

BACA RUDOLPH D & SUSANNE R
1409 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BACA SAM J & LORRAINE A
951 VESUVIUS ST NW
ALBUQUERQUE NM 87120

BACA TOBY JR
8609 CASA VERDE AVE NW
ALBUQUERQUE NM 87120

BAER ROGER L & DIANNE SAWAYA
9340 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

BAILEY KENNETH W
1956 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

BALDERRAMA CANDICE D & FRANK V
8647 ANIMAS PL NW
ALBUQUERQUE NM 87120

BALDONADO MARIO
939 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

BALDONADO MATTHEW DOMINIC &
AMANDA LYNN BACA-BOLDONADO
8405 BLUSH RD NW
ALBUQUERQUE NM 87120

BALDONADO REFUGIA V
9531 COLIMA AVE NW
ALBUQUERQUE NM 87120

BALDONADO TROY
8305 MANDARIN PL NW
ALBUQUERQUE NM 87120

BALDWIN JARRED I & CRYSTAL M
8601 CASA VERDE AVE NW
ALBUQUERQUE NM 87120

BALLEW KENNETH N & BEVERLY SUE
9308 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7405

BALSTERS CHRISTOPHER & AMY N
828 KIPUKA DR NW
ALBUQUERQUE NM 87120

BALZARINI GARY M
9320 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

BANK OF AMERICA C/O WELLS FARGO
BANK
1 HOME CAMPUS
DES MOINES IA 50328-0001

BANNISTER BILLY D & HARRIET L %
HOPKINS ANDRETTE R
1051 MAROA ST NW
ALBUQUERQUE NM 87120

BANUELOS BETTY A
9636 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1764

BANUELOS ERIC
935 TAMBORA ST NW
ALBUQUERQUE NM 87120

BAO LI & ARENSON LYLE P
9031 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

BARBA OCTAVIO I
819 ZIMINA DR NW
ALBUQUERQUE NM 87120

BARELA DEMETRIO I & FRANCES L
GARCIA
6129 FLOR DEL SOL PL NW
ALBUQUERQUE NM 87120-2227

BARELA MICHELLE M
9616 THUNDER RD NW
ALBUQUERQUE NM 87120

BARLOW DANIEL J & SYLVIA A
1147 MAKIAN PL NW
ALBUQUERQUE NM 87120-1073

BARNES JAMES L JR
1923 TIERRA NUEVA
SAN ANTONIO TX 78263-3927

BARNES KAREN D
9616 SUNDORO PL NW
ALBUQUERQUE NM 87120-2987

BARR JOHN E & ROBERTA L
9400 COLIMA AVE NW
ALBUQUERQUE NM 87120

BARRERA ESTHER
1900 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BARRERA JEANNE
1019 KANAGA DR NW
ALBUQUERQUE NM 87120

BARRERAS ANA C & LAWRENCE J JR %
FONSECA ANGEL & ESTRADA NITZIA G
8304 MANDARIN PL NW
ALBUQUERQUE NM 87120

BARRERAS JOHN D & LIZA R
8308 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

BARSTOW RICHARD E & JULIE A
1343 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BARTH CHRISTOPHER R & CASSIE L
8712 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

BASCUR MARIA
8123 TANGERINE PL NW
ALBUQUERQUE NM 87120

BASSIRI ALEXANDER D & KATHERINE I
9528 VALLETTA ST NW
ALBUQUERQUE NM 87120

BATTELLE CHRISTINE A
1052 MAROA ST NW
ALBUQUERQUE NM 87120

BATY ARTHUR & PATRICIA A
631 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

BAUTISTA RAFAEL & YERCI
823 ZIMINA DR NW
ALBUQUERQUE NM 87120

BAYARDORJ BATSAIKHAN & TOVUU
DARIIMAA
521 CENTRAL AVE NW A
ALBUQUERQUE NM 87102

BAZINET SANDRA
9308 ASHFALL PL NW
ALBUQUERQUE NM 87120

BEACH KENNETH G & MELISSA J
MURPHY
8612 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

BEATTY TERRY G & DEBRA A SIMECEK-
BEATY
17390 92ND PL NE
BOTHELL WA 98011

BECENTI STEVEN P
9212 CINDER PL NW
ALBUQUERQUE NM 87120

BEGAY PATRICK R & LETITIA
9655 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1771

BELL CLYDE R
8443 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120

BELL DAVID J
PO BOX 374
INGLEWOOD CA 90306

BELTRAN JACOBO
8012 VINEMONT PL NW
ALBUQUERQUE NM 87120

BENALLY DEORAH
9739 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

BENALLY JEANNIE & DUNCAN JEFFREY
1420 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BENAVIDEZ EDNA L
9616 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

BENAVIDEZ SYLVIA & MARIO M
9315 COLIMA AVE NW
ALBUQUERQUE NM 87120

BENAVIDEZ VICTOR LEROY
832 EKARMA DR NW
ALBUQUERQUE NM 87120

BENHAM VINCENT N
9601 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4193

BENNETT NYDIA
8331 TANGERINE PL NW
ALBUQUERQUE NM 87120

BERMAN DENNIS S
2024 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4224

BERNAL FAMILY LIVING TRUST
342 HAYES AVE
SANTA CLARA CA 95051-6708

BERRY ANDREA I & DALTON DUSTIN K
944 MOLTEN PL NW
ALBUQUERQUE NM 87120

BETTACK DAWN R
9401 ASHFALL PL NW
ALBUQUERQUE NM 87120-1739

BETTES BEVERLY
919 KIPUKA DR NW
ALBUQUERQUE NM 87120-1087

BILGRAMI SYED & KURSHEED ALI
936 VILLARRICA ST NW
ALBUQUERQUE NM 87120

BILLY DONOVAN
809 MIRASOL CT NW
ALBUQUERQUE NM 87120

BIRD JAMES & LYNETTE
9501 THUNDER RD NW
ALBUQUERQUE NM 87120-4233

BIRD JAMES P & LYNETTE N
9501 THUNDER RD NW
ALBUQUERQUE NM 87120

BISHOP KARI L & JOHN
1309 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BLACK LESLIE
9404 ASHFALL PL NW
ALBUQUERQUE NM 87120

BLACK MATTHEW D & YUAN YUAN
9401 ENDEE RD NW
ALBUQUERQUE NM 87120

BLACKWELL JAMES R & PATRICIA A
8708 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

BLASER DEBORAH S
9115 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-0000

BLATCH B MIROSLAVA & HAROLD E JR
127 MARTHA CT
CORRALES NM 87048

BLEA JOE
9204 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

BOARD OF EDUCATION
ALBUQUERQUE MUNICIPAL SCHOOL
DISTRICT 12
915 LOCUST ST SE 2-1
ALBUQUERQUE NM 87125

BOBBYLEE WATSON
9531 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

BOCK STEVEN N & HARRIS HOPE V
8900 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

BOLDEN ALEX B & LISA J
8328 MANDARIN PL NW
ALBUQUERQUE NM 87120

BOLDEN JOSEFA
1439 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

BOLLING DENNIS W
8423 SCARLET PL NW
ALBUQUERQUE NM 87120-5300

BOLTZ JON D
1331 PARK AVE SW 1202
ALBUQUERQUE NM 87102

BOND JEANETTE & STEVEN
1015 MARAPI ST NW
ALBUQUERQUE NM 87120

BOND MARY FRANCES TRUSTEE BOND
FAMILY LIVING TRUST
2124 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

BONDI ROBERT J & SUSAN S C/O
ATENCIO CHRISTOPHER M JR
9748 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-4195

BOONE ANTHONY RAYMOND &
ELIZABETH YVONNE
9209 CINDER PL NW
ALBUQUERQUE NM 87120

BOONE THERESA R
8336 MANDARIN PL NW
ALBUQUERQUE NM 87120-5543

BORQUEZ ARCHIE R & ERICA L
8436 SCARLET PL NW
ALBUQUERQUE NM 87120

BOSTON MARK & VANESSA
63 NATOMA ST SUITE 120
FOLSOM CA 95630

BOURASSA LANCE C & FRITZIE
2036 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

BOWERS SIMS D JR & IRMA I
9532 VALLETTA ST NW
ALBUQUERQUE NM 87120

BOWLING GUY E JR & ETTA M
1619 TEMPEST DR NW
ALBUQUERQUE NM 87120

BOWNDS BILL & LISA A
720 SANDY DR NW
ALBUQUERQUE NM 87120-3211

BOWSLEY JAY & NICOLE L
9020 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120

BOYLE TISA & JONES ELLEN F
9324 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

BOZANICH JAMES
347 SCHWAN LAKE DR
SANTA CRUZ CA 95062

BRADY MARK L
812 SCORIA DR NW
ALBUQUERQUE NM 87120

BRANNUM PAIGE R
1063 MAROA ST NW
ALBUQUERQUE NM 87120

BRASHEARS CHRISTIAN C
8212 TANGERINE PL NW
ALBUQUERQUE NM 87120

BRAWLEY CAMRON B & KIMBERLY A
9605 SUNDORO PL NW
ALBUQUERQUE NM 87120

BREEDEN JAMES F & SARA A
8619 ANIMAS PL NW
ALBUQUERQUE NM 87120

BRENNMARK PROPERTIES LLC
8819 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3997

BRICENO DAWN & FRANK
1824 ABO CANYON DR NW
ALBUQUERQUE NM 87120-0000

BRIDGES JAMES MICHAEL & KATHLEEN
M
2323 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

BRIDGET NOEL FAHY CHANDON &
WILLIAM JOSEPH CHANDON LIVING
TRUST
8904 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

BRINDMORE MARK B & LINDA
2128 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

BRINGE STANLEY M TRUSTEE BRINGE
RVLT
8852 MOCKINGBIRD CIR
FOUNTAIN VALLEY CA 92708

BRINQUIS CEFERINA & FREDDIE
1335 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

BRITO DOMINIC LEE
9600 MIRASOL AVE NW
ALBUQUERQUE NM 87120

BRITTAIN JEREMY G
9404 COLIMA AVE NW
ALBUQUERQUE NM 87120

BROOKS DUSTIN & MICHELLE
PO BOX 90925
ALBUQUERQUE NM 87199

BROPHY FRANCES KAY
2143 CALLE AZULEJO NW
ALBUQUERQUE NM 87120-5922

BROWN HEWITT STEVENS & PAULA F
840 EKARMA DR NW
ALBUQUERQUE NM 87120

BROWN JERMAINE M & MELISSA
987 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

BROWN JOHN C & KIP K
8319 MANDARIN PL NW
ALBUQUERQUE NM 87120

BROWNE CLAYTON WOODROW &
REBECCA ANN
2223 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

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

BRUNSON PATRICK SCOTT
831 KIPUKA DR NW
ALBUQUERQUE NM 87120

BRYANT LISA N
1020 KISKA ST NW
ALBUQUERQUE NM 87120

BUCK PAUL A
9300 CINDER PL NW
ALBUQUERQUE NM 87120

BUI TRACY & HANG ALEXANDER L
9200 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-0000

BUMPHREY BRENDA & JUSTIN R
1904 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

BUNDRAGE MOHAMMAD O
9205 SUNDORO PL NW
ALBUQUERQUE NM 87120

BURCKES DIANE
8328 GARDENBROOK PL NW
ALBUQUERQUE NM 87120-5612

BURD KEENAN D
1816 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4181

BURDEN CHERYL
601 CYAN CT NW
ALBUQUERQUE NM 87120

BURDICK VALERIE S
4605 DELAMAR AVE NE
ALBUQUERQUE NM 87111

BURFIEND JOHN K & REBECCA A
9604 SUNDORO PL NW
ALBUQUERQUE NM 87120

BURKE VICTORIA M
8209 MANDARIN PL NW
ALBUQUERQUE NM 87120-5594

BURNHAM DIANA M
8109 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2073

BURNS ROBERT M & DEBORAH P
9539 VALLETTA ST NW
ALBUQUERQUE NM 87120-2997

BURRELL ROBERT H & DARLENE E
904 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

BURRO DOUGLAS R & ELIZABETH JOBA
CO-TRUSTEES BURRO FAMILY LVT
2201 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

BURZIN JERILYN I & OTTO LEE H
9216 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

BUSTOS JOSEPH JOAQUIN
8019 GAVIN CT NW
ALBUQUERQUE NM 87120-5592

BUTLER DAMITA M & POHL JAMES P
9305 TEPHRA AVE NW
ALBUQUERQUE NM 87120

BUTTNER EDWARD G & ANN D
2123 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

C DE BACA LOUISE & MARY P C DE
BACA
9108 SUNDORO PL NW
ALBUQUERQUE NM 87120

CABALLERO DAVID E
960 VILLARRICA ST NW
ALBUQUERQUE NM 87120-2995

CAIN MATTHEW D & REBEKAH K
9009 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

CALLAWAY NORMAN T & CONSTANCE
A
9704 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

CAMPA MICHAEL D & VIRGINIA M
9327 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7406

CAMPBELL EDDIE J
4600 MONTE FRIO DR NW
ALBUQUERQUE NM 87120-1827

CAMPOS RAMON A & MONTES-
GARCIA ARACELY
509 CORAL CT NW
ALBUQUERQUE NM 87120-2272

CAMPOS VIOLA P
9400 CUMULUS PL NW
ALBUQUERQUE NM 87120-3984

CANDELARIA IKE III
8716 ARKANSAS RD NW
ALBUQUERQUE NM 87120

CANDELARIA JUAN D III & UDERO
CANDELARIA FRANCISCA F
1305 CIRRUS DR NW
ALBUQUERQUE NM 87121-3883

CANDELARIA NATHAN A & TANYA
635 SIENNA ST NW
ALBUQUERQUE NM 87120-5921

CANEPA ALFRED J & ANNAMARIA
TRUSTEES CANEPA TRUST
6376 ROCKHURST DR
SAN DIEGO CA 92120

CANHAM CHARLES D & RITA M
1936 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

CANION ANDRADINA
612 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

CARABAJAL ABIE & DURAN LORINE
9601 THUNDER RD NW
ALBUQUERQUE NM 87120

CARBAJAL TONYA & CARBAJAL
NATALIE C & TONY O
1504 RAIN PL NW
ALBUQUERQUE NM 87120-3895

CARDENAS JUAN
981 MOLTEN PL NW
ALBUQUERQUE NM 87120

CARLESSO JULIA
26388 DUNDEE
HUNTINGTON WOODS MI 48070

CARLIN STEPHEN L SR & ANDREA M
3579 WHITEHAVEN DR
WALNUT CREEK CA 94598

CARLISLE KAREN D
1720 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

CARLTON CHRISTOPHER
8715 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3239

CARPENTER JASON & JUANITA
8709 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

CARRASCO JOSE F JR & MELISSA
9508 THUNDER RD NW
ALBUQUERQUE NM 87120

CARRASCO SARAH D
9640 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

CARREON JUAN & OLIVARES MIRIAM
839 MOLTEN PL NW
ALBUQUERQUE NM 87120

CARRILLO VALERIE & PACHECO DENISE
809 KIPUKA DR NW
ALBUQUERQUE NM 87120-1089

CARRION MIQUELITA & JUAN
1952 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

CARROLL JAMIE
8327 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2217

CARTER CATHERINE L TRUSTEE
CARTER RVT
9256 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

CARTER LAURA
8701 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3976

CASADOS BEN H & CATHERINE M
9631 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2695

CASIAS ERNEST A & MARTHA S
1512 RAIN PL NW
ALBUQUERQUE NM 87120

CASIAS FRED E & JENNIFER M VIGIL
8608 ANIMAS PL NW
ALBUQUERQUE NM 87120

CASKIE TAYLOR J & JILL M
8435 SCARLET PL NW
ALBUQUERQUE NM 87120

CASPI SAMUEL T TRUSTEE CASPI RVT
1059 KISKA ST NW
ALBUQUERQUE NM 87120

CASTELLANO DAVID & ADONICA
8905 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

CASTILLE LEON A
PO BOX 322
OPELOUSAS LA 70571

CASTILLO CHRISTINE K & VICTOR &
CASTILLO ELI C
9624 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1764

CASTILLO JOAN E
1740 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

CASTILLO JOSE S & JOCELYN R
8719 WARM SPRINGS RD NW
ALBUQUERQUE NM 87114

CASTILLO STEVE E
9312 ASHFALL PL NW
ALBUQUERQUE NM 87120

CASTRO DORA A
8301 TANGERINE PL NW
ALBUQUERQUE NM 87121

CASTRO PALMARIN JR & CHASSIDY
1327 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

CAVALIER CARLA M & LOPEZ LEO J
PO BOX 947
EDGEWOOD NM 87015

CERROS LANCE L
816 KIPUKA DR NW
ALBUQUERQUE NM 87120

CHACON JOSEPH J
8324 MANDARIN PL NW
ALBUQUERQUE NM 87120

CHACON M DAVID II & TINA M
2312 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

CHACON OLIVINA
1008 MAROA ST NW
ALBUQUERQUE NM 87120

CHAFFINS RONALD A & LISA
8909 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

CHAMBLISS RICHARD W & CHARLOTTE
F
1980 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

CHAN JOHNNY T & CORAL
11532 BIANCHINI LN
CUPERTINO CA 95014-5325

CHANDRA SUBHAS & PREMILA W
1312 CIRRRUS DR NW
ALBUQUERQUE NM 87120

CHAPMAN ROBERT R & DEBORAH A
8332 TANGERINE PL NW
ALBUQUERQUE NM 87121

CHAVES STEVEN G & FELICIA M
1944 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

CHAVEZ ALEJANDRO E
1431 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

CHAVEZ CHRISTOPHER T
9612 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

CHAVEZ CURTIS & CYNTHIA R
8905 CLOUDY RD NW
ALBUQUERQUE NM 87120

CHAVEZ DAVID R
5108 ALPHA AVE NW
ALBUQUERQUE NM 87120

CHAVEZ DOLORES L
732 SANDY DR NW
ALBUQUERQUE NM 87120

CHAVEZ EDWARD L & JOAN H
8020 GAVIN RD NW
ALBUQUERQUE NM 87120

CHAVEZ ERIC
909 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

CHAVEZ ERNEST L & ROSEMARY
8805 SANDWATER RD NW
ALBUQUERQUE NM 87120

CHAVEZ H ANTHONY & MARGARET Y
8401 SCARLET PL NW
ALBUQUERQUE NM 87120

CHAVEZ HEATHER C
8028 VINEMONT PL NW
ALBUQUERQUE NM 87120

CHAVEZ JOE M
808 ZIMINA DR NW
ALBUQUERQUE NM 87120

CHAVEZ JOSHUA P & RACHELLE A
815 KIPUKA DR NW
ALBUQUERQUE NM 87120

CHAVEZ LEO A & KLOPP YVONNE R
2215 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

CHAVEZ MICHAEL C
9623 SUNDORO PL NW
ALBUQUERQUE NM 87121

CHAVEZ MICHAEL R & NATALIE T
9531 VALLETTA ST NW
ALBUQUERQUE NM 87120

CHAVEZ NICK
639 SIENNA ST NW
ALBUQUERQUE NM 87120

CHAVEZ PAUL A & JEAN
9640 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2698

CHAVEZ RAYMOND P & CATHERINE M
8641 ANIMAS PL NW
ALBUQUERQUE NM 87120

CHAVEZ VIRGINIA
8320 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

CHEAMA MARVELYN & BEGAY
MARSHALL JR
8315 TANGERINE PL NW
ALBUQUERQUE NM 87120

CHEE JAMES
5185 BURNHAM ST
LISLE IL 60532

CHEE ROCHANDA
PO BOX 676
PREWITT NM 87045

CHEN FEN BIN
9605 MIRASOL AVE NW
ALBUQUERQUE NM 87120

CHEN HSUAN-CHI & YEH HSIU-CHUAN
8904 ALEESA CT NE
ALBUQUERQUE NM 87113-2537

CHENG LOUIS C
1093 ROUND SWAMP RD
OLD BETHPAGE NY 11804

CHENG MEI-ING
7109 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

CHERNEY DAWN ELLEN & BRETT
9624 MIRASOL AVE NW
ALBUQUERQUE NM 87120

CHERRY CRAIG M & MARTINEZ
KATHRYN M
1432 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

CHINENKOV NIKITA S & UDALOVA
LIUBOV
939 TAMBORA ST NW
ALBUQUERQUE NM 87120

CHINO JARREL A
8028 GAVIN RD NW
ALBUQUERQUE NM 87120

CHIRAGH ABDUL L & WAJAHAT UN-
NISA-CHIRAGH
9624 SUNDORO PL NW
ALBUQUERQUE NM 87120

CHISHOLM JERRY J TR CHISHOLM RVT
2016 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

CHOUDHARY TRIBHUBAN & SAROJ
8327 MANDARIN PL NW
ALBUQUERQUE NM 87120

CHOVANEC STEPHEN J & MARLENE L
2301 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120-3267

CHOW SZEWAJ
9313 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

CHRISTENSEN MARK PAUL
8901 SANDWATER RD NW
ALBUQUERQUE NM 87120

CHRISTISON LAURA
1605 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

CIPOLLA PAMELA A
1601 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

CISNEROS CHRISTINA N & LEON L
828 MOLTEN PL NW
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE C/O CHIEF
ADM OFFICER
PO BOX 1293
ALBUQUERQUE NM 87103-1293

CLAINI CHERYL A
9301 SUNDORO PL NW
ALBUQUERQUE NM 87120-2983

CLAPP RYAN A
1910 MOUNTAIN VIEW DR
GALLUP NM 87301

CLARK PHYLIS J & TRUSTEE CLARK LVT
9328 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7405

CLARK RICHARD A JR & SISTA O
8915 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

CLARK WAYLON
976 MOLTEN PL NW
ALBUQUERQUE NM 87120

CLARK WILLIAM R & TIFFANY
9305 SUNDORO PL NW
ALBUQUERQUE NM 87120

CLARKE JASON PHILLIP & MONET
LORRAINE
809 ZIMINA DR NW
ALBUQUERQUE NM 87120

CLAYCAMP RYAN & KAREN
8015 AMY AVE NW
ALBUQUERQUE NM 87120-5564

CLEARBROOK INVESTMENTS INC
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

CLEGG JAMIE
959 TAMBORA ST NW
ALBUQUERQUE NM 87120

CLIBURN LISA C
1009 MARAPI ST NW
ALBUQUERQUE NM 87120

CLINE NICHOLAS J & SHIREEN L
WANOSKIA
1904 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

COAKLEY DEBORAH
616 VERMILION CT NW
ALBUQUERQUE NM 87120

COBB JASON W
9381 E WAGON CIR
SCOTTSDALE AZ 85262-1179

COLARUSSO CHARLES P & KATHLEEN A
2319 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

COLBORG SHAWN P & ELIZABETH E
1304 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

COLE DOUG J
240 SOUTH BROADWAY 9
REDONDO BEACH CA 90277

COLE VALERIE J
1032 PACAYA DR NW
ALBUQUERQUE NM 87120

COLEMAN CLINT M & ERNESTINE
1968 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

COLLIER MARK A
8904 ARKANSAS RD NW
ALBUQUERQUE NM 87120

COLLINS CHARLES C/O SCHUSTER
EVAN
7408 PAWNEE CREEK TRL NE
ALBUQUERQUE NM 87113-1336

COLLINS TERESA A & COLLINS GERALD
1036 TALANG ST NW
ALBUQUERQUE NM 87120

COLOMBO ANTHONY PAUL &
MENARD KAYLA L
2000 ABO CANYON DR NW
ALBUQUERQUE NM 87120-4219

COMPTON CYNTHIA M
9732 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

CONTRERAS JESUS
980 MOLTEN PL NW
ALBUQUERQUE NM 87120

CONTRERAS JESUS ADRIAN
980 MOLTON PL NW
ALBUQUERQUE NM 87120

CONTRERAS ROBERTO & RUTH M
9327 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

CONWAY MICHAEL JUSTIN
1951 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

COOK PAUL E JR & GALLEGOS-COOK
DARLENE F
9212 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425

COOKE NIKESHA S & AARON L
1509 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4187

COOKSEY BRADLEY D & HOPE H
855 KIPUKA DR NW
ALBUQUERQUE NM 87120

COONROD ROBERT L
10332 ARROYO CREST DR NW
ALBUQUERQUE NM 87114-5815

COOPER JACQUELINE & BRADSHAW
TERESA A
9605 THUNDER RD NW
ALBUQUERQUE NM 87120

COOPER PATRICK
8032 ELIYAH CT NW
ALBUQUERQUE NM 87120

CORBIN SARAH C & EDWARD P
6801 E OBERLIN
TUCSON AZ 85710

CORDOVA CARLOS M & VICTORIA L
CUARON
9012 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

CORDOVA FAMILY LTD PTNS
1927 SAN MATEO NE
ALBUQUERQUE NM 87110

CORDOVA JAMES TOM & LORETTA D
623 VERMILION CT NW
ALBUQUERQUE NM 87120

CORDOVA JENNIFER L & CHRISTOPHER
8704 ARKANSAS RD NW
ALBUQUERQUE NM 87120

CORDOVA JULIA
628 VERMILION CT NW
ALBUQUERQUE NM 87120-6102

CORDOVA MATTHEW S & SHARON
LYNN
2312 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

CORDOVA NADINE & EDELBERTO
AVITIA
8205 CRIMSON AVE NW
ALBUQUERQUE NM 87120

CORDOVA STEVEN R & CORDOVA
GARY L & MARY A
2209 WEDGEWOOD CT NW
ALBUQUERQUE NM 87120-5615

CORDOVA YVONNE PAULA &
MAURICE JOE
9208 CUMULUS PL NW
ALBUQUERQUE NM 87120

CORMIER JOETTA M & JOHN R
1615 TEMPEST DR NW
ALBUQUERQUE NM 87120

CORMIER JOSEPH E & JENNIFER L
1635 TEMPEST DR NW
ALBUQUERQUE NM 87120

CORRAL VERONICA O
9500 WATER STONE RD SW
ALBUQUERQUE NM 87121-2118

CORTESI LAWRENCE & LORINDA D
1812 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

CORTEZ LEVI J & TIFFANIE A
918 19TH ST NW
ALBUQUERQUE NM 87104

COSIO JOSHUA R
8900 SUNDORO PL NW
ALBUQUERQUE NM 87120-2978

COSTA JEANNE & RICHARD
924 GALERAS ST NW
ALBUQUERQUE NM 87120

COSTALES JOSEPH C JR
8900 ARKANSAS RD NW
ALBUQUERQUE NM 87120

COSTALES JOSEPH C SR
8705 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

COTTIN JONATHAN & ANN LYNETTE
CO-TRUSTEES COTTIN RVT
8215 MANDARIN PL NW
ALBUQUERQUE NM 87120-5594

COVARRUBIAS GORGE A
7715 SALTBRUSH RD SW
ALBUQUERQUE NM 87121-6343

COYLE DAVID P & KRISTA L
2036 ABO CANYON DR NW
ALBUQUERQUE NM 87120

CRABB JENNIFER S & WESLEY D
1900 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

CRANE MARILYN J & WILLIAM P
9336 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

CRAVER ROSALYN
9243 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7409

CRESPIN JOHNNY L
501 CORAL CT NW
ALBUQUERQUE NM 87120

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

CRISWELL DERRICK D & JILL T
3213 DUKE ST #735
ALEXANDRIA VA 22314-4533

CROZIER MARILYN STODDARD FAMILY TRUST
1700 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4184

CUNNEEN BRIAN J TRUSTEE CUNNEEN FAMILY TRUST
11159 1/2 ACAMA ST
STUDIO CITY CA 91602-4106

CUNNINGHAM GREGORY G & JENNIFER L
9101 TIMBER RIDGE NW
ALBUQUERQUE NM 87120-6277

CUTRUFELLO NICHOLAS J & RACHAEL H
9543 SONTERRO AVE NW SUITE B
ALBUQUERQUE NM 87120

D C L P TRUST
7600 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87109

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113

D SOUZA NORMAN & VALERIE
8001 VINEMONT PL NW
ALBUQUERQUE NM 87120-5535

DABNEY ELISHA K & JOSEPH F
9723 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

DABNEY JOSEPH F & BRENDA H
1427 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

DACANAY JASON I & PATTY C
1012 TALANG ST NW
ALBUQUERQUE NM 87120

DAGES TIMOTHY A & TINA L
2000 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

DALLAS CELESTE R & LANE CARMEN J
1023 PINATUBO PL NW
ALBUQUERQUE NM 87120-2974

DALLMAN ROBERT J & PERRINS-DALLMAN MARTHA L
2148 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

DALTON BRIAN D
827 MOLTEN NW
ALBUQUERQUE NM 87120-1743

DANEY WILLIAM C & BARBARA
9323 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

DANG PHAT TIEN & THANH PHAM
2400 DEWBERRY LN
VIRGINIA BEACH VA 23456-8102

DARK HORSE INVESTMENTS INC C/O RIVERA RAYMOND M & LORRINA A
820 SANDY DR NW
ALBUQUERQUE NM 87120-4309

DAUGHERTY KIRSTIN
8428 SCARLET PL NW
ALBUQUERQUE NM 87120

DAUGHTREY COREY A & LACUNYA A
1320 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

DAVIDSON ARTHUR L & JUDITH K TRUSTEES DAVIDSON RVT
9244 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

DAVIDSON PATRICK A JR & JOELLA
8900 SANDWATER RD NW
ALBUQUERQUE NM 87120-3250

DAVILA GABRIEL & BERNADETTE MARGARET
1400 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

DAVIS GIFFORD & JULIE
1924 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

DAVIS JEFFREY JR
651 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

DAVIS TERRY B TRUSTEE DAVIS RVT
1973 REDWOOD RD
HERCULES CA 94547-1160

DAWES JEANNE
9764 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

DAYRINGER JAMES & DEBBIE F & STEPHEN R DUFOUR & THOMAS JANET M
8015 LYNSI AVE NW
ALBUQUERQUE NM 87120

DE BERNARD JESSICA R
988 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

DE LA TORRE SERGIO & OLMOS ANGELICA D C/O RILEY GREGORY J & OLIVIA M
1520 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3898

DE LEON RAUL & BONG YING
1608 GALE CT NW
ALBUQUERQUE NM 87120-4192

DE LLANO LEONARD & MATESKI
WAYNE A
2247 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

DE MARCUS KEVIN
6600 BLUEWATER RD NW F152
ALBUQUERQUE NM 87121

DEHERRERA EDWARD C/O LYNN
GABRIELLA
9519 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

DEJESUS DEMETRIA A
8708 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

DEL CARMEN FRANCO MARIA
519 CORAL CT NW
ALBUQUERQUE NM 87120

DEL ROSARIO JULIANA C
1027 KISKA ST NW
ALBUQUERQUE NM 87120

DEL WEBB HOMEOWNERS ASSOC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

DELAO ZAYDA M & ARTHUR L
9412 CUMULUS PL NW
ALBUQUERQUE NM 87120

DELGADO GUILLERMO & AVILA DE
DELGADO ANA DELIA
9101 BREEZY CT NW
ALBUQUERQUE NM 87120-4188

DELONG JOHN L & DAYLE ANN
2308 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

DEMELLO JENNIFER M & RICHARD A &
CLAIRE R DEMELLO
624 CYAN CT NW
ALBUQUERQUE NM 87120-1134

DEMPSEY CHRISTOPHER J & SHANA A
9204 CINDER PL NW
ALBUQUERQUE NM 87120-1077

DENETSOSIE TARA
923 TUMULUS DR NW
ALBUQUERQUE NM 87120

DEOSSES-BURCIAGA JUAN C &
MENDOZA DENISE STEPHANIE
835 EKARMA DR NW
ALBUQUERQUE NM 87120

DERBY ELIZABETH A
1948 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

DEVARGAS TAMMIE C & WAYNE M
GRIEGO
9412 COLIMA AVE NW
ALBUQUERQUE NM 87120

DIALLO SEYDOU E
8448 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120-6588

DIANEAL PROPERTIES LLC
2600 W 23RD ST
ROSWELL NM 88201-8825

DIAZ DE LOPEZ-DIAZ JOSE & MONICA
9416 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

DICKENS AARON & RIVARA ALLISA
936 GALERAS ST NW
ALBUQUERQUE NM 87120-2696

DIJOHN JAMES J & CLAUDIA J
9312 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

DILLARD DAVID I & JADIE D
1936 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

DILLEY ROBERT JR
1972 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

DINARO MARCO & DORENE E
800 ZIMINA DR NW
ALBUQUERQUE NM 87120

DINH HUONG & NGA CAO
9316 ASHFALL PL NW
ALBUQUERQUE NM 87120

DIXON CHRISOPHER S & GERTRUDE
GRANADO-DIXON
9219 CINDER PL NW
ALBUQUERQUE NM 87120

DIXON LENNIE R & RENE M
851 KIPUKA DR NW
ALBUQUERQUE NM 87120

DJORDEVIC VIOLETA
9643 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

DO MYLY T & PHAN CHAU V
924 TUMULUS DR NW
ALBUQUERQUE NM 87120

DOBBS LESLIE C
1412 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3879

DODD JULIA CLAYTON
2144 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

DODDRIDGE EUGENE V & RENEE
TRACY
828 SANDY DR NW
ALBUQUERQUE NM 87120

DODGE WILLIAM P & MARQUELIA
9523 AKUTAN CT NW
ALBUQUERQUE NM 87114

DOMINGUEZ BENJAMIN &
DOMINGUEZ GERALDINE &
ARCHULETA FABIOLA
1972 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

DOMINGUEZ BRENDA L
PO BOX 7322
ALBUQUERQUE NM 87194

DOMINGUEZ DEREK J
2039 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

DOMINGUEZ JOSE M JR & ESPINOSA
ANTOINETTE C
2020 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4224

DOMINGUEZ MARTIN V & CORINNE F
1948 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

DOMINGUEZ RIGOBERTO & MARTA
9 EL DORADO CT
CORRALES NM 87048

DOMINQUEZ MICHAEL GLEN
2015 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4290

DONG ZHU XUAN & SUN QI
1431 WINDRIDGE DR NW
ALBUQUERQUE NM 87120-3894

DONOGHUE MICHAEL D & SCELZA
MARY V
800 MIRASOL CT NW
ALBUQUERQUE NM 87120

DOOLEY DREW & LUCERO DEBRA
9615 STORMCLOUD NW
ALBUQUERQUE NM 87120

DOOLEY KEVIN H & GWENDOLYN F
609 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

DOUGHERTY SUSAN C & KUFFER
DORENE A
2219 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

DOW JAMIE D
928 KIPUKA DR NW
ALBUQUERQUE NM 87120

DOXEY KIMBERLI
9535 SONTERRO AVE NW
ALBUQUERQUE NM 87120

DOZAL-TERRONES OSCAR
2415 BROADWAY BLVD NE
ALBUQUERQUE NM 87102

DPR INVESTMENT & MGT LLC
21826 DELANY LN SUITE 101
CANOGA PARK CA 91304

DRAGO CHRIS E & ROBERT D GORDON
8008 CAMILLE AVE NW
ALBUQUERQUE NM 87120

DRAGONFLY DEVELOPMENT INC
12809 DONETTE CT NE
ALBUQUERQUE NM 87112

DRAPER TODD E & DIANA N
9727 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

DUENAS MIGUEL ANGEL & BERTHA
SILVIA
8331 CRIMSON AVE NW
ALBUQUERQUE NM 87120

DULEY JAYSON W
1131 MAKIAN PL NW
ALBUQUERQUE NM 87120

DUNN ELLEN C
839 KIPUKA DR NW
ALBUQUERQUE NM 87120-1089

DUONG JOHN TRUONG
801 TUMULUS DR NW
ALBUQUERQUE NM 87120

DUONG PHAT T
943 TAMBORA ST NW
ALBUQUERQUE NM 87120

DUPUY CORY A & BRIANNA R
10609 STEWARD ST NW
ALBUQUERQUE NM 87114

DURAN DENNIS M
828 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

DURAN MICHAEL
9215 COLIMA AVE NW
ALBUQUERQUE NM 87120

DURAN SYLVIA L
804 MIRASOL CT NW
ALBUQUERQUE NM 87120

DURAN WILLIAM
8519 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

DURAN YVONNE A & RANDY R TORRES
9305 CINDER PL NW
ALBUQUERQUE NM 87120

DURANT ADAM
1337 GRAND AVE #5
LAS VEGAS NM 87701

DUTTON CLAIR S & YVONNE J
948 GALERAS ST NW
ALBUQUERQUE NM 87120

DUVAL PATRICIA R & GEORGES
9316 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7405

DWAYNE JOANNE M & RICHARD N
9001 FENTON LAKE RD NW
ALBUQUERQUE NM 87120

DYE SEAN H
9308 SUNDORO PL NW
ALBUQUERQUE NM 87120

DZIURZYNSKI ERIC G
9300 SILICA AVE NW
ALBUQUERQUE NM 87120

EACHUS LESLIE & EACHUS VICKI
1040 PACAYA DR NW
ALBUQUERQUE NM 87120-1062

EBERLE THOMAS A & ANDREA M
1804 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

ECALNEA ROGER C & MARCIA L
9208 COLIMA AVE NW
ALBUQUERQUE NM 87120

ECHOLS CHARLES & DE LA TORRE-
ECHOLS OFELIA
1609 WIND RIDGE DR NW
ALBUQUERQUE NM 87120-3891

EIGHT GRADYS FAMILY LLC
4131 BARBARA LP SE SUITE 2D
RIO RANCHO NM 87124

EIGHT GRADYS FAMILY LLC & TJT
GROUP LTD & SLG HOLDINGS LLC
4131 BARBARA LP SE
RIO RANCHO NM 87124-1362

ELLIS JASON B
8005 LYNSI AVE NW
ALBUQUERQUE NM 87120-5566

ENACHE-POMMER EMIL
1605 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ENCINIAS JULIAN R & MERLINDA J
940 KIPUKA DR NW
ALBUQUERQUE NM 87120

ENRIQUEZ ERIK & RAQUEL G
1043 PACAYA DR NW
ALBUQUERQUE NM 87120

ENRIQUEZ MACLEN I & MOBLEY
MACKENZIE C
9215 CUMULUS PL NW
ALBUQUERQUE NM 87120

ENRIQUEZ VELSY
8932 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3991

ERICKSON KELBY
8305 TANGERINE PL NW
ALBUQUERQUE NM 87120

ERICSON ERIC JASON & DENISE
9547 SONTERRO AVE NW
ALBUQUERQUE NM 87120

ESCARCEGA DELIA
8116 TANGERINE PL NW
ALBUQUERQUE NM 87120

ESCOBEDO ESTHER G
968 VILLARRICA ST NW
ALBUQUERQUE NM 87120

ESPALIN NATHAN & ALETHEA
9524 AKUTAN CT NW
ALBUQUERQUE NM 87120

ESPINOSA TIMOTHY R & ALCON EVE F
9016 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4220

ESPINOZA GILDA
1624 TEMPEST DR NW
ALBUQUERQUE NM 87120

ESQUIBEL DAMIAN O & THERESA M
4204 MESA RINCON DR NW
ALBUQUERQUE NM 87120-2503

ESQUIBEL DANNY
9316 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

ESQUIVEL JOHNNY L
605 SIENNA ST NW
ALBUQUERQUE NM 87120

ESTRADA EFRAIN G & VANESSA O
1400 E UNIVERSITY DR
PHOENIX AZ 85034-6609

ESTRADA HECTOR
8023 GAVIN DR NW
ALBUQUERQUE NM 87120

ESTRADA JOHNATHAN
8827 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3997

ETTEMA DALE FREDERIC & ELIZABETH
KING
9227 FALLS CREEK TRL NW
ALBUQUERQUE NM 87120-7424

FABRIZIO KAREN S
9209 SUNDORO PL NW
ALBUQUERQUE NM 87120

FALCON JOHN L SR & MARGARET
1012 KISKA ST NW
ALBUQUERQUE NM 87120-2989

FANNOUN ANTOINE & JUDITH R
TRUSTEES FANNOUN RVL T
3709 KENWOOD AVE
SAN MATEO CA 94403-4118

FARFAN HENRY H
8436 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120-6588

FARHAD SEEMA
9219 COLIMA AVE NW
ALBUQUERQUE NM 87120

FEDERAL HOME LOAN MORTGAGE
CORPORATION
3415 VISION DR
COLUMBUS OH 43219-6009

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
14221 DALLAS PKWY SUITE 1000
DALLAS TX 75254-2946

FELMLEE BRIAN V & VERONICA
2309 WATERSHED DR NW
ALBUQUERQUE NM 87120

FENG YAO & HUANG JIANYING
10316 MISTRAL DR NW
ALBUQUERQUE NM 87114-3210

FERNANDEZ CAHRLES M & CAROLINE
C
9609 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

FERNANDEZ NICOLE M
1004 TALANG ST NW
ALBUQUERQUE NM 87121

FERRINI REBECCA L & JEFFERY L KLEIN
10344 SPRUCE GROVE AVE
SAN DIEGO CA 92131

FIASEU GAUFUA & SAIFOLAU
652 VERMILION CT NW
ALBUQUERQUE NM 87120

FICARRO MARK & SHARON
909 TAMBORA ST NW
ALBUQUERQUE NM 87120

FIELDS ELIDORA E
2316 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

FIERRO KIMBERLY J & JIM S
9309 ASHFALL PL NW
ALBUQUERQUE NM 87120

FIGUEROA ARIEL M & PESANTEZ
PATRICIA S
863 MOLTEN PL NW
ALBUQUERQUE NM 87120-1743

FIGUEROA SHANNON R
9609 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

FILIP BRIAN W & TESSA G
1724 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

FINCHER WILLIAM H & CURTIS
CRYSTAL L
824 ZIMINA DR NW
ALBUQUERQUE NM 87120

FINK JAMES A & JEAN E
9335 IRON CREEK LN NW
ALBUQUERQUE NM 87120

FINK WAYNE D & LYNNETT D TR FINK
LVT
9248 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

FIORITO CHRISTOPHER
9540 CANTARIELLO CT NW
ALBUQUERQUE NM 87120-2992

FIREFLY INVESTMENT LLC
12809 DONETTE CT NE
ALBUQUERQUE NM 87112

FISCHER RYAN & TRISH
1623 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120-3986

FISHER FRANK A & MONICA P
9736 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

FISHER JOHN D & GINA R
2200 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

FLEETWOOD CHARLES D & JOAN C
8904 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

FLETCHER CLYDE J & COLE-FLETCHER
CAROLYN A
1705 CLOUD BURST DR NW
ALBUQUERQUE NM 87120-3990

FLORES BERTHA & DAVID MANUEL
9639 PAGO PL NW
ALBUQUERQUE NM 87120

FLORES GREGG JOHN
843 MOLTEN PL NW
ALBUQUERQUE NM 87120

FLORES JOSEPH SAMUEL
9680 MIRASOL AVE NW
ALBUQUERQUE NM 87120-1772

FLORES JUDITH M & JOSE LEON
919 TAMBORA ST NW
ALBUQUERQUE NM 87120

FLORES MARIO & ALEXANDRIA
948 VILLARRICA ST NW
ALBUQUERQUE NM 87120-2995

FOFANA ABDOULAYE & MARIE F
SIDIBE TRUSTEES FOFANA FAMILY
TRUST
1268 LICK AVE
SAN JOSE CA 95110

FOSTER BRIGITTE M
627 VERMILION CT NW
ALBUQUERQUE NM 87120

FOWLER DAVID A & BAKER BONNIE J
9301 DEL WEB LN NW
ALBUQUERQUE NM 87120-7410

FRAGUA WILLIAM G & TERRI J
843 SERRANO POINTE NW
ALBUQUERQUE NM 87120

FRAIRE-OLIVARES OSCAR J & FRAIRE
CLAUDIA
521 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

FRALICK WILLIAM D & YOSHIMOTO
JANICE N
1448 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

FRANCISCO KRISTINA P
9612 THUNDER RD NW
ALBUQUERQUE NM 87120

FRANCO CHERISH A
1932 REDONDON PEAK DR NW
ALBUQUERQUE NM 87120

FRANCO CHERISH ANNE C/O FRANCO
JORDAN JAMES & TIFFANY MARIE
863 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

FRANCO LEONELA
1805 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

FRANCO LORNA
1009 KANAGA DR NW
ALBUQUERQUE NM 87120-2976

FRANCO ROSA
636 CYAN CT NW
ALBUQUERQUE NM 87120

FRANKLIN SARAH
8821 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87120-1305

FREE CARL NORMAN & GEMMA
MERLIN
2420 ANGEL DR NW
ALBUQUERQUE NM 87120-1185

FREEMAN JEREMIAH L
8420 MAGENTA RD NW
ALBUQUERQUE NM 87120

FRIAS ERNESTO R
9004 SUNDORO PL NW
ALBUQUERQUE NM 87120-2979

FRIED JEANINE M
628 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

FRIGERIO VINCENT ANTHONY JR
9400 ENDEE RD NW
ALBUQUERQUE NM 87120

FROSTIC FREDERICK & ERIN A
820 TUMULUS DR NW
ALBUQUERQUE NM 87120

FU REBEKAH
1296 KAPIOLANI BLVD 3004
HONOLULU HI 96814

FUENTES CHRISTOPHER J & SALCIDO-
FUENTES STELLA ANN
9028 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120-4019

FUENTES PAULINE
8023 ELIJAH CT NW
ALBUQUERQUE NM 87120

FUSSELMAN STEVEN & KIMBERLY
920 TAMBORA ST NW
ALBUQUERQUE NM 87120

GABALDON JASON E SR & LISA A
151 65TH ST NW
ALBUQUERQUE NM 87105

GAFFNEY GARRY A & KYONG CHA
9205 COLIMA AVE NW
ALBUQUERQUE NM 87120

GALLEGOS ALFRED L & CORNELIA A
2215 WEDGEWOOD CT NW
ALBUQUERQUE NM 87120-5615

GALLEGOS ANTHONY ENRIQUE &
GALLEGOS CHRIS A & DONNA B
812 ZIMINA DR NW
ALBUQUERQUE NM 87120

GALLEGOS BENITO & ANN M
8616 MESA RAIN RD NW
ALBUQUERQUE NM 87120

GALLEGOS GREGORY J & DOXTATOR
REBECCA K
1836 ABO CANYON DR NW
ALBUQUERQUE NM 87120-0000

GALLEGOS JEANINE P & CHRISTOPHER
L
2016 ABO CANYON DR NW
ALBUQUERQUE NM 87120

GALLEGOS JESSICA M & JEROD P
9020 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

GALLEGOS MICHAEL L & SANDRA R
1920 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

GALLEGOS ROBERT L
9319 ASHFALL PL NW
ALBUQUERQUE NM 87120

GALLEGOS-ORTEGA CARLA E
8124 TANGERINE PL NW
ALBUQUERQUE NM 87120

GALLOWAY KEVIN
8301 CRIMSON AVE NW
ALBUQUERQUE NM 87120

GALLUCCI PASQUALE A
8609 HAWK EYE RD NW
ALBUQUERQUE NM 87120

GANGITANO MICHELLE A
8308 MANDARIN PL NW
ALBUQUERQUE NM 87120

GARCES JOHN PAUL & AHBRA V
9656 MIRASOL AVE NW
ALBUQUERQUE NM 87120

GARCIA ANALEISHA
9401 SUNDORO PL NW
ALBUQUERQUE NM 87120-2985

GARCIA ANDREW M
7305 TICONDEROGA NE
ALBUQUERQUE NM 87109

GARCIA ANNA M & LOUIE
8615 ANIMAS PL NW
ALBUQUERQUE NM 87120

GARCIA ANTONIO DAVID & MARIA
ELIZA
1024 MAROA ST NW
ALBUQUERQUE NM 87120

GARCIA BERNIE J & DIANA T
1519 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GARCIA CHARLIE J & MCGRATH
COLLEEN R
9201 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-0000

GARCIA DANIEL
8209 TANGERINE PL NW
ALBUQUERQUE NM 87120

GARCIA DANIEL L & GENEVA D
1919 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4345

GARCIA DESI SR
812 SANDY DR NW
ALBUQUERQUE NM 87120

GARCIA EDDIE J & BARBARA
1708 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GARCIA ERIC M & KRISTEN
2035 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

GARCIA ERNESTO
901 TAMBORA ST NW
ALBUQUERQUE NM 87120

GARCIA ISAAC & MARIA I
977 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

GARCIA JACK L
9305 COLIMA AVE NW
ALBUQUERQUE NM 87120

GARCIA JOE L JR & PAM SANCHEZ
1605 RAIN PL NW
ALBUQUERQUE NM 87120

GARCIA JOHNNIE R
1900 SELWAY PL NW
ALBUQUERQUE NM 87104

GARCIA JOHNNIE R & PADILLA
MARTHA
1900 SELWAY PL NW
ALBUQUERQUE NM 87104

GARCIA LEO ARTHUR & HARRIET ANN
9516 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

GARCIA LEROY P
1040 TALANG ST NW
ALBUQUERQUE NM 87120

GARCIA MARCO
8304 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120-5584

GARCIA MARY E
8604 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

GARCIA MARY LOU TRUSTEE GARCIA
RVLT
724 SANDY DR NW
ALBUQUERQUE NM 87120

GARCIA MICHAEL D & DOLORES V
9415 CUMULUS PL NW
ALBUQUERQUE NM 87120

GARCIA MIRANDA R
8432 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120-6588

GARCIA PATRICK A & JESSICA M
9536 CANTARIELLO CT NW
ALBUQUERQUE NM 87120-2992

GARCIA-GUZMAN MIGUEL TRUSTEE
GARCIA- GUZMAN LVT & ZEH KARIN
TRUSTEE KZEH LVT
4076 CARMEL SPRINGS WAY
SAN DIEGO CA 92130

GARCIA-SCHAFFER JUDY & SCHAFFER
THANE
1051 PINATUBO PL NW
ALBUQUERQUE NM 87120-2974

GARDNER CATHERINE A TRUSTEE OF
SAMUEL D & CATHERINE A GARDNER
RVT
2108 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120

GARDNER KATIE LAUREN & ROBERT
FRANKLIN
7903 WADDING DR
ONSTED MI 49265

GARMON JARED L & ANDREA M
9416 COLIMA AVE NW
ALBUQUERQUE NM 87120

GARNER DANNY K & VERONICA M
1436 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GARZA ROXANNE J
8323 MANDARIN PL NW
ALBUQUERQUE NM 87120

GATEWOOD JAMES D & PATRICIA G
2152 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

GAUTHIER LUCAS & CHRISTINA A
1439 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

GAVALDON SALVADOR JR
8924 CLOUDY RD NW
ALBUQUERQUE NM 87120

GAXIOLA SUSANA V
9636 PAGO PL NW
ALBUQUERQUE NM 87120

GEFVERT CYNTHIA J TRUSTEE GEFVERT
FAMILY TRUST
2205 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

GERVAIS DORIS A
8019 SHEFFIELD PL NW
ALBUQUERQUE NM 87120-5565

GETHMANN STEPHEN & VERONICA
GETHMANN YELLOWHORSE
812 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

GIBBS ALEXANDER
1728 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

GIBSON BRANDON R & COLLEEN L
851 MOLTEN PL NW
ALBUQUERQUE NM 87120

GIBSON CLEO B
8312 MANDARIN PL NW
ALBUQUERQUE NM 87120-5543

GIESLER ALEX D
9204 SUNDORO PL NW
ALBUQUERQUE NM 87120-2981

GILLIAM RODNEY & DIANA
9328 SILICA AVE NW
ALBUQUERQUE NM 87114

GILLOOLY TERESA & PATRICK JAMES
9515 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

GIRAUDO STEVE J & LYDIA %
GONZALEZ-PEREZ JESUS A & BACA-
ROMERO MARTHA M
8104 TANGERINE PL NW
ALBUQUERQUE NM 87120

GIRON DAVID L & JARAMILLO
VICTORIA
9312 CUMULUS PL NW
ALBUQUERQUE NM 87114

GLAZENER JEDIDIAH J & ASHLEY T
9747 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

GO RELAX LLC
3807 MEANDERING SPRING DR
KATY TX 77494-4097

GOLDMAN DAWNESTELLE
8015 CAMILLE AVE NW
ALBUQUERQUE NM 87120

GOLDSTON MARK ROBERT & URIAS-
GOLDSTON ADALINDA
9639 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2969

GOLIGHTLY REBECCA A
832 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

GOMEZ AMANDA N
828 SCORIA DR NW
ALBUQUERQUE NM 87120-1092

GOMEZ DARLENE T
800 SANDY DR NW
ALBUQUERQUE NM 87120

GOMEZ KENNETH & ROBERTA
1067 MAROA ST NW
ALBUQUERQUE NM 87120

GOMEZ MICHAEL SR & TINA LOUISE
1935 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4345

GOMEZ TAMARA & LORENZO JR
1336 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GONZALES ADAM A & SANMARTIN-
GONZALES DESIREE L
831 ZIMINA DR NW
ALBUQUERQUE NM 87120-1860

GONZALES ALEX & DIANE L
1601 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

GONZALES ALEX J
8607 CASA VERDE AVE NW
ALBUQUERQUE NM 87120

GONZALES ASHLEY V
9312 SUNDORO PL NW
ALBUQUERQUE NM 87120-2982

GONZALES DONNIE & MELISSA
9640 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2694

GONZALES EDWARD M
2009 SELWAY PL NW
ALBUQUERQUE NM 87120

GONZALES FRANK L
9224 CUMULUS PL NW
ALBUQUERQUE NM 87120-3981

GONZALES JACOB A & MONICA R
2012 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

GONZALES JAMES I
1052 KISKA ST NW
ALBUQUERQUE NM 87120

GONZALES JOE L & LOUISE
923 TAMBORA NW
ALBUQUERQUE NM 87120

GONZALES KELLI A
8809 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3997

GONZALES MARIA E
616 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

GONZALES NORMA L
843 ZIMINA DR NW
ALBUQUERQUE NM 87120

GONZALES ORLANDO III & IDALI
824 EKARMA DR NW
ALBUQUERQUE NM 87120

GONZALES PEGGY L
509 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

GONZALES PIERRE R & VIOLA F
TRUSTEES GONZALES RVT
8401 MAGENTA RD NW
ALBUQUERQUE NM 87120-3665

GONZALES REBECCA R
9623 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

GONZALES ROBERTO JR
927 MOLTEN PL NW
ALBUQUERQUE NM 87120

GONZALES SHAWN E
624 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

GONZALES STEVEN L & PEGGY L CO
TRUSTEES GONZALES RVT
P O BOX 983
LOS ALAMOS NM 87544-0983

GONZALES VERNALEE J
8424 MAGENTA RD NW
ALBUQUERQUE NM 87120

GONZALES YVONNE B & MARTINEZ
ROBERT A
851 ZIMINA DR NW
ALBUQUERQUE NM 87120

GONZALES-GANZ MARITESS
909 KIPUKA DR NW
ALBUQUERQUE NM 87120-1087

GONZALEZ ARTURO & CAROLYN A
8423 CRIMSON AVE NW
ALBUQUERQUE NM 87120

GONZALEZ DONNY & MAYRA J
9205 ASHFALL PL NW
ALBUQUERQUE NM 87120-1735

GONZALEZ HEPOLITO & EVANGELINA
M
1812 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GONZALEZ JUDY & RUBIERA MARCOS
E
9620 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

GONZALEZ-CUZA ALEXIS L
9423 ENDEE RD NW
ALBUQUERQUE NM 87120-1752

GOODSPREED PETER H & HART
VERLYNN BLAIR
2132 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120

GOPARIAN DEREK X
9219 ASHFALL PL NW
ALBUQUERQUE NM 87120-1735

GOPARIAN GREGORY & JOYCE L
TRUSTEES GOPARIAN LIVING TRUST
9636 SUNDORO PL NW
ALBUQUERQUE NM 87120-2987

GORMAN ANNETTE M
8324 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

GOROSPE KATHERINE M
2108 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

GOTTE SUSIE M
1143 MAKIAN PL NW
ALBUQUERQUE NM 87120

GRADO CESAR M & MARTHA L
9604 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

GRAHAM ROBERT D & PATRICIA E
537 N TIDY DR W
PUEBLO WEST CO 81007-1095

GRANDISON DARRYL V
9604 THUNDER RD NW
ALBUQUERQUE NM 87120

GRANONE JEFFERY P
1048 TALANG ST NW
ALBUQUERQUE NM 87120

GREATHOUSE JOHN E & REBECCA
612 VERMILION CT NW
ALBUQUERQUE NM 87120

GRIEGO ALBERTO R & STELLA
9701 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

GRIEGO APRIL J
1020 KISKA ST NW
ALBUQUERQUE NM 87120-2989

GRIEGO DOMINIC
1300 CIRRUS DR NW
ALBUQUERQUE NM 87120-3882

GRIEGO GARY T & LISA A
1516 RAIN PL NW
ALBUQUERQUE NM 87120

GRIEGO HENNA R & ALEX RYAN
1308 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

GRIEGO JUAN C & ANNALISA L
2008 ABO CANYON DR NW
ALBUQUERQUE NM 87120

GRIEGO LARRY P
642 CYAN CT NW
ALBUQUERQUE NM 87120

GRIEGO MAXINE & GRIEGO JOSE M
9309 COLIMA AVE NW
ALBUQUERQUE NM 87120-1084

GRIEGO REGINA E
9223 COLIMA AVE NW
ALBUQUERQUE NM 87120

GRIESEL MICHAEL E & HEATHER B
9631 SUNDORO PL NW
ALBUQUERQUE NM 87120-2988

GRIESER GAIL A
8404 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

GRINAGE REGINA S
912 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

GROSSBERG JULIA J
2127 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

GROSSMAN JUDITH ANN
1772 SUNNYDALE AVE
SIMI VALLEY CA 93065

GROW MICHAEL S & BETHANY L
1939 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

GRUSNICK CARL & JEANETTE
8716 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

GUEVARA GUADALUPE
932 GALERAS ST NW
ALBUQUERQUE NM 87120

GUIDA ROBERT P & DENISE J
9404 SILICA AVE NW
ALBUQUERQUE NM 87120

GUIER MICHAEL E & GUIER L MARVIN
824 TUMULUS DR NW
ALBUQUERQUE NM 87120

GUILLEN JOHN
8215 TANGERINE PL NW
ALBUQUERQUE NM 87120

GUNDAVARAPU SRAVANTHI &
PRASHANTH K NYALAKANTI
9536 AKUTAN CT NW
ALBUQUERQUE NM 87120-2998

GURROLA RAYMOND & ANDREA E
8201 TANGERINE NW
ALBUQUERQUE NM 87120

GURULE LAWRENCE D & CARONA L
800 KIPUKA DR NW
ALBUQUERQUE NM 87120

GURULE NOREEN C
9209 CUMULUS PL NW
ALBUQUERQUE NM 87120

GURULE NORENE
9408 SUNDORO PL NW
ALBUQUERQUE NM 87120

GURULE STEPHEN M
9301 ASHFALL PL NW
ALBUQUERQUE NM 87120

GUTIERREZ EDWARD D JR
8604 SUNDORO PL NW
ALBUQUERQUE NM 87120-1070

GUTIERREZ ERIC J & ASIA M
1632 TEMPEST DR NW
ALBUQUERQUE NM 87120-3979

GUTIERREZ IVAN F & LUCY D
912 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

GUTIERREZ KENNY M
8432 SCARLET CT NW
ALBUQUERQUE NM 87120

GUTIERREZ MICHAEL A & MICHELLE D
2023 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

GUZMAN ASHLEY & ROMERO JOANNA
1960 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

GUZMAN DANIEL J
9620 KILAUEA AVE NW
ALBUQUERQUE NM 87120

GUZMAN GILBERT & YVETTE N
8923 CLOUDY RD NW
ALBUQUERQUE NM 87120

GUZMAN JOSHUA D & CORIANNE T
GLAZENER
820 ZIMINA DR NW
ALBUQUERQUE NM 87120

GUZMAN STEVEN M & SISNEROS
TIFFANY A
8924 ARKANSAS RD NW
ALBUQUERQUE NM 87120

HABIBI FAWAD
1039 MARAPI ST NW
ALBUQUERQUE NM 87120

HACKLEMAN JO A
1728 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

HAFEZ ALEXANDER K & MARMOLEJO
CLAUDIA L & LAUK KURT
9627 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1771

HAGEDORN LINDA F
9315 SUNDORO PL NW
ALBUQUERQUE NM 87120-2983

HAGHNAZARI MYCKEL
6112 BARCLAY ST
SAN JOSE CA 95123

HAHN ROBERT ALLAN & KATHRYN K
2031 SELWAY PL NW
ALBUQUERQUE NM 87120

HALBERG MICHAEL A & HEATHER
976 VILLARRICA ST NW
ALBUQUERQUE NM 87120

HALL LINDA N
1011 KANAGA DR NW
ALBUQUERQUE NM 87120-2976

HAMBLIN RANDOLPH L & PAMELA JILL
2004 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

HAMILTON ROGER L
4912 SUNDANCE CT NE
RIO RANCHO NM 87144

HANDLEY JOSEPH C
8657 ANIMAS PL NW
ALBUQUERQUE NM 87120

HANG ARTHUR & JOANNA & HANG
ALEXANDER & HANG ALLISON
9509 THUNDER RD NW
ALBUQUERQUE NM 87120

HANSEN DAVID J & HANSEN
STEPHANIE C
8323 TANGERINE PL NW
ALBUQUERQUE NM 87120

HANSEN JEREMIAH J
631 SIENNA ST NW
ALBUQUERQUE NM 87120-5921

HANSEN ROBERT H & BARBARA T
9304 COLIMA AVE NW
ALBUQUERQUE NM 87120

HANSON BETTY J
9212 SUNDORO PL NW
ALBUQUERQUE NM 87120

HANSON MARCUS V
9200 CUMULUS PL NW
ALBUQUERQUE NM 87120-3981

HARBAUGH DAVID WAYNE &
AMADOR HARBAUGH JENNIFER
8309 CRIMSON AVE NW
ALBUQUERQUE NM 87120

HARBAUGH DEBRA S
9628 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2694

HARRELL JENNIE V PARKER
1028 PINATUBO PL NW
ALBUQUERQUE NM 87120-2973

HARRELL JUSTIN D
847 MOLTEN PL NW
ALBUQUERQUE NM 87120

HARRIS ALAN D & ROWENA R
8716 SANDWATER RD NW
ALBUQUERQUE NM 87120

HARRISON MICHAEL & LISA
9600 THUNDER RD NW
ALBUQUERQUE NM 87120

HARRIS-POWERS AURELIA B
1401 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3880

HARTIN TERESA K & DERAS CARLOS A
1035 PACAYA DR NW
ALBUQUERQUE NM 87120-1063

HARVEY ASHLEY
8412 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

HAWKER GLORIA A
832 SCORIA DR NW
ALBUQUERQUE NM 87120

HAWKINS CHARLES A JR & PATRICIA M
9304 SILICA AVE NW
ALBUQUERQUE NM 87120

HAY JAMES DARREN
71 CONSUELO LN
MORIARTY NM 87035-5314

HAYDEN JAMES JR & DEBRA DENISE
9404 CUMULUS PL NW
ALBUQUERQUE NM 87120

HAYNES MICHAEL B & RIVERA GINA
8916 CLOUDY RD NW
ALBUQUERQUE NM 87120

HE YUN
516 CADDY DR
DOYLESTOWN PA 18901

HEATON KYMBERLY D
9601 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2969

HEBERT STEVEN C
8415 MAGENTA RD NW
ALBUQUERQUE NM 87120

HEIN EDWARD J II & MICHELLE RENAI
508 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

HEITZMAN CORNEL J & LINDA
2340 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120-3267

HELZER TODD C
9400 SUNDORO PL NW
ALBUQUERQUE NM 87120

HEMPHILL RAMONE DEMETRIC
8816 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3977

HENDERSON CHRIS T & ALANDRA K
9611 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

HENDERSON RYAN L & HEIDI K
9012 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120

HENRICHSEN LUPE
8424 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

HERMAN IRA L & PATEL ESHITA H
9700 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

HERNANDEZ ERNESTO
8104 MANDARIN PL NW
ALBUQUERQUE NM 87120

HERNANDEZ ALYSSA
805 MIRASOL CT NW
ALBUQUERQUE NM 87120

HERNANDEZ ARMANDO F
9312 COLIMA AVE NW
ALBUQUERQUE NM 87120

HERNANDEZ ELFEGO LUIS
8535 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

HERNANDEZ ERNEST JULIAN & RAMOS
JESSICA DENISE
7419 VIA SERENO SW
ALBUQUERQUE NM 87121

HERNANDEZ FRANCISCO F & SARAH C
9405 ASHFALL PL NW
ALBUQUERQUE NM 87120

HERNANDEZ JESSICA M & JAVIER O
9624 PAGO PL NW
ALBUQUERQUE NM 87120-2971

HERNANDEZ MELONY K & MICHAEL
1612 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

HERNANDEZ MICHAEL & ALICIA
2305 WATERSHED DR NW
ALBUQUERQUE NM 87120

HERNANDEZ MICHAEL F
9304 ASHFALL PL NW
ALBUQUERQUE NM 87120-1736

HERNANDEZ MICHAEL R
1705 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

HERNANDEZ MIGUEL A
1016 PACAYA DR NW
ALBUQUERQUE NM 87120

HERNANDEZ RAQUEL & ESCARCEGA
MANUEL R
9220 CUMULUS PL NW
ALBUQUERQUE NM 87120

HERNANDEZ RICHARD & CYNTHIA A
1004 KISKA ST NW
ALBUQUERQUE NM 87110

HERNANDEZ RICHARD & MONICA N
9216 CINDER PL NW
ALBUQUERQUE NM 87120-1077

HERNANDEZ ROBERT
972 MOLTEN PL NW
ALBUQUERQUE NM 87120

HERNANDEZ TOMAS & LYDIA
1400 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

HERRERA ANGELA
1063 PINATUBO PL NW
ALBUQUERQUE NM 87120

HERRERA ANNETTE S
1608 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

HERRERA ANTONIO B & JESSICA
835 KIPUKA DR NW
ALBUQUERQUE NM 87120-1089

HERRERA BRIAN M & ADAMS ASHLEY
M
9205 CINDER PL NW
ALBUQUERQUE NM 87120

HERRERA CHARLES O
8920 CLOUDY RD NW
ALBUQUERQUE NM 87120

HERRERA DOMINIC J & HEATHER F
9409 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

HERRERA LEONARD J & KAREN O
8605 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

HERRERA PAUL A
815 EKARMA DR NW
ALBUQUERQUE NM 87120

HERRERA STEVE & LUCILLE D
8609 WARM SPRINGS RD NW
ALBUQUERQUE NM 87114

HERRERA VIOLA
9619 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

HESSINGER LORI R
9301 COLIMA AVE NW
ALBUQUERQUE NM 87120-1084

HESTER-JONES BARBARA J
9408 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

HEWETT SUZANNE W
9540 COLIMA AVE NW
ALBUQUERQUE NM 87120-3184

HILEY VICKEY
924 KIPUKA DR NW BLDG A
ALBUQUERQUE NM 87120

HILL CARY A
8120 MANDARIN PL NW
ALBUQUERQUE NM 87120

HILLS JEFFERY KEITH & WHITING-HILLS
JUDY P
9227 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

HILLS ROBERT G & ANNA M
2005 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

HINE WILLIAM J & MARISSA L
1808 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

HINES MICHAEL K
9316 CINDER PL NW
ALBUQUERQUE NM 87120

HINKLE SHEA R & NADIA
1001 MAROA ST NW
ALBUQUERQUE NM 87120-1075

HINOJOS GILBERT & DONNA
8020 VINEMONT PL NW
ALBUQUERQUE NM 87120

HISCHAR BRENDON J & HISCHAR
MARK A
8639 ANIMAS PL NW
ALBUQUERQUE NM 87120-4535

HISLOP PAMELA M
212 N NEW AVE
ANAHEIM CA 92806

HITCHCOCK DALE A & REGINA M
2020 ABO CANYON DR NW
ALBUQUERQUE NM 87120-4219

HODES VILLAMAR LINDA J
2315 WATERSHED DR NW
ALBUQUERQUE NM 87120

HODGE JAMES C & SANDRA JEAN
2112 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

HOEFERT JAMES D & SUSANNAH M
1744 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

HOESS ERIC
632 VERMILLION CT NW
ALBUQUERQUE NM 87120

HOISINGTON JESSE J
1127 MAKIAN PL NW
ALBUQUERQUE NM 87120

HOISINGTON LINDSEY D
1120 MAKIAN PL NW
ALBUQUERQUE NM 87120

HOLLOWAY MATTHEW L & KATHIE J
947 GALERAS ST NW
ALBUQUERQUE NM 87120

HOLTON MICHAEL
1705 WHEELER AVE SE
ALBUQUERQUE NM 87106

HOMKO JOHN
8700 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

HOOSE DAVID ELISWORTH
9744 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

HOOVER FAITH M
9508 SUNDORO PL NW
ALBUQUERQUE NM 87120

HOPINKAH DOUGLAS C & LISA M
MAIOLA
8405 CRIMSON AVE NW
ALBUQUERQUE NM 87120-4900

HOPKINS RYAN A & LEAH M
824 MOLTEN NW
ALBUQUERQUE NM 87120-1742

HOTSINPILLER RICHARD
8400 BLUSH RD NW
ALBUQUERQUE NM 87120

HOUSAND JENNIFER L & ARELLANO
MELANIE C
1839 COOK CANYON DR NW
ALBUQUERQUE NM 87120-6271

HOUSAND SONJA L
9316 LAHAR AVE NW
ALBUQUERQUE NM 87120

HOUSEHOLDER TRAVIS C & TRISHA E
9224 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120

HOWARD BENJAMIN L & ZENA B
800 SERRANO POINTE NW
ALBUQUERQUE NM 87120

HOWARD TAMARRA
8020 AMY AVE NW
ALBUQUERQUE NM 87120

HOWE RONALD G & ELIZABETH
GABALDON
1423 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

HOWES DAVID & TAMI D
8408 MAGENTA RD NW
ALBUQUERQUE NM 87120

HUBARTT BRIAN D
2012 ABO CANYON DR NW
ALBUQUERQUE NM 87120-4219

HUBER BRIAN J & NICHOLE M
8700 ARKANSAS RD NW
ALBUQUERQUE NM 87120

HUBER KIRK G & SHARON M
635 VERMILION CT NW
ALBUQUERQUE NM 87120

HUFF ROBBIN G & MARGANA J
9227 BEAVER CREEK RD NW
ALBUQUERQUE NM 87120-0000

HUGDAHL LEMOYNE & ANNA ALANA
2128 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

HUGG GARY P & DONNA R
9232 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402

HUGHES PETER & CATHERYN
8712 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

HUMPHREYS GEORGE J & EDENA K
3218 W WILSHIRE BLVD
OKLAHOMA CITY OK 73116-3016

HUNEYCUTT BOBBY T & GEORGIA K
978 ANTELOPE AVE NE
ALBUQUERQUE NM 87122

HURLEY STACIE
8415 CRIMSON AVE NW
ALBUQUERQUE NM 87120-4900

HUTCHISON ANNE C
2115 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

HUYNH BEBA T & CHUONG HUONG
9623 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2695

IBAH RICHARD I
927 GALERAS ST NW
ALBUQUERQUE NM 87120-2697

INCZE MARK A & INCZE CERENITY C
TRUSTEES INCZE RVT
852 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

INGERSOLL EARL E
8800 SANDWATER RD NW
ALBUQUERQUE NM 87120

INMAN JEFFERY A
9536 VALLETTA ST NW
ALBUQUERQUE NM 87120-2996

IRELAND M KRISTIN
11400 PASEO DEL OSO NE
ALBUQUERQUE NM 87111-2667

ISAACS JAMES E
9528 COLIMA AVE NW
ALBUQUERQUE NM 87120

IVERSON JOHN & JESSICA
9756 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

JACKMAN LANCE E & SUSAN H
9312 IRON CREEK LN NW
ALBUQUERQUE NM 87120

JACKSON RALPH J & SHARLA B
8322 CALLE PICAFLOR NW
ALBUQUERQUE NM 87120-3104

JACKSON TERRY E
101 W 48TH AVE
ANCHORAGE AK 99503-7249

JACOBS WENDY K
2148 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

JACOWAY JAMES C
8315 MANDARIN PL NW
ALBUQUERQUE NM 87120

JAISWAL ANJU C & KRISHNA S %
BROWN BERNADINE & DEE J
8219 TANGERINE PL NW
ALBUQUERQUE NM 87120

JAQUEZ MARIA M & TIMBERLAKE
JAMES D
1500 RAIN PL NW
ALBUQUERQUE NM 87120

JARAMILLO JANELL L
1072 MAROA ST NW
ALBUQUERQUE NM 87120

JARAMILLO JESSE
8805 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3997

JARAMILLO JOE & DIANA
1456 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

JARAMILLO JOHN B
8601 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

JARAMILLO JOSEPH S & ERIKA
9528 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

JARAMILLO LOUIE C
8424 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120

JARAMILLO MANDY M
631 CYAN CT NW
ALBUQUERQUE NM 87120-1133

JARAMILLO MICHAEL A & LEANNE L
2109 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7415

JARAMILLO ROBERT B & VERONICA L
9232 CUMULUS PL NW
ALBUQUERQUE NM 87120

JARAMILLO STEPHANIE S
804 ZIMINA DR NW
ALBUQUERQUE NM 87120

JARAMILLO TOM B
1832 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

JARAMILLO VINCENT P & ROSANNA C
843 KIPUKA DR NW
ALBUQUERQUE NM 87120

JARIWALA JAYESH R & SHILPA J
801 CENTRAL AVE NE
ALBUQUERQUE NM 87102

JASIONOWSKI TAMMY
1616 RAIN PL NW
ALBUQUERQUE NM 87120

JAYME ERNESTO & VICTORIA B &
JAYME ERNESTO B JR
9008 SUNDORO PL NW
ALBUQUERQUE NM 87120

JAYME ERNESTO R & VICTORIA B
1031 PINATUBO PL NW
ALBUQUERQUE NM 87120

JEHLE VIRGINIA A
2123 CAVE CREEK LN NW
ALBUQUERQUE NM 87120-7421

JIANG XINGMAO & PING LIU
968 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

JIMENEZ GUSTAVO
9415 ASHFALL PL NW 202
ALBUQUERQUE NM 87120

JINZO TANYA D
964 VILLARRICA ST NW
ALBUQUERQUE NM 87120

JOHNSON BARBARA J & SANTO GUY M
2116 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

JOHNSON CHRISPTOPHER &
CARDENAS-JOHNSON ANTOINETTE M
9208 CINDER PL NW
ALBUQUERQUE NM 87120-1077

JOHNSON CHRISTOPHER P & ANGELA
Y
1139 MAKIAN PL NW
ALBUQUERQUE NM 87120

JOHNSON DAVID & STORMY
9543 COLIMA AVE NW
ALBUQUERQUE NM 87120

JOHNSON DON D & BARBARA V
8003 VINEMONT PL NW
ALBUQUERQUE NM 87120

JOHNSON JERRY D & CAROLE L
1628 TEMPEST DR NW
ALBUQUERQUE NM 87120

JOHNSON KATHERINE L
8909 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

JOHNSON MARK K & DOREEN A C/O
SINGH NICOLE
9627 PAGO PL NW
ALBUQUERQUE NM 87120-2972

JOHNSON MICHAEL
731 LARIAT LN
SAN JOSE CA 95132

JOHNSON MICHAEL PHAM & DO
NGOC BICH THI
731 LARIAT LN
SAN JOSE CA 95132

JOHNSON MICHAEL R & DENISE B
1028 MAROA ST NW
ALBUQUERQUE NM 87120

JOHNSON TERESE KRISTIN &
CHADWICK D
9619 MIRASOL AVE NW
ALBUQUERQUE NM 87120

JOHNSON WESLEY D & FAUST
WHITNEY
2301 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

JOHNSON YRIS K
9209 COLIMA AVE NW
ALBUQUERQUE NM 87120

JONES ALBERTA L & ADAM
927 TAMBORA ST NW
ALBUQUERQUE NM 87120-4178

JONES MEREDITH R & COREY S
843 EKARMA DR NW
ALBUQUERQUE NM 87120

JONES TIMOTHY & HEATHER TL
7619 SALTBRUSH RD SW
ALBUQUERQUE NM 87121

JOSE PATRICK A & KIMBERLY S
9315 TEPHRA AVE NW
ALBUQUERQUE NM 87120

JUANICO JOHN S
9216 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120

KAHN KEVIN M & PENA-KAHN
LAURENE
8419 BLUSH RD NW
ALBUQUERQUE NM 87120

KALOURIA RAJWANT K
950 MANUEL A ORTIZ AVE
EL CENTRO CA 92243-9101

KAMEYAB SADIQ A & SHAFIQA NADIR
SHAH
932 VILLARRICA ST NW
ALBUQUERQUE NM 87120

KAMM RYAN J
1000 KISKA ST NW
ALBUQUERQUE NM 87120

KAMMAN MICHAEL M & ANGELA R
C/O AGUILAR REYES & MALDONADO
ERIKA
8704 SUNDORO PL NW
ALBUQUERQUE NM 87120-1071

KAPELIANIS DIMITRIOS & DONADO
DAMARIS
9005 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

KASSAM AHMED & NARGIS
936 TUMULUS DR NW
ALBUQUERQUE NM 87120

KASTMAN DOUGLAS N & MONICA L
2140 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

KATSAROS GEORGINE
8704 DESERT RAIN RD NW
ALBUQUERQUE NM 87120-3253

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

KEBAMKELA LLC
6216 S CORNING AVE
LOS ANGELES CA 90056-1410

KEENAN DANIEL M
1716 SEVERN FOREST DR
ANNAPOLIS MD 21401

KEETSO ELROY B & ERIN M &
MCGREEVY MARGARET A
9205 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

KELLENBENCE KATEE J & CHRIS W
9004 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

KELLY BRYAN A
1047 PINATUBO PL NW
ALBUQUERQUE NM 87120

KELLY CHRISTOPHER E & SARA S
9505 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4193

KELLY KIMBERLY A
1008 TALANG ST NW
ALBUQUERQUE NM 87120

KENDERDINE BRENDA YVETTE & PAUL
WILLIAM
7 BOSQUE RD
ALGODONES NM 87001

KENNEDY KRISTEN MARIE BOLTON
8708 SANDWATER RD NW
ALBUQUERQUE NM 87120

KENNEDY LISA A & COX JENNAFER A
8908 DESERT RAIN RD NW
ALBUQUERQUE NM 87120-3256

KENNEDY MICHAEL B & DEBRA L
9627 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

KERLEY THOMAS & DIMASCIO
KATHLEEN S TRUSTEES DIMASCIO &
KERLEY RESIDENCE
9320 IRON CREEK LN NW
ALBUQUERQUE NM 87120

KERSUL JOSEPH A & AUDREY M
8615 WARM SPRINGS NW
ALBUQUERQUE NM 87120

KEYSER NANCY A
9208 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425

KHO NERVIE P & GLECY ANN SESE
8901 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3999

KILLEBREW REECE M & NOELLE M
1409 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

KING ANGELA CUNNEEN TR CUNNEEN
RVLT C/O RM SERVICES
7111 4TH ST NW
ALBUQUERQUE NM 87107-6641

KING BRYAN M & ROBERTA S
808 KIPUKA DR NW
ALBUQUERQUE NM 87120

KING DOMINIC M
1801 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

KIRSCHENMAN CURT L & CYNTHIA A
1408 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

KNAPP NINA M
9311 COLIMA AVE NW
ALBUQUERQUE NM 87120

KNOLDADADI SHERVIN
1830 WESTHOLME AVE APT 102
LOS ANGELES CA 90025

KO JINSOK
6304 CANTERBURY NE
ALBUQUERQUE NM 87111-6436

KOEHN BRIAN
2001 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4290

KOHLI MEETU R
2808 NIGHTHAWK CIR
NORRISTOWN PA 19403

KOLLASCH DOMINIC G & KARLA E
9912 MESA ARRIBA AVE NE
ALBUQUERQUE NM 87111-4832

KOONTZ JULIE M
1912 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

KOSCIOLEK EDWARD JAMES &
THORKILDSON SANDRA SUE TRUSTEES
ETAL
2120 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

KOURI JAMES P & DENISE H CO TR
KOURI REV LIVING TRUST
1928 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

KOVACS MARLENE
9208 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

KOVACS MICHAEL J
819 TUMULUS DR NW
ALBUQUERQUE NM 87120

KREAMER ASHLEY A
6109 COCHITI DR NW
ALBUQUERQUE NM 87120

KREAMER STEPHANIE R
8401 BLUSH RD NW
ALBUQUERQUE NM 87120

KRESS MATTHEW K & JULIANNE P
9616 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

KUBISCHTA DANTE L
1923 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4345

KUMAR AJOY & RITA
8331 MANDARIN PL NW
ALBUQUERQUE NM 87120

KWAN KEITH YAM KEUNG
632 SAWYER ST
SAN FRANCISCO CA 94134

KWON ETTA & CHAVEZ TOMMY
847 ZIMINA DR NW
ALBUQUERQUE NM 87120

LA JEUNESSE ALBERT P & STELLA
832 SANDY DR NW
ALBUQUERQUE NM 87120

LACHIOMA JASON W
8304 TANGERINE PL NW
ALBUQUERQUE NM 87120-5555

LACOUR CHRISTINE E
8335 MANDARIN PL NW
ALBUQUERQUE NM 87120

LACY BRENT RICHARD & TAMI LEAH
3512 VARDEN ST
KELLER TX 76248

LADHA NAHEED
1616 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

LAI OAHN T & LE SANPAULO C
9627 KILAUEA AVE NW
ALBUQUERQUE NM 87120

LAM ALYSSA CHAU
12989 BELLAIRE BLVD APT 16B
HOUSTON TX 77072

LAM KIN LEUNG & ROSSANA LEE
1048 MAROA ST NW
ALBUQUERQUE NM 87120-1072

LAMB MATTHEW T & CHAVEZ ANDREA
N
8419 SCARLET PL NW
ALBUQUERQUE NM 87120-5300

LAMB PAUL
948 MOLTEN PL NW
ALBUQUERQUE NM 87120

LAMBERT JONATHAN
905 TAMBORA ST NW
ALBUQUERQUE NM 87120-4178

LANDIN NUGGET V & SUZANNE J
SEYMOUR
8309 MANDARIN PL NW
ALBUQUERQUE NM 87120

LANE DANIEL A
648 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

LANGHUS PHILLIP S & DIANE
844 SERRANO POINTE NW
ALBUQUERQUE NM 87120-1775

LANGSTON KENNY & TIERNEY BROWN
948 TAMBORA ST NW
ALBUQUERQUE NM 87120-4177

LANGUIT GERALD A TRUSTEE LANGUIT
SURVIVORS TRUST UNDER LANGUIT
RVT
5304 TAMARIZ DR NW
ALBUQUERQUE NM 87120-4132

LAPAY TREVOR N
9527 VALLETTA AVE NW
ALBUQUERQUE NM 87120

LARSEN KELLY F & JESSICA E
9743 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-3896

LASHINSKI PATRICK J & MARY BETH
2100 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120

LAUDATO PROPERTIES II LLC
3910 JENIFER ST NW
WASHINGTON DC 20015-1950

LAVALLEY HOWARD N & VIVIAN C
2136 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

LE MY N & HOA T NGUYEN
PO BOX 292834
SACRAMENTO CA 95829

LE MY NGOC & HOA THE NGUYEN
PO BOX 292834
SACRAMENTO CA 95829

LE PHUC H
9301 ENDEE RD NW
ALBUQUERQUE NM 87120

LEAHY LAWRENCE & VICKI
2120 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

LEATON ERIC
8631 ANIMAS PL NW
ALBUQUERQUE NM 87120

LEBLOND KELLY MICHAEL & ROBIN A
9316 COLIMA AVE NW
ALBUQUERQUE NM 87120

LECLAIR JENNIFER A
615 VERMILION CT NW
ALBUQUERQUE NM 87120

LEDESMA RAYMOND P
800 EKARMA DR NW
ALBUQUERQUE NM 87120

LEE BENJAMIN D & ROSETTA K
9632 SUNDORO PL NW
ALBUQUERQUE NM 87120

LEE DAMON & MORGAN MELISSA
812 EKARMA DR NW
ALBUQUERQUE NM 87120-1857

LEE DEMETRIO J
1023 TALANG ST NW
ALBUQUERQUE NM 87120

LEE RAYMOND R & LEE MARY L CO-
TRUSTEES LEE FAMILY TRUST
2316 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

LEE TOM S & AMY G
34381 GRAND CANYON DR
UNION CITY CA 94587

LEIF JOHN E & CAROLINA A
8027 ELIJAH CT NW
ALBUQUERQUE NM 87120

LEJEUNE CHASE A
805 EKARMA DR NW
ALBUQUERQUE NM 87120-1858

LEMIRE KEN & DANITZA V
303 LINDERMAN AVE
KINGSTON NY 12401-6416

LENARD IRENE G & STANLEY A
8912 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

LENDOSKY CAROLE
4521 KING GEORGE CT
PERRY HALL MD 21128

LEON EDGAR A & GABRIELLE S
827 EKARMA DR NW
ALBUQUERQUE NM 87120

LEONARD LELAND & SERAPHINE L
1304 CIRRUS DR NW
ALBUQUERQUE NM 87120

LERMA MANUEL
8024 VINEMONT PL NW
ALBUQUERQUE NM 87120

LESLIE RANDAL A & MARY J
8400 MAGENTA RD NW
ALBUQUERQUE NM 87120

LEVAN JARRAD M & CHRISTEN E
1516 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LEWIS JEREMY
8705 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3976

LEYBA DANIEL R & ANA G
964 MOLTEN PL NW
ALBUQUERQUE NM 87120

LEYBA MATTHEW R & ACOSTA-LEYBA
MARICELA
9735 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

LEYBA RAY S & VICKIE
8700 SANDWATER RD NW
ALBUQUERQUE NM 87120

LEYRER SCOTT
1627 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

LEYVA ANTHONY P & LORENA A
8928 CLOUDY RD NW
ALBUQUERQUE NM 87120

LI GUOHUA
19161 RED BLUFF DR
LAKE FOREST CA 92679

LIEBHARD WILLIAM I & LANDAVAZO-
LIEBHARD JUDY
504 CORAL CT NW
ALBUQUERQUE NM 87120-2222

LIENAU BONNIE
9244 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7407

LIFE MICHAEL P
808 SCORIA DR NW
ALBUQUERQUE NM 87120

LIGHT EDWIN H & COX JACK E CO TR
COX-LIGHT FAMILY RVT
9224 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

LIKOVIC STEPHEN A & BOGOLJUB
LIKOVIC & SHARON L GENTRY-LIKOVIC
1408 DARTMOUTH DR NE
ALBUQUERQUE NM 87106

LILLEY THOMAS M & VIVIAN L
8332 MANDARIN PL NW
ALBUQUERQUE NM 87120

LILLY ROGER
8909 ARKANSAS RD NW
ALBUQUERQUE NM 87120-4230

LIMA SUSANA
8105 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2073

LIMANOVICH MARIA
9615 SUNDRO PL NW
ALBUQUERQUE NM 87120

LIMANOVICH MARIA & ALEXANDER
9615 SUNDORO PL NW
ALBUQUERQUE NM 87120

LIMANOVICH MAYA
1028 PACAYA DR NW
ALBUQUERQUE NM 87120

LINCOLN ERICK JOSHUA & JENNIFER
DAWN
9616 MIRASOL AVE NW
ALBUQUERQUE NM 87120

LINKS ANDREW ROLAND & SHERRY R
9631 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

LINTON MARY LOUISE & JOSEPH
9300 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

LIPSCHUTZ LESLIE TRUSTEE LIPSCHUTZ
TRUST & RIFKIN BARBARA TRUSTEE
RIFKIN TRUST
9300 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7405

LITTAUER ELIE C
1031 MAROA ST NW
ALBUQUERQUE NM 87120

LITTLE FRANK & IRENE R
9705 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

LITTLEFIELD GENE W & DONNA J
1719 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

LIU CHENGHUA & CUI YINGQI
1060 MAROA ST NW
ALBUQUERQUE NM 87120

LIU SRISHTI & ALEX
9000 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120

LOBATO PATRICK & TALLY
ARCHULETTA
512 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

LOBOS RENE & OLGA
1443 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

LODGE DIANE
627 SIENNA ST NW
ALBUQUERQUE NM 87120-5921

LOERA MARINA
8605 CASA VERDE AVE NW
ALBUQUERQUE NM 87120

LOFQUIST ROXANE P & STEVEN R
1908 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

LOFTIES CLINTON & SHEYLA S
9731 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

LOGAN PATRICIA
1020 MARAPI ST NW
ALBUQUERQUE NM 87120

LOMAKO DAWN M & BRENT W
2035 SELWAY PL NW
ALBUQUERQUE NM 87120

LONG HAROLD K & KIMBERLY F
2104 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120

LONGORIA ARTHUR A & MONIQUE
8436 CASA MORENA CT NW
ALBUQUERQUE NM 87120

LOOS KEVIN
804 TUMULUS DR NW
ALBUQUERQUE NM 87120

LOOTENS BRANDON & AMANDA S
1001 MARAPI ST NW
ALBUQUERQUE NM 87120

LOPEZ ALBERT L & CHERYL L
1628 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LOPEZ ARISTEO P & LUPE R
9660 MIRASOL AVE NW
ALBUQUERQUE NM 87120

LOPEZ BENITO C
9664 MIRASOL AVE NW
ALBUQUERQUE NM 87120-1772

LOPEZ CARLOS & SANTIAGO LUDMILLA
1328 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LOPEZ DANIELLE S
1015 PACAYA DR NW
ALBUQUERQUE NM 87120-1063

LOPEZ DAVID IGNACIO JR & ELIZABETH
A
1015 PINATUBO PL NW
ALBUQUERQUE NM 87120

LOPEZ EDWARD G & FRANCES K
8704 SANDWATER RD NW
ALBUQUERQUE NM 87120

LOPEZ EMMANUEL & MELANIE C
4119 71ST ST NW
ALBUQUERQUE NM 87120

LOPEZ ERIC W & ANTIONETTE M
916 SUNRIDGE RD SW
ALBUQUERQUE NM 87121

LOPEZ JEANETTE S
9500 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

LOPEZ KELLY & VIVIAN
9712 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-4195

LOPEZ NAZARIO JR & JANE J
9332 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

LOPEZ PATRICIA B & ANTONIO LOPEZ
736 SANDY DR NW
ALBUQUERQUE NM 87120

LOPEZ RANDY
9651 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1771

LOPEZ SANDRA & ABEYTA ALFREDO
PO BOX 93726
ALBUQUERQUE NM 87199

LOPEZ SHERRI D
8024 GAVIN DR NW
ALBUQUERQUE NM 87120

LOVATO ALBERTO O & RAMONA L
1716 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LOVATO CARL D & PAIGE E
8105 MANDARIN PL NW
ALBUQUERQUE NM 87120

LOVATO KARSONDRA L & JASON A
9504 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4197

LOVE JON C
1009 KISKA ST NW
ALBUQUERQUE NM 87120-2990

LOVE TIMOTHY D
8709 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

LOVETTE ADRIA M PADILLA & BRETT
840 SERRANO POINT ST NW
ALBUQUERQUE NM 87120

LOVETTE SHARON H
827 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

LOZANO JUAN & AUDREY
1416 WINDRIDGE DR NW
ALBUQUERQUE NM 87120-3893

LSF9 MASTER PARTICIPATION TRUST
16745 W BERNARDO DR SUITE 300
SAN DIEGO CA 92127-1908

LSF9 MASTER PARTICIPATION TRUST
C/O CALIBER HOME LOANS INC
3701 REGENT BLVD
IRVING TX 75063-2312

LU NGOC ANH THI & THORNWELL M
AMANDA
216 MAXINE ST NE
ALBUQUERQUE NM 87123-2929

LUCERO CHASITY ROSE & JOSHUA
1824 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LUCERO EDUARDO E & EMILY P
2027 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

LUCERO ELFEGO JR & EMMY
1416 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

LUCERO ELIZABETH R
605 CYAN CT NW
ALBUQUERQUE NM 87120

LUCERO JENNIFER A
8208 MANDARIN PL NW
ALBUQUERQUE NM 87120-5593

LUCERO JOHN G
905 KIPUKA DR NW
ALBUQUERQUE NM 87120

LUCERO JOSE & JAIME LUCERO
8116 MANDARIN PL NW
ALBUQUERQUE NM 87120

LUCERO JOSEPH
900 MOLTEN PL NW
ALBUQUERQUE NM 87120

LUCERO JOSEPH & JULIANNE
1408 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3879

LUCERO MONIQUE
8016 CAMILLE AVE NW
ALBUQUERQUE NM 87120

LUCERO ORLANDO M JR & MARIA E
8108 MANDARIN PL NW
ALBUQUERQUE NM 87120

LUCERO PAUL A & MICHELLE A
8716 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3238

LUCERO RUDOLPH H
8701 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

LUCERO SALOMON J & CAROL F
939 GALERAS ST NW
ALBUQUERQUE NM 87120

LUCERO SAMUEL R
1604 BEVERLY RD SW
ALBUQUERQUE NM 87105

LUCERO SIMON
1331 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

LUCERO VANESSA L
832 BRISA DEL MAR DR
EL PASO TX 79912

LUCERO-ALI SONIA M
8115 CRIMSON AVE NW
ALBUQUERQUE NM 87120

LUCIANL SYLVANA N
8823 ARKANSAS RD NW
ALBUQUERQUE NM 87120

LUECK STEVE G
1735 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

LUGONES ANTONIO F & LUGONES
ANTHONY D
923 MOLTEN PL NW
ALBUQUERQUE NM 87120

LUJAN DAVID R
519 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

LUJAN RAQUEL
8715 SANDWATER RD NW
ALBUQUERQUE NM 87120-3246

LUND JENNY M
943 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

LUO XIN & CHENG LIHUI
908 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

LYNCH PATRICK M
8927 CLOUDY RD NW
ALBUQUERQUE NM 87120

LYNCH WILLIAM D & KAREN L
4890 MOHR AVE
PLEASANTON CA 94566

MACARLO ANGELO J & HARTMAN
STEPHEN F
1964 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4063

MACBAIN KEVIN J & CHARLENE
8801 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3240

MACFARLANE BECKY & RUSSELL
8804 SUNDORO PL NW
ALBUQUERQUE NM 87120

MACKEY JAMES P & SMITH-MACKEY
KELLI A
800 TUMULUS DR NW
ALBUQUERQUE NM 87120

MADDEN THOMAS M & TAMARES
CHERRY M
9400 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

MAES BETTY D
8708 ARKANSAS RD NW
ALBUQUERQUE NM 87120

MAES BRENDA J
9752 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

MAES CHRISTOPHER J
12212 ROSEMONT NE 2
ALBUQUERQUE NM 87112

MAESTAS PAMELA A
P O BOX 65537
ALBUQUERQUE NM 87193

MAESTAS TOMAS & CRYSTAL
9201 COLIMA AVE NW
ALBUQUERQUE NM 87120

MAHMOOD MOSSADDEQ & SAYEEDA
ALI TRUSTEES MAHMOOD FAMILY
TRUST
2527 MONTE LINDO CT
SAN JOSE CA 95121

MAIL RAHILA A & MOHAMMAD D
1128 MAKIAN PL NW
ALBUQUERQUE NM 87120

MAJOR JOHN H III & SANCHEZ-MAJOR
MARY J
2024 ABO CANYON DR NW
ALBUQUERQUE NM 87120

MALDONADO MARY G
1604 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

MALDONADO RICARDO
1839 VASILION NW
ALBUQUERQUE NM 87120

MALDONADO ROMAN & VANESSA
8909 CLOUDY RD NW
ALBUQUERQUE NM 87120

MALDONADO RONALD M & SHERRI L
804 SANDY DR NW
ALBUQUERQUE NM 87120-4309

MALECHUK ANDREW M & KATHLEEN
R
2027 SELWAY PL NW
ALBUQUERQUE NM 87120

MALTA ANGELO J & JANET R
2239 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

MAMAWAL MICHAEL C & SHARON M
CO TR MAMAWAL TRUST
9512 RIVERDALE LN NW
ALBUQUERQUE NM 87114

MANABAT JOSE C
8962 IORNBARK ST
GILROY CA 95020

MANASRA MOHAMMAD A
909 TUMULUS DR NW
ALBUQUERQUE NM 87120

MANCERA MARIA ELENA & ANGEL
1712 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MANCHA HECTOR RAY JR & MARTIN
ASHLEY
8420 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120-6588

MANGRELLA JASON E & GAIL M
1339 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

MANGRUM BAKARI & PAULETTE
932 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

MANN BETH
1031 MARAPI ST NW
ALBUQUERQUE NM 87120

MANN JAMES N & MERCEDES W
8431 SCARLET PL NW
ALBUQUERQUE NM 87120

MANN RONALD A & LORI A
1032 TALANG ST NW
ALBUQUERQUE NM 87120

MANNING JOSHUA C & JENNIFER M
9300 COLIMA AVE NW
ALBUQUERQUE NM 87120

MANORS @ MIREHAVEN COMMUNITY
ASSOC INC C/O AAM LLC
1600 WEST BROADWAY RD SUITE 200
TEMPE AZ 85282

MANUS BARRY R & CORRENTI
DEBORAH M
2124 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

MARES GRACIELA
8220 MANDARIN PL NW
ALBUQUERQUE NM 87120

MARES JULIANNA & GARCIA STEVEN
9604 MIRASOL AVE NW
ALBUQUERQUE NM 87120

MARES-BRAND JUSTIN W & KAITLYN E
8416 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120-5582

MAREZ ISHIAH L & ELIAS A
1009 PACAYA DR NW
ALBUQUERQUE NM 87120

MARKMAN HELEN & BARRY
2240 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

MARON RANDY T & DIANE B &
MARON MARY E
915 TAMBORA ST NW
ALBUQUERQUE NM 87120-4178

MARQUEZ ANDREA M & CARLOS M
8809 ARKANSAS RD NW
ALBUQUERQUE NM 87120

MARQUEZ ARTHUR P & PATSY J
9100 SUNDORO PL NW
ALBUQUERQUE NM 87121

MARQUEZ FERNANDO & PAULINE
8442 SCARLET CT NW
ALBUQUERQUE NM 87120-5100

MARQUEZ JEFF C
631 VERMILION CT NW
ALBUQUERQUE NM 87120

MARQUEZ RAYMOND A
1571 AIRWAY RD SW
ALBUQUERQUE NM 87105

MARQUEZ VICTOR P II & ALISIA H
1315 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MARROQUIN AURELIA & MARROQUIN
TANIA D
500 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

MARSHALL BRYELLE
1039 KISKA ST NW
ALBUQUERQUE NM 87120

MARTIN ANTHONY
972 VILLARRICA ST NW
ALBUQUERQUE NM 87120

MARTIN DEAN E & SUSAN D
835 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

MARTIN JEREL & KELLY
9543 CANTARIELLO CT NW
ALBUQUERQUE NM 87121

MARTIN JUDITH K & TAFOYA STEVEN T
8404 MAGENTA RD NW
ALBUQUERQUE NM 87120

MARTINEZ AMBROSE J & KATHERINE L
2023 SELWAY PL NW
ALBUQUERQUE NM 87120

MARTINEZ ANITA M & MARTINEZ
ANNETTE M CO-TRS MARTINEZ TR %
MARTINEZ ANNETTE M
3416 RONDA DE LECHUSAS NW
ALBUQUERQUE NM 87120-1530

MARTINEZ APOLONIO P
505 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

MARTINEZ ASHLEIGH S & BOSSERT
JAMES E
1609 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

MARTINEZ BRETT T & ZACHARY A
8005 SHEFFIELD PL NW
ALBUQUERQUE NM 87120

MARTINEZ CRESENCIANO L & STACEY L
9635 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2695

MARTINEZ DANIEL M JR
9628 MIRASOL AVE NW
ALBUQUERQUE NM 87120

MARTINEZ FABIAN & RENEE M
8440 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120

MARTINEZ GABRIEL A
32 HONDO LN
SANTA FE NM 87508-9490

MARTINEZ GABRIELLE
9201 ASHFALL PL NW
ALBUQUERQUE NM 87120-1735

MARTINEZ GILBERT L & DANA R
9312 SILICA AVE NW
ALBUQUERQUE NM 87120

MARTINEZ GLEN & MICHELLE
9316 CUMULUS PL NW
ALBUQUERQUE NM 87120

MARTINEZ GREGORY ANTHONY
627 CYAN CT NW
ALBUQUERQUE NM 87120-1133

MARTINEZ ISAAC S & BERNADETTE
2019 SELWAY PL NW
ALBUQUERQUE NM 87120

MARTINEZ JACKY R & KAREN L
8001 SHEFFIELD PL NW
ALBUQUERQUE NM 87120

MARTINEZ JAMES E & RAFAELA T
2300 ARROYO FALLS ST NW
ALBUQUERQUE NM 87114

MARTINEZ JANAE & CHRISTOPHER
9301 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

MARTINEZ JONATHAN L & ANGELA Y
9504 THUNDER RD NW
ALBUQUERQUE NM 87120

MARTINEZ JOSE I & EDUMENIA
1031 PACAYA DR NW
ALBUQUERQUE NM 87120

MARTINEZ JOSEPH M
1324 CIRRUS DR NW
ALBUQUERQUE NM 87120

MARTINEZ JOSEPH R & DOLORES H
9632 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2698

MARTINEZ JUAN G & LEANA R
2320 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

MARTINEZ LUIS A & GABRIELA
9601 MIRASOL AVE NW
ALBUQUERQUE NM 87120

MARTINEZ MARGARETTE E & ARTURO
9508 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

MARTINEZ MARK & BARRAZA
SAMANTHA
1819 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MARTINEZ MATTHEW & MERCEDES
1020 MAROA ST NW
ALBUQUERQUE NM 87120-1072

MARTINEZ MELISSA R
9516 SAN RAFAEL AVE NE
ALBUQUERQUE NM 87109-6341

MARTINEZ PAUL M & CAMILLE T
9659 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1771

MARTINEZ RAMON A & LORENA R
LOZOYA
9601 KARTHALA AVE NW
ALBUQUERQUE NM 87120

MARTINEZ RICKY G
915 TUMULES DR NW
ALBUQUERQUE NM 87120-1099

MARTINEZ SEAN C
9505 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

MARTINEZ SHARON J
8112 MANDARIN PL NW
ALBUQUERQUE NM 87120

MASCARENAS EDWARD E
8127 TANGERINE PL NW
ALBUQUERQUE NM 87120

MASCARENAS LARRY M & CYNTHIA S
LAYTON
639 VERMILION CT NW
ALBUQUERQUE NM 87120

MASIAS ANTHONY L
236 SAN TOMAS LN SW
ALBUQUERQUE NM 87121

MASON JOEY W
608 VERMILLION CT NW
ALBUQUERQUE NM 87120

MATA-LOYA NANCY & RUANO JORGE
E
1912 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MATHEWS MARK H & NADINE A
2309 WILDSTREAM ST NW
ALBUQUERQUE NM 87120-3266

MATHSON LESLIE D & TERRY L
8601 DESERT RAIN
ALBUQUERQUE NM 87120-3252

MATTEUCCI RITA M
1940 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

MAURICIO JUAN & GUADALUPE
9400 SILICA AVE NW
ALBUQUERQUE NM 87120

MAYNEZ RONALD D & MICHELLE
1019 PINATUBO PL NW
ALBUQUERQUE NM 87120

MAYVILLE TIMOTHY & CRYSTAL
TRUSTEES MAYVILLE RVT
804 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

MCCLOSKEY EDWIN M & LISA A
9324 IRON CREEK LN NW
ALBUQUERQUE NM 87120

MCCONKEY ANTONIA & CLAYTON
9605 KILAUEA AVE NW
ALBUQUERQUE NM 87120

MCCORD CHRISTOPHER S
947 MOLTEN PL NW
ALBUQUERQUE NM 87120

MCCORVEY SIMP
1060 KISKA ST NW
ALBUQUERQUE NM 87120

MCCOY THOMAS E & JOY-MCCOY
CYNTHIA A
9228 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425

MCCREADY J T & C S
10016 ACADEMY HILLS DR NE
ALBUQUERQUE NM 87111

MCDONALD MATT TRUSTEE EUSTACE
STORMCLOUD FAMILY TRUST
2500 PARKWAY AVE NW
RIO RANCHO NM 87144-0950

MCDONALD PHILLIP M & MICHAELA N
9539 SONTERRO AVE NW
ALBUQUERQUE NM 87120

MCFARLAND GEORGE N
1019 TALANG ST NW
ALBUQUERQUE NM 87120

MCGRATH LUCAS K & CHRISTINE G
ROMERO
1101 MAKIAN PL NW
ALBUQUERQUE NM 87120

MCGUIRE KENNETH M & BARBARA A
9323 IRON CREEK LN NW
ALBUQUERQUE NM 87120-7406

MCKEE RICHARD A & ANNA Y
8712 SANDWATER RD NW
ALBUQUERQUE NM 87120

MCKINNEY JESSE & TANYA
1336 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

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

MCLAREN JOHN J III & KATHY M
2209 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

MCMENIMEN MATTHEW D & TRAHAN
LEAH C
1715 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MCMILLAN BILLY D
9304 CINDER PL NW
ALBUQUERQUE NM 87120

MCREE SUSAN R
8423 MAGENTA RD NW
ALBUQUERQUE NM 87120

MCVEY KYLIE N
1020 TALANG ST NW
ALBUQUERQUE NM 87120-1065

MEARS CARL THOMAS JR TR MEARS
TRUST
9200 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425

MEDICI VINCENT P & STACIE L
8600 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3296

MEDINA BEN S & BRENDALEE R
523 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

MEDINA JASON E
831 EKARMA DR NW
ALBUQUERQUE NM 87120

MEDINA MIGUEL E
716 SANDY DR NW
ALBUQUERQUE NM 87120

MEDRANO ANTONIA
8408 BLUSH RD NW
ALBUQUERQUE NM 87120

MEDRANO FRANKIE J
8408 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

MELANSON SUZANNE
8905 ARKANSAS RD NW
ALBUQUERQUE NM 87120

MENA BARBARA S & FLORES EMILY D
1723 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120-3987

MENA JESUS L & AUDRA Y
8439 SCARLET CT NW
ALBUQUERQUE NM 87120

MENCHACA DESIRE M & ELIJANDRO A
9223 BEAVER CREEK RD NW
ALBUQUERQUE NM 87120-0000

MENDIOLA VICTORIA C
1943 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

MENDOZA EDWARD L & LUCERO
ROBERT A
1404 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MENDOZA FRANCES THERESA CHAVEZ
TRUSTEE MENDOZA RVT
8019 AMY AVE NW
ALBUQUERQUE NM 87120

MENDOZA JULIE A
9223 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

MENDOZA KRYSTAL N & JOSE V
1823 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MENDOZA STEVE L
823 SCORIA NW
ALBUQUERQUE NM 87120

MENKE MAURICE J & MARILYN C
8115 TANGERINE PL NW
ALBUQUERQUE NM 87120

MENOR MICHAEL S & AMANDA L
8901 CLOUDY RD NW
ALBUQUERQUE NM 87120

MENSAY NATHAN BENJAMIN &
MARION ANTOINETTE
1324 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MERCADO JUAN J & CAMELIA L
9770 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

MEYER TIFFANY L & RICHARD A III
1332 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

MIKESKA MICHAEL J
940 TAMBORA ST NW
ALBUQUERQUE NM 87120

MILBURN ASHTON L
10532 CALLE SOMBRA NW
ALBUQUERQUE NM 87114-5092

MILLER CAROL M
9304 SUNDORO PL NW
ALBUQUERQUE NM 87120

MILLER JARRETT R & ADRIANNA A
1704 31ST ST SE
RIO RANCHO NM 87124

MILLER LORINDA S & WILKE WILLIAM J
963 TAMBORA ST NW
ALBUQUERQUE NM 87120

MILLER MILTON M
8020 LYNSI AVE NW
ALBUQUERQUE NM 87120

MILLER SANDRA K & MILLER
KATHLEEN
1623 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4186

MILLER STACY
9015 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

MILLER TONY H
8842 GUADALUPE TRL NW
LOS RANCHOS NM 87114-1314

MILLIREN JUDITH L & HOWARD E
9115 BREEZY CT NW
ALBUQUERQUE NM 87120-4188

MILLS JEFFREY A & ADRIANA
9600 KILAUEA AVE NW
ALBUQUERQUE NM 87120

MINO EMILIO ARAUJO & BAUTISTA
ADRIANA P
1820 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MIRANDA RANDY & RAMONA
ANDRADE
9215 CINDER PL NW
ALBUQUERQUE NM 87120

MITCHELL CHARLES A & LILLIE M
9212 COLIMA AVE NW
ALBUQUERQUE NM 87120

MITCHELL CHARLES W
9205 CUMULUS PL NW
ALBUQUERQUE NM 87120-3982

MITCHELL JEFFREY B & LANA L
601 SIENNA ST NW
ALBUQUERQUE NM 87120

MITCHELL LISA
5414 WOODLAKE AVE
WOODLAND HILLS CA 91367

MITCHELL LYDANKO
8405 SCARLET PL NW
ALBUQUERQUE NM 87120-5300

MOK CINDY SIN-YING
7305 ROSEWOOD CT NW
ALBUQUERQUE NM 87120-3921

MOLINA LORI A & PHELPS RICHARD G
1932 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

MONCEBALLEZ JASON F & NATALIA
809 EKARMA DR NW
ALBUQUERQUE NM 87120

MONDRAGON PAUL & ELIZABETH V
1612 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

MONKA AMALIA
2003 SOUTHERN BLVD SE 102-2
RIO RANCHO NM 87124

MONROE GEORG A & DIANA L
8523 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

MONTAGUE RVT
11536 E DE LA O RD
SCOTTSDALE AZ 85255-5745

MONTALVO BLANCA
9500 SUNDORO PL NW
ALBUQUERQUE NM 87120

MONTANES JUDY
8804 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

MONTANO ANTHONY R
2305 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

MONTANO JEFF M
9400 ASHFALL PL NW
ALBUQUERQUE NM 87120-1738

MONTANO TOM R
1623 RAIN PL NW
ALBUQUERQUE NM 87120

MONTOYA AMBER R
9608 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2698

MONTOYA ANTHONY
1443 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-3880

MONTOYA ELISEO & ALICE M
PO BOX 27116
ALBUQUERQUE NM 87125

MONTOYA JOHN G & SUSAN D
8008 LYNSI AVE NW
ALBUQUERQUE NM 87120-5539

MONTOYA JOHN V & CHRISTINE L
2223 WEDGEWOOD CT NW
ALBUQUERQUE NM 87120-5615

MONTOYA RAYNALDO P & SONIA M
1620 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

MOORE GARY M JR & MONICA A
1035 PINATUBO PL NW
ALBUQUERQUE NM 87120-2974

MOORE MATTHEW D & ROCHELLE H
9628 SUNDORO PL NW
ALBUQUERQUE NM 87120-2987

MORA CHRISTIN R
1944 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

MORA DANIEL M & LISA V C/O PARKER
SHANE L & COOLEY MEGAN
8420 SCARLET CT NW
ALBUQUERQUE NM 87120-5100

MORA DANIELLE V & KENNETH J
919 VESUVIUS PL NW
ALBUQUERQUE NM 87105

MORA FELIX C
8328 TANGERINE PL NW
ALBUQUERQUE NM 87120

MORA LARIE ANNE
9208 SUNDORO PL NW
ALBUQUERQUE NM 87120-2981

MORALES EDWARD DANIEL &
ARTIAGA VICTORIA ANN
1832 ABO CANYON DR NW
ALBUQUERQUE NM 87120-0000

MORALES EMILIO A & CINDY A
2320 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120-3261

MORALES OSCAR A
9605 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

MORALES-VEGA OSCAR A
8409 CRIMSON AVE NW
ALBUQUERQUE NM 87120

MORALEZ MANUEL A SR & DEBBIE S
8009 LYNSI AVE NW
ALBUQUERQUE NM 87120-5566

MORAN-SALAS PEGGY J & SALAS PETE
I JR
1328 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

MORATAYA GILDA AMALIA
9520 VALLETTA AVE NW
ALBUQUERQUE NM 87120

MORGAN FREDERICK & NANCY
8905 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3242

MORRILL DAVID C & WANDA D
1612 RAIN PL NW
ALBUQUERQUE NM 87120

MORRISON WILLIAM W
8101 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2073

MOSELEY CARMEN R
517 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

MOSELEY LEE J & DEBBIE L WALCK
1316 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

MOSKA LUIS A & MOSKA BIANCA M
1605 TEMPEST DR NW
ALBUQUERQUE NM 87120

MOTT CHRISTOPHER & GARCIA
AZUCENA R
9216 CUMULUS PL NW
ALBUQUERQUE NM 87120

MOXLEY THOMAS E JR & YONG H C
2112 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7414

MOYA ADRIAN M & GARCIA-MOYA
DEANNE
8201 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2200

MOYA DAVID & LISA R
2028 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

MOYSE ROBERT S & JAN M
2231 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

MULLEN DESARAE K & CRAIG S
836 KIPUKA DR NW
ALBUQUERQUE NM 87120

MULLIGAN DANIEL JOSEPH
8300 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

MUNCH ROBERT J & CLEOFE P
1815 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

MUNOZ GILBERT P & EVELYN
1023 KANAGA DR NW
ALBUQUERQUE NM 87120-2976

MUNOZ LUIS CARLOS & MURILLO
LIZETH G
9668 MIRASOL AVE NW
ALBUQUERQUE NM 87120-1772

MUNOZ MARIO JR
815 ZIMINA DR NW
ALBUQUERQUE NM 87120

MURPHY RAYMOD & SARA ANN
1915 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4345

MURRAY CAROLYN J
8800 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

MYERS DAVID J & DAWN N
7105 GLYNDON TRL NW
ALBUQUERQUE NM 87114

MYERS JAMES FREDERICK SR &
SAUCIDO MARGARET R
901 N GILMAN ST
WICHITA KS 67203-3274

MYHRE SHANNON R & JOSHUA D
8700 SUNDORO PL NW
ALBUQUERQUE NM 87120

NAGLE JOHN F II
8409 BLUSH RD NW
ALBUQUERQUE NM 87120-5948

NAJERA CHASE H
839 ZIMINA DR NE
ALBUQUERQUE NM 87120

NAJERA JORGE A
10500 LOSTAROWHEAD AVE SW
ALBUQUERQUE NM 87121

NAND JITENDRA & SHWARENE
9619 THUNDER RD NW
ALBUQUERQUE NM 87120

NARANJO CHRISTOPHER M &
ANTONIA J
9320 CINDER PL NW
ALBUQUERQUE NM 87120

NASH STEVE & JENNIFER
1515 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

NASSAR KAREEM
527 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120-2071

NASSAR KAREEM S
527 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

NATH SHYAMAL & PROTITI SARKER
7239 WILD OLIVE AVE NE
ALBUQUERQUE NM 87113

NATHANSON PHYLLIS E TRUSTEE
NATHANSON RVT
615 SIENNA ST NW
ALBUQUERQUE NM 87120

NATIVIDAD JOSE R JR & LIZET
8908 SUNDORO PL NW
ALBUQUERQUE NM 87120-2978

NAUGLE JAMES C & BEVERLYANN
1732 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

NAVALTA DANIEL A SR & PEGGY L
1001 KANAGA DR NW
ALBUQUERQUE NM 87120

NAVARRETE STEVEN R & CYNTHIA L
PACHECO
1415 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

NAVARRETTE TIANA TRAN &
NAVARRETTE ANTHONY D
8427 CRIMSON AVE NW
ALBUQUERQUE NM 87120

NAVARRO CATALINA R & DAVID
CHAVEZ
932 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

NAZISH LLC
8504 WATERFORD PL NE
ALBUQUERQUE NM 87122

NELSON DAVID P & MELINDA A
2119 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7415

NELSON JESSICA L & SICE SIDNEY L &
SICE JOCELYN A
2032 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4224

NELSON LINDA F
9308 CUMULUS PL NW
ALBUQUERQUE NM 87120

NELSON RICHARD A & DELORES MARY
2105 CAVE CREEK LN NW
ALBUQUERQUE NM 87120-7421

NELSON ROGER E & DONNA M
9724 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

NELSON RON & BARBARA
2309 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120-3268

NETTLES DONALD LEROY & MARILYN
COOPER TR NETTLES FAMILY TRUST
1709 CLOUD BURST DR NW
ALBUQUERQUE NM 87120-3990

NEVILLE BRANDON A
10912 DENTON RD SW
ALBUQUERQUE NM 87121

NEWTON ERICK O & POONEH
9220 ASHFALL PL NW
ALBUQUERQUE NM 87120

NGO DAISY H & TRAN VU N
9608 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-3881

NGUYEN BINH B
7994 DOUBLE EAGLE WAY
SACRAMENTO CA 95829

NGUYEN BINH B & JENNY TRAN
7994 DOUBLE EAGLE WAY
SACRAMENTO CA 95829

NGUYEN HAI & MAI ANH
9305 ENDEE RD NW
ALBUQUERQUE NM 87120

NGUYEN HANH
3209 CHELEOOD PARK BLVD NE
ALBUQUERQUE NM 87111

NGUYEN HAO V & TRAN PHUONG
1111 KELDON DR
SAN JOSE CA 95121-2728

NGUYEN HONG
956 GALERAS ST NW
ALBUQUERQUE NM 87120

NGUYEN JUSTIN B & MY HANH PHAN
& NGUYEN HONG
9008 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

NGUYEN KHANH
1501 CORTE CASTELLANA SE
RIO RANCHO NM 87124-8806

NGUYEN KHOI M & TERESA LILY H LE
3126 GLEN ALTO CT
SAN JOSE CA 95148

NGUYEN KHOI MINH & LE TERESALILY
3126 GLEN ALTO CT
SAN JOSE CA 95148

NGUYEN PHOUIC VINH D & HUONG
THU TRUONG
935 MOLTEN PL NW
ALBUQUERQUE NM 87120

NGUYEN PHUC
923 KIPUKA DR NW
ALBUQUERQUE NM 87120

NGUYEN PHUOC & MAI DOAN
912 TUMULUS DR NW
ALBUQUERQUE NM 87120

NGUYEN THANG VAN & NHU THI VU &
JUSTIN BAO NGUYEN
900 TUMULUS DR NW
ALBUQUERQUE NM 87120

NGUYEN THANH T
1818 PASEO DE LA VILLA SE
RIO RANCHO NM 87124-8809

NGUYEN THIEN D & KIM-ANH T DANG
3676 TUNIS AVE
SAN JOSE CA 95132

NGUYEN THIEN H & MICHELLE THAO
NGUYEN
7453 FRUITDALE WAY
SACRAMENTO CA 95829-9555

NGUYEN THIEN H & THAO T TRAN
7453 FRUITDALE WAY
SACRAMENTO CA 95829

NGUYEN THIEN HUU & THOA THANH
TRAN
7453 FRUITDALE WAY
SACRAMENTO CA 95829

NGUYEN TRI & MAI DAO
1032 MARAPI ST NW
ALBUQUERQUE NM 87120

NGUYEN TRUNG
2811 SCHOONER CT
SAN JOSE CA 95148

NGUYEN VU M
9415 ENDEE RD NW
ALBUQUERQUE NM 87120

NGUYEN YEN
904 TUMULUS DR NW
ALBUQUERQUE NM 87120

NGUYEN-LE THOA THI & REYNOLDS
BRUCE D
848 MOLTEN PL NW
ALBUQUERQUE NM 87120

NICOLAS ELVIRA RAMIREZ
8209 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2200

NIEMANN CHRISTOPHER J
8332 WEDGEWOOD AVE NW
ALBUQUERQUE NM 87120

NIEVES-FLORES JAIME & DONNA
600 CYAN CT NW
ALBUQUERQUE NM 87120

NM REDEMPTION RIGHTS LLC
9600 SUNDORO PL NW
ALBUQUERQUE NM 87120

NOLAND MICHAEL L & MARY C
9620 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

NOLEN SHARON D
8400 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

NORGEN KIMBERLY J & HOMKO
MARGARET A
2327 ARROYO FALLS ST NW
ALBUQUERQUE NM 87111

NUANES JERRY A & SUSAN E
1316 CIRRUS DR NW
ALBUQUERQUE NM 87121

NUANES PAUL A
1955 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

NUANES-GOMEZ MONICA L & GOMEZ
JOHN R & NUANEZ SUSAN E & JERRY A
9220 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120

NUSSBAUMER JESSICA
1505 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

OBERER MATTHEW A & RYAN
8527 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

OBERG ASHLEY M
9672 MIRASOL AVE NW
ALBUQUERQUE NM 87120-1772

OBRIEN BILL & GRACE E
8815 SANDWATER RD NW
ALBUQUERQUE NM 87120

OBRIEN JILLIAN M & ANDRE D
8611 CASA VERDE AVE NW
ALBUQUERQUE NM 87120

OCALLAHAN TERESA S
1004 PACAYA DR NW
ALBUQUERQUE NM 87120-1062

OCHOA HECTOR M & MARTHA E
9548 VALLETTA ST NW
ALBUQUERQUE NM 87120-2996

OELSNER CHARLES E & SYLVIA F
1052 TALANG ST NW
ALBUQUERQUE NM 87120-1065

OFELT CHARLES NABERN & OFELT
JUDY ANN SKIBA TRUSTEES OFELT RVT
2227 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

OFFERMANN CAROL
9332 IRON CREEK LN NW
ALBUQUERQUE NM 87120

OGAZ RAMON & CHRISTINA
609 CYAN CT NW
ALBUQUERQUE NM 87120-1133

OLIVAREZ CHARLES & BARB
8912 CLOUDY RD NW
ALBUQUERQUE NM 87120

OLIVAREZ MARGARET
1344 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

OLIVER BRANDON & VALERIE G
831 MOLTEN PL NW
ALBUQUERQUE NM 87120-1743

OLLIVER VALLA V III & OLLIVER
NATASHA MONIQUE
141 LEEDS CREEK CIR
ODENTON MD 21113-0000

OLMOS DE MADALENA LORENA
2219 WEDGEWOOD CT NW
ALBUQUERQUE NM 87120-5615

OLVERA DONOVAN R SR
9600 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

OLVERA MELISSA A & VICTOR M
9024 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120

ONOVUGHAKPOR SARAH
840 MOLTEN PL NW
ALBUQUERQUE NM 87120

ONTIVEROS STEVEN L & MONJARAZ
ELIZABETH
9105 BREEZY CT NW
ALBUQUERQUE NM 87120

ORNELAS ALBERT C & KAREN C
8908 SANDWATER RD NW
ALBUQUERQUE NM 87120

ORONIA PEDRO
9548 AKUTAN CT NW
ALBUQUERQUE NM 87120-2998

ORR TERENCE E & KATHLEEN B
8416 BLUSH RD NW
ALBUQUERQUE NM 87120

ORTEGA ADAN SANTIAGO & ERIKA
MENESES
9032 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120-4019

ORTEGA ESTEVAN J & ORTEGA ELOY C
9008 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120

ORTEGA JANET M
952 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

ORTEGA MICHAEL J & RENEE M
9532 AKUTAN CT NW
ALBUQUERQUE NM 87120

ORTEGA ROBERT D & SUSAN C
1009 PINATUBO PL NW
ALBUQUERQUE NM 87120-2974

ORTEGA THOMAS E JR & CRYSTAL L
2304 WILDSTREAM RD NW
ALBUQUERQUE NM 87120

ORTIZ ALBERT M & JOYCE R
627 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

ORTIZ ALFRED R & ROSANITA
8605 SANDWATER RD NW
ALBUQUERQUE NM 87120

ORTIZ ANDREW P
9524 VALLETTA CT NW
ALBUQUERQUE NM 87120

ORTIZ ARTURO A RODRIGUEZ &
YVONNE M RODRIGUEZ
9608 THUNDER RD NW
ALBUQUERQUE NM 87120

ORTIZ CARLYN R
9109 ASHFALL PL NW
ALBUQUERQUE NM 87120

ORTIZ JASON R & KIMBERLY
908 GALERAS ST NW
ALBUQUERQUE NM 87120

ORTIZ JOSE ENRIQUE & CAROLINA
MESTAS
2031 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4290

ORTIZ JOSE L
9224 ASHFALL PL NW
ALBUQUERQUE NM 87120-1734

ORTIZ LEROY R
1616 TEMPEST DR NW
ALBUQUERQUE NM 87120

ORTIZ LUIS A & LUJAN TERESA
1616 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

OSBORNE VERNON K & EVELYN F
2139 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7417

OSPINA UBER OSWALDO
9519 AKUTAN CT NW
ALBUQUERQUE NM 87121

OTERO ANTHONY
8805 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3978

OTERO HEATHER N & TROY L
8604 SANDWATER RD NW
ALBUQUERQUE NM 87120

OTERO JOHN J & ENCARNACION
MARIBEL
935 GALERAS ST NW
ALBUQUERQUE NM 87120

OTERO TROY & WRIGHT HEATHER
8604 SAND WATER RD NW
ALBUQUERQUE NM 87120

OTY NEIL J
1012 PACAYA DR NW 181
ALBUQUERQUE NM 87120-1062

OWENS CHARLES T & CHRISTINA M
8320 MANDARIN PL NW
ALBUQUERQUE NM 87120

OWENS MARC A & MELISSA A
8335 TANGERINE PL NW
ALBUQUERQUE NM 87120

OYEKU GLADYS Z & EMMANUEL
1736 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

OZHAN ORHAN
9628 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1764

PACHECO ANDREW P
9636 MIRASOL AVE NW
ALBUQUERQUE NM 87120

PACHECO ANTONIO M
8009 CAMILLE AVE NW
ALBUQUERQUE NM 87120-5568

PACHECO CHRIS S & ERICA
8705 SANDWATER RD NW
ALBUQUERQUE NM 87120

PACHECO EVE ANN TRUSTEE PACHECO
RVLT
908 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

PACHECO JACOBO J & ANGELA
2335 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

PACHECO JOHN M
8804 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3977

PACHECO PATRICK M
9211 COLIMA AVE NW
ALBUQUERQUE NM 87120

PADILLA ANGELO R & MARINA N
1420 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

PADILLA CHRISTOPHER A & REBECCA A
1976 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

PADILLA CONRAD & PATSY BEATTY
1123 MAKIAN PL NW
ALBUQUERQUE NM 87120

PADILLA DESIREA
8323 CRIMSON AVE NW
ALBUQUERQUE NM 87120

PADILLA FRED D
9216 ASHFALL PL NW
ALBUQUERQUE NM 87120

PADILLA JOSEPH & GARCIA-PADILLA
GERMAINE
1631 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

PADILLA KAREN & FIERRO LEE
2300 WILDSTREAM NW
ALBUQUERQUE NM 87121

PADILLA MARIA ELENA
604 VERMILION CT NW
ALBUQUERQUE NM 87120

PADILLA SANDRA L
2324 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

PADILLA SHELLEY
915 VESUVIUS PL NW
ALBUQUERQUE NM 87120-2970

PADILLA VINCENT A & MARIA C
859 MOLTEN PL NW
ALBUQUERQUE NM 87120-1743

PAGE BARRY L & JACQUELINE E
840 KIPUKA DR NW
ALBUQUERQUE NM 87120

PAIKA MOHAMMED AURFAT
648 VERMILION CT NW
ALBUQUERQUE NM 87120-6102

PALEO EDDY G & SUSAN J
1040 PINATUBO PL NW
ALBUQUERQUE NM 87120-2973

PANASITI JOSEPH D & DIANA M
9331 IRON CREEK LN NW
ALBUQUERQUE NM 87120

PAPPAN JAMES C & RIDENS DAWN M
8219 MANDARIN PL NW
ALBUQUERQUE NM 87120-5594

PAREDES JOSE WASHINGTON & JUDY
ANN
951 TAMBORA ST NW
ALBUQUERQUE NM 87120

PARK EDWARD
1800 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

PARRA GABRIELLA
8515 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

PARRA SEAN M & LYNDA
9505 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

PARRAS GERALD A & GEORGIA C
8916 SANDWATER RD NW
ALBUQUERQUE NM 87120

PARRISH PATRICIA M
9408 COLIMA AVE NW
ALBUQUERQUE NM 87120

PASIEKA MICHAEL F
839 SERRANO POINTE NW
ALBUQUERQUE NM 87120

PASSOS MANUELA S
1609 RAIN PL NW
ALBUQUERQUE NM 87120

PAULSEN HEATHER
9312 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4199

PAYWA DEON S & BUCK MIRANDA M
9647 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

PAZ RVL T
127 MARTHA CT
CORRALES NM 87048

PENA GREGORY V & CLARISSA
1947 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

PENA PETER M & MARCELLA C
9308 TEPHRA AVE NW
ALBUQUERQUE NM 87120

PENNER ISAAC J & KAYLA A
8916 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3991

PEREA STEPHANY & RUSSELL
9408 ENDEE RD NW
ALBUQUERQUE NM 87120

PEREZ ADRIANA
8509 CLARKS FORK RD NW
ALBUQUERQUE NM 87120-1813

PEREZ ALVARO & VICTORIA P
1115 PACAYA DR NW
ALBUQUERQUE NM 87120

PEREZ BERT & ANITRA L
8612 ANIMAS PL NW
ALBUQUERQUE NM 87120

PEREZ JOEL
1557 BRANDING IRON DR
MONTROSE CO 81401-5777

PEREZ JOHN & VALLEZ NICHOLAS
1960 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

PEREZ JOSE
1047 KISKA ST NW
ALBUQUERQUE NM 87120-2990

PEREZ YOLANDA C
8528 OLD CABALLERO AVE SW
ALBUQUERQUE NM 87121

PERRINE GABRIEL M & ERICA M
1927 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

PERRY BRANDISCE
700 SANDY DR NW
ALBUQUERQUE NM 87120

PERRY RYAN S
1048 KISKA ST NW
ALBUQUERQUE NM 87120

PESCH PHILIP E & LANGE KRISTEN K
9239 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7409

PETERS ANDREA M
9515 AKUTAN CT NW
ALBUQUERQUE NM 87120

PETERS LESLIE D
855 MOLTEN PL NW
ALBUQUERQUE NM 87120-1743

PETERSON GARY A & JOAN H
8600 SANDWATER RD NW
ALBUQUERQUE NM 87120

PETERSON LEON & SHERI B
1619 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

PETROGLYPH MANAGEMENT
ASSOCIATION INC
401 COORS BLVD NW
ALBUQUERQUE NM 87121

PETROGLYPHS MANAGEMENT ASSOC
INC
401 COORS BLVD NW
ALBUQUERQUE NM 87121

PETROGLYPHS MANAGEMENT
ASSOCIATION INC
401 COORS BLVD NW
ALBUQUERQUE NM 87121

PETROGLYPHS MANAGEMENT
ASSOCIATION INC C/O AAM
7850 JEFFERSON ST NE SUITE 130
ALBUQUERQUE NM 87109-4314

PETTIFORD ERIC D & KAREN D
9623 PAGO PL NW
ALBUQUERQUE NM 87120

PETTIGREW COURTNEY N
1624 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

PETTINGILL ALEX M & HARBIN JADYN
1940 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

PFEL DANIEL E
8016 LYNSI AVE NW
ALBUQUERQUE NM 87120

PHAM HOA & TRAN UYEN
908 TUMULUS DR NW
ALBUQUERQUE NM 87120

PHAM TAN THANH
8815 ZEPHYR PL NW
ALBUQUERQUE NM 87120

PHAM TINH
893 LENZEN AVE 121
SAN JOSE CA 95126

PHAM TRUONG C/O TAFOYA MARCOS
E & MARIA C
9640 SUNDORO PL NW
ALBUQUERQUE NM 87120-2987

PHAM TUYEN & NGHIA KHAC PHAM &
DAN NGUYEN
51 RIDGE RD
TILTON NH 03276-5811

PHAN LUAN K
8915 CLOUDY RD NW
ALBUQUERQUE NM 87120

PHAN LUAT T & NGUYEN HOANG VU
993 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

PHAN PHUONG THAO T & DIEP PHAN
& KIM SA SON
9609 THUNDER RD NW
ALBUQUERQUE NM 87120-4234

PHELPS RICHARD K & JESSIE L
651 VERMILION CT NW
ALBUQUERQUE NM 87120

PHILIPPIDES STEPHANIE L
8309 TANGERINE PL NW
ALBUQUERQUE NM 87120

PHRUKSAWAN WANTANA TRUSTEE
PHRUKSAWAN LVT & PHRUKSAWAN
PATCHARIN
782 PARKWAY DR
MARTINEZ CA 94553

PICHARDO LINDA L & GARAND CURTIS
S
635 CYAN CT NW
ALBUQUERQUE NM 87120-1133

PICKUP RICHARD A & YOLANDA M
1339 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

PIERSON DERRICK R & BARBETTE P
8724 ARKANSAS RD NW
ALBUQUERQUE NM 87120

PIMENTEL CAROLINA
8827 ARKANSAS RD NW
ALBUQUERQUE NM 87120

PINAL LORI A
1055 PACAYA DR NW
ALBUQUERQUE NM 87120

PINEDA JUAN DE DIOS & NORA
DOMINGUEZ
1301 CIRRUSS DR NW
ALBUQUERQUE NM 87120

PINO PRESILIANO L
1739 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

PINO YVONNE R
831 TUMULUS DR NW
ALBUQUERQUE NM 87120

PIPER RANDALL MARLIN & ORALIA
206 WEST 3RD ST
LORDSBURG NM 88045

PITTS KENNETH M
8416 MAGENTA RD NW
ALBUQUERQUE NM 87120-1909

PIZARRO DANIEL C & MYRA A
1815 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

PLACENCIO DANNY K & ALISA S
9004 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4220

PLATT MARC L & LISA C
9331 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

PLUMMER ROBERT A & MAYRA I
708 DOE LN SE
ALBUQUERQUE NM 87123-3533

POE AVIS YVONNE
8004 CAMILLE AVE NW
ALBUQUERQUE NM 87120

POLLOCK ROBERT D
2109 CAVE CREEK LN NW
ALBUQUERQUE NM 87120-7421

POLYGON REALTY LLC
9405 VALLE VIDAL PL SW
ALBUQUERQUE NM 87121-8765

PONDEROSA ENTERPRISES LLC
PO BOX 53148
ALBUQUERQUE NM 87153

POPADIUC VALERIE J & VASILE JR &
LUCERO GILBERT R JR & JUDY L
1313 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-3427

PORCH WILLIAM M & LAURA V
2131 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

PORRAS MONICA
9624 KILAUEA AVE NW
ALBUQUERQUE NM 87120-2698

PORRAS SONIA R
8712 SUNDORO PL NW
ALBUQUERQUE NM 87120

PORTER KATHERINE A & SULLIVAN JAY
E
9300 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

PORTER SHAUNA R
9212 CUMULUS PL NW
ALBUQUERQUE NM 87120

POSPISAL RYAN & JACQUELINE
9520 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

POUNDS SHEILA L
940 MOLTEN PL NW
ALBUQUERQUE NM 87120

POWERS ARIELE L
PO BOX 165
ALBUQUERQUE NM 87103

PRATT BRET A & LEGORRETA
CHRISTINE M
8608 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

PREDIKA MICHAEL B & DONNA L
8643 ANIMAS PL NW
ALBUQUERQUE NM 87120

PREMIJI KARIMSULTAN A & NAZARALI
SAYNOOR R
900 KIPUKA DR NW
ALBUQUERQUE NM 87120

PRICE KAREN
1024 KISKA ST NW
ALBUQUERQUE NM 87120

PRICE TERRRANCE N & ANGON AMBER
D
8712 ARKANSAS RD NW
ALBUQUERQUE NM 87120

PRIETO LAWRENCE M & JOY A
9519 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

PROBE EDWARD J
2119 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

PROCTER ERIC & GRACE
8908 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

PROSOSKI GARY A
9677 EAGLE RANCH RD NW #1835
ALBUQUERQUE NM 87114-2037

PUCCIO ANTONIO A & ANDREA
1608 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

PULSIPHER ROBERT A & EVELENA P
CUMMINGS
8432 SPRINGCROFT NW
ALBUQUERQUE NM 87120

PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

PULTE HOMES OF NEW MEXICO
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PURCELL TYERELL
1001 TRAMWAY BLVD NE 241
ALBUQUERQUE NM 87112

PURCELLA CARLOS M & ANITA D
8704 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

QUACH TUYET T
25011 OWENS LAKE CIR
LAKE FORREST CA 92630

QUAKENBUSH TIMOTHY L
1123 PACAYA DR NW
ALBUQUERQUE NM 87120-1064

QUEZADA DAVID A & GARCIA-
QUEZADA KATHY M
8808 DESERT RAIN RD NW
ALBUQUERQUE NM 87120-3255

QUEZON ARMELI C & RENEMIO
ENRICO Q SORATORIO
1012 MARAPI ST NW
ALBUQUERQUE NM 87120-1067

QUINN THOMAS & KAREN
8900 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3998

QUINTANA CYNTHIA G
8008 SHEFFIELD PL NW
ALBUQUERQUE NM 87120-5538

QUINTANA GERALDINE
2139 CALLE AZULEJO NW
ALBUQUERQUE NM 87120-5922

QUINTANA JOSEPH R & VIRGINIA L
1731 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

QUINTANILLA RICHARD & ANGELIC D
1709 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

RADOSEVICH CAROL J
1612 GALE CT NW
ALBUQUERQUE NM 87120

RAEL ERIC & LAURIE
353 TERRAINE AVE
LONG BEACH CA 90814

RAEL JOE S & GLORIA C
8315 CRIMSON AVE NW
ALBUQUERQUE NM 87120

RAEL MONICA J
1005 PACAYA DR NW
ALBUQUERQUE NM 87120

RAEL NICHOLAS R
1964 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

RAEL WILLIAM A
1312 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

RAMIREZ EDDIE & CHRISTINE J
943 VESUVIUS PL NW
ALBUQUERQUE NM 87120

RAMIREZ FREDDY C & VANESSA E
9315 ENDEE RD NW
ALBUQUERQUE NM 87120

RAMIREZ MAURICIO & MARIA D
9320 SILICA AVE NW
ALBUQUERQUE NM 87120

RAMIREZ RICHARD & MONTANO
ADRIA
8120 TANGERINE PL NW
ALBUQUERQUE NM 87120

RAMIREZ ROBERT & BEBERLIN K
9516 THUNDER RD NW
ALBUQUERQUE NM 87120

RAMOS ANGELICA
9501 BENAVIDES RD SW
ALBUQUERQUE NM 87121-7912

RAMOS AYLA N & FALLINER JOSE L
1828 SUMMER BREEZE RD NW
ALBUQUERQUE NM 87120

RAMOS ELAINE P & ALCON LARRY
9016 BRAZOS RIDGE CIR NW
ALBUQUERQUE NM 87120-4019

RAMOS OMAR & KIMBERLY F
9115 ASHFALL PL NW
ALBUQUERQUE NM 87120-1733

RAMOS RAUL & VERONICA B
1056 MAROA ST NW
ALBUQUERQUE NM 87120-1072

RAMSEY RONALD L & GRIFFITH GAIL E
9220 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

RAPIER LAEL E
9215 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-6279

RATTE JANET
9409 CUMULUS PL NW
ALBUQUERQUE NM 87120

RAUSE LISA
1055 MAROA ST NW
ALBUQUERQUE NM 87120

RAY ARTHUR K & MARGO R
8328 WEDGEWOOD AVE NW
ALBUQUERQUE NM 87120-5616

RAY BRIAN T & NELSON TAYLOR
9235 BEAVER CREEK RD NW
ALBUQUERQUE NM 87120-6276

RAYGOZA DANIEL & MARIA A
8401 CRIMSON AVE NW
ALBUQUERQUE NM 87120

RAYLEE HOMES INC
PO BOX 1443
CORRALES NM 87048

REDDEN PAUL E & SHARON L
9309 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

REED ROBERT M
2304 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

REESE BARBARA TRUSTEE REESE
DECLARATION OF TRUST
828 ZIMINA DR NW
ALBUQUERQUE NM 87120-1859

REHFELD DEBORAH E TRUSTEE EVA
CHRISTIE REHFELD IRVT
1515 BOSQUE VISTA LP NW
LOS LUNAS NM 87031-8307

REYES HECTOR S & MENDEZ DE REYES
GERARDINA
500 CORAL CT NW
ALBUQUERQUE NM 87120-2222

REYNOLDS ANNETTE
827 ZIMINA DR NW
ALBUQUERQUE NM 87120

REYNOLDS BRANDON K & WHITNEY A
9535 VALLETTA ST NW
ALBUQUERQUE NM 87120-2997

RHOADS TONYA J & DANIEL G
564 KENWOOD ST
NEWBURY PARK CA 91320-4113

RHODES KRESHANNA T
9109 BREEZY CT NW
ALBUQUERQUE NM 87120

RHODES PEGGY
1624 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

RHOTEN ANGELA M & JOHN P
9228 CUMULUS PL NW
ALBUQUERQUE NM 87120

RICCI STEPHEN JAMES & RICCI
MICHAEL ROY JR & RICCI RACQUEL E
9305 ASHFALL PL NW
ALBUQUERQUE NM 87120

RICE ROBERT K
8319 CRIMSON AVE NW
ALBUQUERQUE NM 87120

RICH KYLE & MELISSA
1005 KANAGA DR NW
ALBUQUERQUE NM 87120-2976

RICHARDS ADAM Z
9639 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

RICHARDS DIANE
3241 CINDY ST
EUGENE OR 97404

RICHARDS JULIA L
1055 KISKA ST NW
ALBUQUERQUE NM 87120

RICHARDSON SYLVIA B
8212 MANDARIN PL NW
ALBUQUERQUE NM 87120

RICHINS PEARL
920 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

RICHMOND TIMOTHY R & KAY
TRUSTEES RICHMOND RHODES
FAMILY TRUST 2012
1308 CIRBUS DR NW
ALBUQUERQUE NM 87120

RIFFE TRUEX BRIANNA
712 SANDY DR NW
ALBUQUERQUE NM 87120

RIFKIND BYRON & COLEEN RACHEL
643 SAINT ANDREWS DR
APTOS CA 95003

RIGGINS MICAH TRONE & SUZANNE
DOLORES VIGIL
9308 COLIMA AVE NW
ALBUQUERQUE NM 87120-1083

RILEY ALLEN & ANGELA
9309 ENDEE RD NW
ALBUQUERQUE NM 87120

RIOS GABRIEL & SUZANNE M
1331 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

RIOS TINA M
8105 TANGERINE PL NW
ALBUQUERQUE NM 87120

RISH DANIEL A & KAREN J TRUSTEES
FAMILY RISH TRUST
8608 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3237

RITA JOSEPH W
8601 SANDWATER RD NW
ALBUQUERQUE NM 87120

RIVAS LUIS & RUIZ DE RIVAS LILIA
819 KIPUKA DR NW
ALBUQUERQUE NM 87120

RIVENBURGH RORIK S & SHERRI L
9204 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425

RIVERA ERNESTO
1500 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

RIVERA LEEANN & MARKS MAURICE
635 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

RIVERA STEVEN JOHN & CATHERINE
REGINA
9611 SUNDORO PL NW
ALBUQUERQUE NM 87120

RIVERA TOMAS F & DIANE G
864 MOLTEN PL NW
ALBUQUERQUE NM 87120

RIVERO RAFAEL O NINO & G XENIA E
MARTIN
8420 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

ROBBINS SALLY J
632 CYAN CT NW
ALBUQUERQUE NM 87120

ROBERTS PRESTON R
9212 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

ROBINSON JACQUELINE D
9308 CINDER PL NW
ALBUQUERQUE NM 87120

RODARTE ANGELICA
931 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

RODELLA THOMAS R & DEBBIE A
9419 ENDEE RD NW
ALBUQUERQUE NM 87120

RODGERS THOMAS W & DIANE C
2236 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

RODRIGUEZ ED & ANN
912 GALERAS ST NW
ALBUQUERQUE NM 87120

RODRIGUEZ GUS P
1036 PINATUBO PL NW
ALBUQUERQUE NM 87120

RODRIGUEZ JAMES ANDREW &
MICHELLE ERIN
493 E OFFICERS CIR
WARNER ROBINS GA 31098

RODRIGUEZ LISA Y
644 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

RODRIGUEZ MARCO & DIANA HABEL-
RODRIGUEZ
9527 AKUTAN CT NW
ALBUQUERQUE NM 87120-2999

ROESCH WILL A & AMANDA L
8412 MAGENTA RD NW
ALBUQUERQUE NM 87120

ROESEMANN JENNIFER
615 VERMILION CT NW
ALBUQUERQUE NM 87120-6103

ROGERS ANTRONE D
9635 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

ROJAS EVELYN
9219 BEAVER CREEK RD NW
ALBUQUERQUE NM 87120-6276

ROJAS PATRICIO A & MAGGIE CAMPOS
DE ROJAS
9412 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4196

ROMANO FAMILY TRUST
8308 TANGERINE PL NW
ALBUQUERQUE NM 87120

ROMERO DENISE M
836 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

ROMERO DENNIS D & ROMERO DAVID
M
848 KIPUKA DR NW
ALBUQUERQUE NM 87120

ROMERO JAIME & MERCEDES A
1505 RAIN PL NW
ALBUQUERQUE NM 87120

ROMERO JOSEPH MARK & ROMERO
MELISSA
1605 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

ROMERO MARCUS J
7817 APPLEWOOD LN NW
ALBUQUERQUE NM 87120

ROMERO MARIA B
8815 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3978

ROMERO MARIO R & OLENA I & TRAD
JUANITA C
1627 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ROMERO MICHAEL LEE
1343 WIND RIDGE DR NW
ALBUQUERQUE NM 87120-4228

ROMERO NICK P & JENNIFER L
8112 TANGERINE PL NW
ALBUQUERQUE NM 87120

ROMERO PATRICK A
9609 MIRASOL AVE NW
ALBUQUERQUE NM 87120

ROMERO PETER D & PAULINE D
9200 COLIMA AVE NW
ALBUQUERQUE NM 87120

ROMERO RIGO E & GONZALES
ROMERO BARBARA ANN
8653 ANIMAS PL NW
ALBUQUERQUE NM 87120

ROMERO SAMUEL R
9224 CINDER PL NW
ALBUQUERQUE NM 87120

ROMERO STEPHANIE D
8415 SCARLET CT NW
ALBUQUERQUE NM 87120

ROMM BRIAN D & ROMM JOSEPH M
1428 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

RONNAU BENJAMIN J & YOLANDA M
9631 PAGO PL NW
ALBUQUERQUE NM 87120

ROSAS NANETTE R C/O CADENA PAUL
& RACHAEL
1056 KISKA ST NW
ALBUQUERQUE NM 87120

ROSE LEHI J II & SANDOVAL TANYA T
9619 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

ROSS ANGELA & BILLY
1040 KISKA ST NW 606
ALBUQUERQUE NM 87120

ROSS BRYAN & MONICA
2328 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

ROUGH SURFACE MARCELLA &
ROUGH SURFACE DERRICK R
9615 MIRASOL AVE NW
ALBUQUERQUE NM 87120

ROY JOHNNY L & KIMBERLY L
9204 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-0000

ROYBAL BENJAMIN
8428 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120

ROYBAL GEORGE N & AMADA E
9709 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-3896

ROYBAL JAMES
23743 CORTE ANDAR
MURRIETA CA 92562

ROYBAL JUSTINE H
9235 TEPHRA AVE NW
ALBUQUERQUE NM 87120-1059

ROYBAL MATTHEW P
960 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

ROYBAL MATTHEW P & TOBY L
ROYBAL
636 VERMILION CT NW
ALBUQUERQUE NM 87120

ROZZI DEBORAH Y
828 EKARMA DR NW
ALBUQUERQUE NM 87120

RUBALCABA CHRISTIAN
8331 GARDENBROOK PL NW
ALBUQUERQUE NM 87120-5614

RUDIE ERIC P & LISA A TRUSTEES OF
TRUST OF RUDIE UNDER
DECLARATION OF TR
11308 NW 102ND ST
YUKON OK 73099

RUIZ ISRAEL J & DIONNE
2008 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

RUSH CONSTANCE M
8904 SUNDORO PL NW
ALBUQUERQUE NM 87120-2978

RUSSELL MARY L TRUSTEE RUSSELL
LVT
2120 CAVE CREEK LN NW
ALBUQUERQUE NM 87120-7420

RYAN DAVID E & RYAN DEBRA A
1623 TEMPEST DR NW
ALBUQUERQUE NM 87120

RYCROFT WILLIAM J & DEBORAH H
1001 KISKA ST NW
ALBUQUERQUE NM 87120

SAGE PATRICK J & MARINA
8901 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120-3243

SALAZAR BRIAN
5801 EUBANK BLVD NE APT 55
ALBUQUERQUE NM 87111-6183

SALAZAR KIM & GABRIEL G
8612 SUNDORO PL NW
ALBUQUERQUE NM 87120-1070

SALCIDO ARIEL & YVETTE M
9109 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120

RUEDA JOSE M & ARGELIA C
831 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

RUIZ ISRAEL J & DIONNE M
2008 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

RUSSELL DARRELL A & MERRITT SHARI
A
1619 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

RUTH CHRISTOPHER & BRITTANY
9116 BREEZY CT NW
ALBUQUERQUE NM 87120-4188

RYAN DUFFY G & JULIE K
1615 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

SAAVEDRA CHRISTOPHER J
9539 COLIMA AVE NW
ALBUQUERQUE NM 87120

SALAS ANTHONY
1043 PINATUBO PL NW
ALBUQUERQUE NM 87121

SALAZAR JACOB G & DOLORES C
9105 TIMBER RIDGE RD NW
ALBUQUERQUE NM 87120-0000

SALAZAR MONICA J & JUAN P
8220 TANGERINE PL NW
ALBUQUERQUE NM 87120

SALCIDO DOMINIC
9663 MIRASOL AVE NW
ALBUQUERQUE NM 87120

RUIZ HARRIET I
9335 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

RUIZ LUANNE FUENTES
8327 TANGERINE PL NW
ALBUQUERQUE NM 87120

RUSSELL DONALD E & LINDA E
TRUSTEES RUSSELL RVT
1404 WINDRIDGE DR NW
ALBUQUERQUE NM 87120-3893

RXA INC
523 CAMINO RIO VISTA
ESPANOLA NM 87532-3345

RYAN JAMES & BONNIE
9300 CUMULUS PL NW
ALBUQUERQUE NM 87120-3886

SAAVEDRA VICTOR L & SANTANITA
8036 AMY AVE NW
ALBUQUERQUE NM 87120

SALAS IRENE M
8435 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120-6589

SALAZAR KAREN K
646 CYAN CT NW
ALBUQUERQUE NM 87120-1134

SALAZAR ROBERT & CATHERINE M
1005 PINATUBO PL NW
ALBUQUERQUE NM 87120

SALCIDO JEREMY & HERNANDEZ
DIANDRA
701 FAIRCROFT RD NW
ALBUQUERQUE NM 87120

SALCIDO STEVEN C
8419 CRIMSON AVE NW
ALBUQUERQUE NM 87120

SALDANA ANTONIO H & LOURDES
9315 LAHAR AVE NW
ALBUQUERQUE NM 87120

SALE WILLIAM G III & ARTIE JUNE T
2243 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

SALINAS SEAN
8223 CRIMSON AVE NW
ALBUQUERQUE NM 87120-2200

SALINE JENNIFER L & JARED J
1816 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

SALTCLAH WALESTE M
1004 MAROA ST NW
ALBUQUERQUE NM 87120

SAMANIEGO DONALD P
604 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

SAMORA CASSANDRA D
924 TAMBORA ST NW
ALBUQUERQUE NM 87120-4177

SANCHEZ JOE A & ALICIA G
1705 SOPLO SE
ALBUQUERQUE NM 87123

SANCHEZ AMANDA C
1039 PACAYA DR NW
ALBUQUERQUE NM 87120

SANCHEZ ANDAMO P & JAMIE R
8032 GAVIN DR NW
ALBUQUERQUE NM 87120-5591

SANCHEZ BERNADETTE T
8915 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3999

SANCHEZ CARLOS J & CORREJO
ANDREA T
955 TAMBORA ST NW
ALBUQUERQUE NM 87120

SANCHEZ CLAUDIA LORENZA &
LLAMAS RAQUEL
9319 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7400

SANCHEZ COLE B
704 SANDY DR NW
ALBUQUERQUE NM 87120

SANCHEZ DEBRA R & ANDERSON
STACY L
9728 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

SANCHEZ DENNIS JR & JENNIFER P
832 MOLTEN PL NW
ALBUQUERQUE NM 87120-1742

SANCHEZ ERIC
1035 MARAPI ST NW
ALBUQUERQUE NM 87120

SANCHEZ GILBERT C & DARLENE M
PO BOX 6642
ALBUQUERQUE NM 87197

SANCHEZ GILBERT P
728 SANDY DR NW
ALBUQUERQUE NM 87120

SANCHEZ JERRY D & SHARLENE R
8009 SHEFFIELD PL NW
ALBUQUERQUE NM 87120

SANCHEZ JOE A
1705 SOPLO SE
ALBUQUERQUE NM 87123

SANCHEZ JOE A & ALICIA G
1705 SOPLO SE
ALBUQUERQUE NM 87123

SANCHEZ JOSE V & JASMIN
1620 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4183

SANCHEZ JOSEPH I SR
9012 SUNDORO PL NW
ALBUQUERQUE NM 87120-2979

SANCHEZ KEN & MARTINEZ CYNTHIA
9609 SUNDORO PL NW
ALBUQUERQUE NM 87120

SANCHEZ LORRAINE A
608 CYAN CT NW
ALBUQUERQUE NM 87120

SANCHEZ LOUISE
9535 COLIMA AVE NW
ALBUQUERQUE NM 87120

SANCHEZ NICHOLAS P
1908 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SANCHEZ NORMAN E & SHARON G
9215 ASHFALL PL NW
ALBUQUERQUE NM 87120

SANCHEZ PAUL J
9708 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

SANCHEZ REBECCA D
923 GALERAS ST NW
ALBUQUERQUE NM 87120

SANCHEZ REGINA
8720 ARKANSAS RD NW
ALBUQUERQUE NM 87120

SANCHEZ SILVINA A & VINCENT B
VARGAS
8119 CRIMSON AVE NW
ALBUQUERQUE NM 87120

SANCHEZ TAMARA L
9308 SILICA AVE NW
ALBUQUERQUE NM 87120

SANCHEZ TANYA L
1068 MAROA ST NW
ALBUQUERQUE NM 87120-0000

SANCHEZ TIM D & EMILY M
9016 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

SANCHEZ TIMOTHY J & LINDA A
9204 COLIMA AVE NW
ALBUQUERQUE NM 87120

SANCHEZ VICTOR L & CANDELARIA
TYM H
1924 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

SAND JEANNE & RAYMOND
8900 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

SANDERS ANTHONY & EBONY
1800 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

SANDOVAL ANITA L
619 CYAN CT NW
ALBUQUERQUE NM 87120

SANDOVAL DESIREE E
11 BARTONS LP
ESPANOLA NM 87532-9511

SANDOVAL GEOFFREY & KATHLEEN
9720 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

SANDOVAL REGINA R
1444 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

SANFORD HAROLD ALLEN & SALLY
MARIE
1609 TEMPEST DR NW
ALBUQUERQUE NM 87120-3979

SANTANA JOSE LUIS & PAOLA
804 SCORIA DR NW
ALBUQUERQUE NM 87120-1092

SANTILLANES DONALD T
923 VESUVIUS PL NW
ALBUQUERQUE NM 87120

SARGENT THOMAS L & VERA
1609 GALE CT NW
ALBUQUERQUE NM 87120

SARTORI JACQUELINE & BRIAN
1320 CIRRUS DR NW
ALBUQUERQUE NM 87120-3882

SAUNDERS JESSICA
9301 CINDER PL NW
ALBUQUERQUE NM 87120

SCARLOTT-MCCLINTOCK JEREMY K &
CORDOVA MALORI D
8908 ARKANSAS RD NW
ALBUQUERQUE NM 87120

SCHLENK GEORGE W
9623 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4193

SCHMITZ CHARLES & CAROLE
2043 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120-4290

SCHNEIDER COLLIN M
2817 ALVARADO DR NE
ALBUQUERQUE NM 87110-3229

SCHREINER ANTHONY M & GEORGIA Q
9201 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

SCHROCK DAVID O
808 EKARMA DR NW
ALBUQUERQUE NM 87120

SCHULTZ SARAH M % BLAIR GARY
8035 GAVIN DR NW
ALBUQUERQUE NM 87120

SCHUMAKER ROBERT & ROXANNE
8205 MANDARIN PL NW
ALBUQUERQUE NM 87120

SCHWARZWALDER RONALD &
THOMASON KAY L
1715 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

SCISSONS STEPHEN
9527 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

SEARCY BRIAN & JENNIFER J
1804 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SECRETARY OF HUD
4400 WILL ROGERS PKWY SUITE 300
OKLAHOMA CITY OK 73108-1870

SEDILLO PATRICK & RENEE
1319 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SEDILLO SEFERINO T & KARINA M C/O
MARTINEZ LILIANA
9309 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4226

SEGURA HEIDI M
9204 CUMULUS PL NW
ALBUQUERQUE NM 87120

SEGURA JOSEPH R
6451 MILNE RD NW
ALBUQUERQUE NM 87120

SEGURA VICTOR J & DIANE C
8612 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

SEIS STUART H & FLORENCE K
2108 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

SELTZER DARYL P TRUSTEE SELTZER
SEPERATE PROPERTY TRUST
166 S CITRUS AVE
LOS ANGELES CA 90036-3040

SENA ANDREW R & MONICA A
8332 GARDENBROOK PL NW
ALBUQUERQUE NM 87120

SENA CHRISTOPHER
9309 SUNDORO PL NW
ALBUQUERQUE NM 87120

SENA GABRIEL J
1023 KISKA ST NW
ALBUQUERQUE NM 87120

SENA JACOB A & CRYSTAL L
9636 KARTHALA AVE NW
ALBUQUERQUE NM 87120-2694

SENA JEFF & JEANEMARIA
1632 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

SENA KENDRICK A & PAIZ MARY ROSE
9631 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

SERNA JUANITO & RECIO DARLENE
1931 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

SERNA MARK A
9615 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120

SERNA PAUL A & CYNTHIA A
1723 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SERPA GARI J & SERPA GISELE C
9632 MIRASOL AVE NW
ALBUQUERQUE NM 87120

SERRANO LORENZO E
1920 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

SERVADIO DOMINICK JR & FERGER
SHARON K
9304 IRON CREEK LN NW
ALBUQUERQUE NM 87120

SERVAIS JAMES H & LEAH M
9636 KILAUEA AVE NW
ALBUQUERQUE NM 87120

SETO JIHSHANG
501 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

SEVERTSON STEVAN C & DEBORAH L
9205 BEAVER CREEK RD NW
ALBUQUERQUE NM 87120-0000

SHA ROGER
1852 SADDLE PARK PL
SAN JOSE CA 95138

SHAD LLC
1684 PACE RD NW
ALBUQUERQUE NM 87114

SHARENE KEMP
1055 MARAPI ST NW
ALBUQUERQUE NM 87120

SHARIFF SHELLINA & MOEZ & SHARIFF
SHANE & SHARIFF AYESHA
9740 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

SHAW RYAN PHILLIP & ASHLEY
ELIZABETH
9405 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

SHAW TANYA S
7415 BOXWOOD AVE NE
ALBUQUERQUE NM 87113-2049

SHELDON CHRISTOPHER D & REBECCA
L
839 EKARMA DR NW
ALBUQUERQUE NM 87120

SHELTON IGNATIUS CHAD
9220 CINDER PL NW
ALBUQUERQUE NM 87120

SHELTON LORI A
980 VILLARRICA ST NW
ALBUQUERQUE NM 87120-2995

SHELTON PETER C & MARISSA C
1724 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SHENG SENPENG
1478 W SWAN CT
CHANDLER AZ 85248-2371

SHEPHARD LEONARD N & MARIA L
9644 PAGO PL NW
ALBUQUERQUE NM 87120

SHEPHARD NATHAN & RUBIO MARIA
ELENA
9304 CUMULUS PL NW
ALBUQUERQUE NM 87120-3886

SHOGRY THEODORE E L & SHOGRY
MARGARET E NIETO TRUSTEES
SHOGRY TRUST
2208 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

SHURTLEFF TRACY WALLACE &
SHAREE R
9612 KARTHALA AVE NW
ALBUQUERQUE NM 87120

SIERRA MANDY & STEVEN
9211 CINDER PL NW
ALBUQUERQUE NM 87120

SIERRA MICHAEL
9227 TEPHRA AVE NW
ALBUQUERQUE NM 87120

SILVA ANDREW M & KAREN
8700 MESA RAIN RD NW
ALBUQUERQUE NM 87120

SILVA ANTHONY JR & MORGAN TONIA
9200 CINDER PL NW
ALBUQUERQUE NM 87120

SILVA BERNICE G
8335 GARDENBROOK PL NW
ALBUQUERQUE NM 87120

SILVA CARLOS M & ANN MARIE
9643 KARTHALA AVE NW
ALBUQUERQUE NM 87120

SILVA PETER P & ANGELA
860 MOLTEN PL NW
ALBUQUERQUE NM 87120-1742

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

SILVA SANDRA
8316 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

SIMCHAK RUDOLPH W & ROBIN
6715 CHAPINGO RD
RIO RANCHO NM 87144

SIMMONS TERESA M
9119 ASHFALL PL NW
ALBUQUERQUE NM 87120-1733

SIMON SETH LOGAN & BROOK
ALLISON
847 KIPUKA DR NW
ALBUQUERQUE NM 87120

SIMPSON CRAIG A & KAREN L
2104 CEBOLIA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

SLAUGHTER ROBERT & JENNIFER
9605 KARTHALA AVE NW
ALBUQUERQUE NM 87120

SLIM MARVIN
8319 TANGERINE PL NW
ALBUQUERQUE NM 87120

SMITH ANTOINETTE A & RANDY E
1615 RAIN PL NW
ALBUQUERQUE NM 87120

SMITH ARENCON MONICA &
TERRANCE A
8223 MANDARIN PL NW
ALBUQUERQUE NM 87120

SMITH BRET
8436 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

SMITH DANETTE M
619 VERMILION CT NW
ALBUQUERQUE NM 87120

SMITH GARY W & MICHELE A
1727 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

SMITH RICHARD W & CHRISTINA J
2232 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

SMITH TREVOR JONATHAN &
AMANDA
9523 COLIMA AVE NW
ALBUQUERQUE NM 87120

SMITH WILLIAM G & RODRIGUEZ
MARIBEL
640 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

SMRT CHARLES E & JULIE K
9215 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

SNELL ROANNA G
1435 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SNYDER JAMES C & MICHELLE A
JORDAN
816 SCORIA DR NW
ALBUQUERQUE NM 87120

SNYDER MARI-BETH
9540 VALLETTA AVE NW
ALBUQUERQUE NM 87120

SOKOLSKI CHERIE A ENO TR ENO RVT
2105 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7415

SOLANO RAFAELA & THOMAS P
1628 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120-3985

SOLINSKE DAVID H & JOHANNA L
2139 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7415

SOLIS JENNIFER N
8709 SANDWATER RD NW
ALBUQUERQUE NM 87120

SOLIS MARIBEL & SOLIS MARTIN S &
RITA E
9419 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120

SOLIS RENEE A
8432 CASA MORENA CT NW
ALBUQUERQUE NM 87120

SOLIS RICARDO E & JENNIFER N
8709 SANDWATER RD NW
ALBUQUERQUE NM 87120

SOLIS SHAD C & WINDY R
3705 ELLISON RD NW SUITE B1-501
ALBUQUERQUE NM 87114-7012

SOLORIO CARLOS M & JETTA ALISON
CIMINO
1000 PACAYA DR NW
ALBUQUERQUE NM 87120

SOMMER SUSAN M
2220 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

SORIA ERIKA
1632 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

SORIA-RIVERA HILDA IVETTE
9512 SUNDORO PL NW
ALBUQUERQUE NM 87120

SOTO ALVARO F & SANCHEZ AMBER N
835 MOLTEN PL NW
ALBUQUERQUE NM 87120

SOTO MATTHEW G
836 MOLTEN PL NW
ALBUQUERQUE NM 87120

SOUSA JOSHUA
9316 SILICA AVE NW
ALBUQUERQUE NM 87120

SPARKS ELIZA M
1024 TALANG ST NW
ALBUQUERQUE NM 87120

SPEAKMAN DARYL D & SPEAKMAN
SUSAN G TRUSTEES SPEAKMAN
FAMILY TRUST
2160 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

SPELLMAN HOWARD
5414 WOODLAKE
WOODLAND HILLS CA 91367

SPELLMAN HOWARD C/O VARELA
DAVID B & MONA
944 VILLARRICA ST NW
ALBUQUERQUE NM 87120

SPELLMAN HOWARD S
5414 WOODLAKE AVE
WOODLAND HILLS CA 91367-4154

SPENCER SANDRA R
9304 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4199

SPURLOCK DEREK M & MONICA A
9401 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

SRMOF 11 2012-1 TRUST C/O SELENE
FINANCE
9990 RICHMOND AVE SUITE 400
HOUSTON TX 77042-4546

ST MARTIN ROBIN L
8812 SUNDORO PL NW
ALBUQUERQUE NM 87120

STACKS NICOLE A
801 MIRASOL CT NW
ALBUQUERQUE NM 87120-1774

STALCUP KERSTIN E M & PETER M H
STALCUP
8200 TANGERINE PL NW
ALBUQUERQUE NM 87120

STANFILL DANIEL R & ANDREA L
1608 TEMPEST DR NW
ALBUQUERQUE NM 87120

STANLEY GAIL L & RYAN A
8004 SHEFFIELD PL NW
ALBUQUERQUE NM 87120

STANSEL STEPHEN W & ZAPATA LISSET
8415 BLUSH RD NW
ALBUQUERQUE NM 87120-5948

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87504-1149

STEFFENS LAWRENCE & NANCY
9304 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7401

STEIERT DEBRA A
1020 KANAGA DR NW
ALBUQUERQUE NM 87120

STEPHENS ANGELICA
8001 SMOKERISE AVE NW
ALBUQUERQUE NM 87120

STEPHENS LAWRENCE E & LENA C
2104 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

STEPHENSON HECTOR R
1019 MAROA ST NW
ALBUQUERQUE NM 87120-1075

STERN FLOYD H III & LYSA M
9515 THUNDER RD NW
ALBUQUERQUE NM 87120

STEVENS JOHN B TRUSTEE STEVENS
RVLT
9640 PAGO PL NW
ALBUQUERQUE NM 87120-2971

STEWART DANIEL A & LINDSEY G
8100 MANDARIN PL NW
ALBUQUERQUE NM 87120

STEWART DARRYL R & VERONICA L
2152 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

STEWART DOUGLAS E & REBECCA S
1916 REDONDO PEAK DR NW
ALBUQUERQUE NM 87120

STILL BROOKE HOMES INC
ATTN:SCOTT W HENRY
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

STILLBROOKE HOMES INC
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

STILLBROOKE HOMES INC C/O ATTN
SCOTT W HENRY
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

STINN KENNETH JOHN & ROSE MARY
1731 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

STIRES WENDY V & DAVID W
100 GOLD AVE SW APT 405
ALBUQUERQUE NM 87102-3478

STOCK WALTER & VIVIAN
PO BOX 1178
LAVEEN AZ 85339

STOCKS JONATHAN T & CATHERINE L
8920 ARKANSAS RD NW
ALBUQUERQUE NM 87120

STOFFLER SARAH A
983 MOLTEN PL NW
ALBUQUERQUE NM 87120

STONE JASON H & PANTEA ETMINAN
1136 MAKIAN PL NW
ALBUQUERQUE NM 87120

STORY LUTHER CHARLIE & JEAN
CANNINGTON TRUSTEES STORY RVT
2123 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7415

STOTT BUDDY W & MARLENE
9509 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

STOUT DEREK F
1036 PACAYA DR NW
ALBUQUERQUE NM 87120-1062

STUART THOMAS D & LINDA E
2136 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

SUBEDI PRAKAS
524 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

SUINA CECILIA R
9416 SUNDORO PL NW
ALBUQUERQUE NM 87120

SULLIVAN ROBERT F & THACKER IRVIN
D
8635 ANIMAS PL NW
ALBUQUERQUE NM 87120-4535

SULLIVAN SHAWN O & MURRAY
SARAH LORRIE
1028 KISKA ST NW
ALBUQUERQUE NM 87120

SULLO JOHN E & CHRISTINA L
9415 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

SUNDORO SOUTH HOMEOWNERS
ASSOCIATION
12809 DONETTE CT NE
ALBUQUERQUE NM 87112

SUNWEST TRUST AS CUSTODIAN FOR
JR FANELLI IRA
PO BOX 36371
ALBUQUERQUE NM 87176-6371

SWANSON DONNA JEAN
8620 ANIMAS PL NW
ALBUQUERQUE NM 87120-4536

SWEI LAN C
5160 E CHERYL PKWY APT 108
FITCHBURG WI 53711-7719

TADANO TORY & HANJOUL CHANTAL
623 SIENNA ST NW
ALBUQUERQUE NM 87120-5921

TAFOYA GENARO
5025 VALLE DEL SOL RD NW
ALBUQUERQUE NM 87105

TAFOYA K NICOLE & ESPINOZA ERIC T
9412 ASHFALL PL NW
ALBUQUERQUE NM 87120

TAFOYA MARK A
824 SANDY DR NW
ALBUQUERQUE NM 87120

TAFOYA PATRICIO A
8816 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

TALIDO SHEILA MAE S & TALIDO
NARIETO G & MANITA S
9000 GREEN MESA RD NW
ALBUQUERQUE NM 87120-4115

TALLON JOHN F & PAMELA E
2228 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7411

TALWAR MANDEEP S & NARANG
RAMNEEK
8728 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3975

TANG NANSHENG & JULIA Z
7911 HEDGEWOOD CIR
MASON OH 45040-6009

TANUZ CRYSTAL R & TANUZ BARBARA
A
9512 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

TAPIA MARSHA
2201 WEDGEWOOD CT NW
ALBUQUERQUE NM 87120

TAPIA RAMON CHRIS & CHARLOTTE M
8505 CLARKS FORK RD NW
ALBUQUERQUE NM 87120

TASCHNER JOHN CARROLL TRUSTEES
TASCHNER RVL T
2332 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120

TAVAREZ RAMON M
1401 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

TELLES ERNIE J & JUDY R
9315 ASHFALL PL NW
ALBUQUERQUE NM 87120

TELLES THOMAS P & ADELA
1631 TEMPEST DR NW
ALBUQUERQUE NM 87120

TELLEZ CAROLS A & LUCERO JENNIFER
L
9523 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

TELLEZ HERNESTO
8420 BLUSH RD NW
ALBUQUERQUE NM 87120-5923

TENNYSON JASON
601 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

TEOH HONGBEE & BINH LUU
PO BOX 9232
SAN JOSE CA 95157

TERAN WILLIE JR
1715 SUNNY MORNING DR NW
ALBUQUERQUE NM 87120

TERLIAJE NENITA DE JESUS
2308 WILDSTREAM ST NW
ALBUQUERQUE NM 87121

TERRELL CONNIE S
2116 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

TERRIEN JESSE J & MARQUEZ
MIRIAM N
1968 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4180

THLANDER WAYNE R & KRISTIN P
9315 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7410

THOMAS ANTHONY L & JAIME A
9301 TEPHRA AVE NW
ALBUQUERQUE NM 87120

THOMAS CARLOS & ARLINE
752 DORA CELESTE
LAS VEGAS NM 87701

THOMAS HENDERSON III & MATT
VICTORIA
PO BOX 4458
GLEN ALLEN VA 23058-4458

THOMASON JEFFERY
940 GALERAS ST NW
ALBUQUERQUE NM 87120

THOMPSON MICHAEL JOSEPH &
THOMPSON LORELEI CAYADITTO
9223 CINDER PL NW
ALBUQUERQUE NM 87120-1078

THOMPSON NANCY M & LAMAR M
1808 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

THORNTON DANIEL LEVI & DEBBIE
9600 KARTHALA AVE NW
ALBUQUERQUE NM 87120

THOSTENSON DEREK & ASHLEY
8801 ARKANSAS RD NW
ALBUQUERQUE NM 87120-3978

TIENSVOLD VALERIE
8200 MANDARIN PL NW
ALBUQUERQUE NM 87120

TIMMONS FRANKIE E & TIMMONS
BEVERLY J TRUSTEES TIMMONS
FAMILY RVT
9247 DEL WEBB LN NW
ALBUQUERQUE NM 87120

TIOU DJILBERT
1005 MAROA ST NW
ALBUQUERQUE NM 87120-1075

TIRALLA GABRIEL J
9112 SUNDORO PL NW
ALBUQUERQUE NM 87120

TJT GROUP
4131 BARBARA LP SE
RIO RANCHO NM 87124

TJT GROUP LTD
4131 BARBARA LP SE
RIO RANCHO NM 87124

TORRES ANDREW A
1424 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

TORRES ANGELICA D
859 KIPUKA DR NW
ALBUQUERQUE NM 87120

TORRES ANTHONY M
8661 ANIMAS PL NW
ALBUQUERQUE NM 87120

TORRES EZEQUIEL POBLANO &
KAWEHILANI L SEIULI
1332 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

TORRES FERNANDO III
8404 BLUSH RD NW
ALBUQUERQUE NM 87120

TORRES JAMES & KELLY
8501 CLARKS FORK RD NW
ALBUQUERQUE NM 87120-1813

TORRES JAMES C II & JEANNE C
1604 RAIN PL NW
ALBUQUERQUE NM 87120-4191

TORREZ ADRIAN & CHRISTAL
ARCHULETA
609 SIENNA ST NW
ALBUQUERQUE NM 87120

TORREZ BRANDON J & ABNEY CAITLYN
E
801 EKARMA DR NW BLDG B
ALBUQUERQUE NM 87120

TOSH SHAUN M
8301 MANDARIN RD NW
ALBUQUERQUE NM 87120

TOVAR VERONICA R
620 VERMILION CT NW
ALBUQUERQUE NM 87120

TRACY JOSEPH J TRUSTEE TRACY RVT
1001 PINATUBO PL NW
ALBUQUERQUE NM 87120

TRAN DEAN
3356 CHARTWELL ST
SAN RAMON CA 94583-3519

TRAN DUYEN
928 MOLTEN PL NW
ALBUQUERQUE NM 87120

TRAN HUNG & TUNU LE
13626 HEMWICK COVE DR
HOUSTON TX 77083

TRAN MINH D & KHOI T NGUYEN
8604 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

TRAN MY HANG
920 TUMULUS DR NW
ALBUQUERQUE NM 87120

TRAN NANCY
2611 GLEN COTSWOLD CT
SAN JOSE CA 95148

TRAN PHUONG
815 TUMULUS DR NW
ALBUQUERQUE NM 87120

TRAN TINH & CHAU TH NGUYEN
815 TUMULUS NW
ALBUQUERQUE NM 87120

TRANCHIDA JOHN R & LORRY M &
TRANCHIDA JOHN
9220 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4189

TRAVIS JASON & LINDSAY
8823 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3997

TREVIZO SEGURA RUBEN
515 PARKLAND VIEW ST NW
ALBUQUERQUE NM 87120

TRIHN DUNG C & TRAN THUAN T
1612 SUNNY MEADOWS DR NW
ALBUQUERQUE NM 87120

TRINH NANCY
1501 RAIN PL NW
ALBUQUERQUE NM 87120

TRINO RUSSELL & HAZEL FRANCISCO-
TRINO
1001 PACAYA DR NW
ALBUQUERQUE NM 87120-1063

TRUJILLO ANTOINETTE R & LYNNETTE
M TRUJILLO
1109 TOKACHI DR NW
ALBUQUERQUE NM 87120-1061

TRUJILLO BRITTANY C
823 EKARMA DR NW
ALBUQUERQUE NM 87120

TRUJILLO GARY LEE JR & OLIVIA
ANTONIA LOVATO
808 SANDY DR NW
ALBUQUERQUE NM 87120-4309

TRUJILLO GILBERT V & ADELICIA C
604 CYAN CT NW
ALBUQUERQUE NM 87120-1134

TRUJILLO JESSICA A
8320 TANGERINE PL NW
ALBUQUERQUE NM 87120

TRUJILLO KIMBERLEE C
2324 ARROYO FALLS ST NW
ALBUQUERQUE NM 87120-3267

TRUJILLO LYNNETTE M
1047 PACAYA DR NW
ALBUQUERQUE NM 87120

TRUJILLO MARK G & MARY L OWEN
823 MOLTEN PL NW
ALBUQUERQUE NM 87120

TRUJILLO MARY A
508 CORAL CT NW
ALBUQUERQUE NM 87120

TRUJILLO MATTHEW J & ALICIA A
9300 TEPHRA AVE NW
ALBUQUERQUE NM 87120

TRUJILLO MONICA L
2315 WILDSTREAM ST NW
ALBUQUERQUE NM 87120

TRUJILLO MONIQUE A & RICHARD J
1609 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

TRUJILLO RAYMOND & MICHELLE
9632 ENTRADA VISTA AVE NW
ALBUQUERQUE NM 87120-1764

TRUJILLO RICHARD J & MONIQUE A
1609 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120-4186

TRUJILLO RODNEY F & MARY L
515 CORAL CT NW
ALBUQUERQUE NM 87120

TRUJILLO THOMAS N
6605 SILKWOOD AVE NW
ALBUQUERQUE NM 87121

TRUS CHRIS
1027 KANAGA DR NW
ALBUQUERQUE NM 87120-2976

TSINIGINE PRICILLA
1720 CLOUDBURST DR NW SUITE 180
ALBUQUERQUE NM 87120

TUCHOLKE RACHELLE L
8300 MANDARIN PL NW
ALBUQUERQUE NM 87120

TUCKER JOSEPH L & YVONNE
1701 CLOUD BURST DR NW
ALBUQUERQUE NM 87120

TULIPANE JEREMY & VALERIE ANN
812 SERRANO POINTE NW
ALBUQUERQUE NM 87120

TUNNELL RONALD & JUDITH
824 SERRANO POINT NW
ALBUQUERQUE NM 87120-1775

TURNER ANTHONY D & JAIME J C/O
GAUBA AMIN R & AFSAR REEMA S
9200 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4189

TWINING JOHN E & YAFEI
1005 MARAPI ST NW
ALBUQUERQUE NM 87120

TYLER REGINALD L
1027 PINATUBO PL NW
ALBUQUERQUE NM 87120

ULIBARRI AMANDA J
9405 SUNDORO PL NW
ALBUQUERQUE NM 87120-2985

ULIBARRI RAY R & MIRANDA ORTIZ
ULIBARRI
9501 CANTARIELLO CT NW
ALBUQUERQUE NM 87120

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

UNITED STATES OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120-2069

UNITED STATES OF AMERICA C/O
PETROGLYPH NAT'L MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120-2069

UPSHAW JAMES & KATHERINE
9105 ASHFALL PL NW
ALBUQUERQUE NM 87120

URBAN DAVID R & JILL
120 MUSTANG DR
SOCORRO NM 87801

URBAN VIVIAN & DURAN CATHERINE
MARIE
816 SERRANO POINTE ST NW
ALBUQUERQUE NM 87120

URBINA ANGEL & RUTH E CASTRODAD
9719 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120

URQUIDEZ RALPH & SANDRA
8624 ANIMAS PL NW
ALBUQUERQUE NM 87120

US BANK NATIONAL ASSOCIATION
TRUSTEE
5720 PREMIER PARK DR
WEST PALM BEACH FL 33407-1610

US BANK TRUSTEE FOR JP ALT 2006-S2
1001 SEMMS AVE
RICHMOND VA 23224-2245

US BANK TRUSTEE SRMOF II 2012-1
TRUST
9990 RICHMOND AVE SUITE 400
HOUSTON TX 77042-4546

VALDEZ ALONZO L & VALDEZ MARIA F
& EDWARD L
9648 MIRASOL AVE NW
ALBUQUERQUE NM 87120

VALDEZ ARTHUR MICHAEL & VALDEZ
CHRISTINE ELAINE
9539 CANTARIELLO CT NW
ALBUQUERQUE NM 87120-2994

VALDEZ BRIAN
816 ZIMINA DR NW
ALBUQUERQUE NM 87120-1859

VALDEZ DANNY & REINA A
1732 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VALDEZ DAVID R JR & RUBY E
939 VESUVIUS PL NW
ALBUQUERQUE NM 87120

VALDEZ ELVA L & ELAINE A
1015 KISKA ST NW
ALBUQUERQUE NM 87120

VALDEZ FIDEL R
9312 CINDER PL NW
ALBUQUERQUE NM 87120

VALDEZ FRANK J & CELENA C
8700 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

VALDEZ KRISTEN M
800 SCORIA DR NW
ALBUQUERQUE NM 87120

VALDEZ LOURDES B
1027 TALANG ST NW
ALBUQUERQUE NM 87120-1066

VALDEZ TOM & BETTY M &
ARCHUNDE LORENZO & BILLYE J
8339 CRIMSON AVE NW
ALBUQUERQUE NM 87120

VALENCIA BERLINA C & LOPEZ
CYNTHIA R
9608 MIRASOL AVE NW
ALBUQUERQUE NM 87120

VALENCIA JIMMYRAY J & ANGEL L
1719 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VALENZUELA STEVE & JEANNE
1600 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VALLEJOS ESQUIVEL LINDA
647 VERMILION CT NW
ALBUQUERQUE NM 87120

VALLEJOS PASQUAL & JULIA
9524 CANTARIELLO CT NW
ALBUQUERQUE NM 87120-2992

VALLEJOS PAULA M
8216 MANDARIN PL NW
ALBUQUERQUE NM 87114

VAN DISCO ALEX & SUSAN
8809 SANDWATER RD NW
ALBUQUERQUE NM 87120-3248

VAN STONE RANDALL & CARMEN
1827 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VAQUERA ELIZABETH & ROMERO
DANIELLE
9612 MIRASOL AVE NW
ALBUQUERQUE NM 87120

VARELA DAN F & IRENE Y
8701 SANDWATER RD NW
ALBUQUERQUE NM 87120

VASQUEZ AARON R & LORETTA A
9635 PAGO PL NW
ALBUQUERQUE NM 87120

VASQUEZ DAVID R & CARMEN C
13576 MILLPOND WAY
SAN DIEGO CA 92129

VASQUEZ ELIZABETH D & SIERRA
VENESSA
9620 MIRASOL AVE NW
ALBUQUERQUE NM 87120

VASQUEZ GILBERT
9220 COLIMA AVE NW
ALBUQUERQUE NM 87120

VASQUEZ STEVEN & DEANNA
MAUREEN
9309 TEPHRA AVE NW
ALBUQUERQUE NM 87120

VELASQUEZ DORIS G & MORA LUIS A
639 CYAN CT NW
ALBUQUERQUE NM 87120

VERA ROJAS GUILLERMO A
1508 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VERNON RHONDA D
8424 SCARLET PL NW
ALBUQUERQUE NM 87120-5100

VICTORINO SHEILA M
1047 MAROA ST NW
ALBUQUERQUE NM 87120-1075

VIGIL DANIEL JAMES & CHARISIMA A
1704 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

VIGIL GREGORY J & ROBERTA G
PO BOX 67843
ALBUQUERQUE NM 87123-7843

VIGIL JESSE A JR & BETHANY
1340 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

VIGIL JIMMY M & STACEY M
8031 ELIJAH CT NW
ALBUQUERQUE NM 87120

VIGIL KENNETH A & ANITA Y
3005 PUEBLO GRANDE
SANTA FE NM 87507

VIGIL LARRY J
1044 KISKA ST NW
ALBUQUERQUE NM 87120

VIGIL LISA M
8009 AMY AVE NW
ALBUQUERQUE NM 87120

VIGIL MARIO J & YARA STEPHANIE M
1600 GALE CT NW
ALBUQUERQUE NM 87120

VILLALOBOS ARACELI H
9227 ASHFALL PL NW
ALBUQUERQUE NM 87120

VILLALOBOS GEORGE C/O
ALBUQUERQUE HOMES LLC # 102-2
2003 SOUTHERN BLVD SE
RIO RANCHO NM 87124-3751

VILLANUEVA CARLOS J & BERNADETTE
L
9519 THUNDER RD NW
ALBUQUERQUE NM 87120

VILLEGAS ANNA
1036 MARAPI ST NW
ALBUQUERQUE NM 87120

VILLEGAS DIANE
9516 SUNDORO PL NW
ALBUQUERQUE NM 87120-2986

VINCENT MATTHEW RAMSEY &
CANDICE ANN
8031 GAVIN RD NW
ALBUQUERQUE NM 87120-5592

VITT MARY J
8312 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

VO JIMMY & TIFFANY VONG & VO
JULIE & VO JENNIFER & VO JEANIE
927 KIPUKA DR NW
ALBUQUERQUE NM 87120-1087

VU THANH TRUONG & CHI L
8032 AMY AVE NW
ALBUQUERQUE NM 87120-5563

WADDLES NAOMI & RALPH WADDLES
655 VERMILION CT NW
ALBUQUERQUE NM 87120

WAGELEY KIMBERLY I & SHAWN A
9505 THUNDER RD NW
ALBUQUERQUE NM 87120

WAGSTAFF DONALD F & BERTA
TRUSTEES WAGSTAFF LVT
PO BOX 66775
ALBUQUERQUE NM 87193

WALDO EDWARD P & ANNA M SALAS-
WALDO
989 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

WALKER RONALD L & FRANCES T
TRUSTEES WALKER FAMILY TRUST
816 SANDY DR NW
ALBUQUERQUE NM 87120

WALLACE MICHAEL A
8328 CASCADE PARK AVE NW
ALBUQUERQUE NM 87120

WAN GUANGHUA & LIU YU & LIU
CHANG
856 MOLTEN PL NW
ALBUQUERQUE NM 87120

WAN JAMES S
600 VERMILION CT NW
ALBUQUERQUE NM 87120

WANG YIFENG
10200 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-3219

WANYA RENEE L
819 EKARMA DR NW
ALBUQUERQUE NM 87120

WARFIELD STEPHEN C & SANDRA C
BEACH-WARFIELD
8340 MILLSTREAM PL NW
ALBUQUERQUE NM 87120-5610

WARREN CANDIDA R
2143 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

WARREN JOHNNY L
991 MOLTEN PL NW
ALBUQUERQUE NM 87120

WASSON ERIC A & TERESA M
9008 FENTON LAKE RD NW
ALBUQUERQUE NM 87120

WATERS JR GORDON B & JOY-WATERS
TERAISHA M
836 ZIMINA DR NW
ALBUQUERQUE NM 87120

WAYNE ADELINA
956 VILLARRICA ST NW
ALBUQUERQUE NM 87120

WEAVER DAVID
8108 TANGERINE PL NW
ALBUQUERQUE NM 87120

WEAVER SPENCER L & SHERRIE LINN
9409 ASHFALL PL NW
ALBUQUERQUE NM 87120

WEBER ANTHONY
615 CYAN CT NW
ALBUQUERQUE NM 87109

WEED JEREMY BROOKS
8909 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3999

WEI FENG
2361 FORBES AVE
SANTA CLARA CA 95050

WEINMAN LISA M
639 PAINTED SKY PL NW
ALBUQUERQUE NM 87120-6122

WELCH STEPHANIE & WELCH NICOLE
1619 WINDRIDGE DR NW
ALBUQUERQUE NM 87120

WELLS FARGO BANK NA TRUSTEE
FLORES IRRVT
PO BOX 1968
ALBUQUERQUE NM 87103-1968

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

WESTERN ALBUQUERQUE LAND
HOLDINGS LLC C/O GARRETT
DEVELOPMENT CORPORATION
6900 E CAMELBACK RD SUITE 607
SCOTTSDALE AZ 85251-8044

WESTLEY KEVIN D & KRISTEN B
8801 SANDWATER RD NW
ALBUQUERQUE NM 87120-3248

WESTON JOHN T & ROSE MARIE
9209 ASHFALL PL NW
ALBUQUERQUE NM 87120

WHEAT BARBARA S
951 GALERAS ST NW
ALBUQUERQUE NM 87120

WHITE BRAULIA J & NATHAN B
636 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

WHITENER FREIDA & WINN LINDA
1615 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

WHITING ROBERT
9305 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4226

WHITMAN PATRICIA E
1600 TEMPEST DR NW
ALBUQUERQUE NM 87120

WHITNEY LAUREL FONTAIN
9320 COLIMA AVE NW
ALBUQUERQUE NM 87120

WIESELER ROBERT J & MARILYN J
1709 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

WILLIAMS JULIAN A & JESSICA A
9474 RED ARROYO
ALAMOGORDO NM 88310-8615

WILLIAMS KENNETH D
705 WALNUT HOLLOW DR
MANSFIELD TX 76063

WILLIAMS SARAH M & JOSHUA D
8905 ZEPHYR PL NW
ALBUQUERQUE NM 87120-3999

WILLIAMS STEVE A
1620 TEMPEST DR NW
ALBUQUERQUE NM 87120

WILLOUGHBY KELBY D & APODACA
ADRIANNE P
827 KIPUKA DR NW
ALBUQUERQUE NM 87120-1089

WILMINGTON SAVINGS FUND SOCIETY
FSB CHRISTIANA TRUST TRUSTEE BCAT
2015-13BTT
9990 RICHMOND AVE SO SUITE 400
HOUSTON TX 77042-4546

WILSON JAMES J II
1020 PACAYA DR NW
ALBUQUERQUE NM 87120

WILSON KEITH B & CAROLYN S
8343 MILLSTREAM PL NW
ALBUQUERQUE NM 87120-5608

WILSON NATALIE B & THOMAS
8919 CLOUDY RD NW
ALBUQUERQUE NM 87120

WILSON RICHARD W JR & DEDRIA R
TRUSTEES WILSON RVT
8332 CASCADE PARK AVE NW
ALBUQUERQUE NM 87120-6523

WILSON SAM V & SUSAN P
2112 CAVE CREEK LN NW
ALBUQUERQUE NM 87120-7420

WILSON WHITNEY R & JONATHAN T
1601 TEMPEST DR NW
ALBUQUERQUE NM 87120

WILSON WILLIAM A & JULIE A
1412 WIND RIDGE DR NW
ALBUQUERQUE NM 87120

WINFIELD MIKE E
708 SANDY DR NW
ALBUQUERQUE NM 87120

WINGENBACH CHAD E & DORINDA A
647 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

WINSLOW ANTHONY
816 EKARMA DR NW
ALBUQUERQUE NM 87120-1857

WOLFE KURT DOUGLAS
9216 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

WOLL DENNIS M & MONA REY
1608 RAIN PL NW
ALBUQUERQUE NM 87120

WOODS DALE O & KAREN A
2235 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7412

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

WORRALL GERALD C & FRIEDA R
1039 PINATUBO PL NW
ALBUQUERQUE NM 87120

WRIGHT CHESTER W & DONNA J
8600 DESERT RAIN DR NW
ALBUQUERQUE NM 87120

WRIGHT RICHELLE M
9520 CANTARIELLO CT NW
ALBUQUERQUE NM 87120-2992

WYLIE JAMES D
9300 SUNDORO PL NW
ALBUQUERQUE NM 87120

XUE BIN
860 KIPUKA DR NW
ALBUQUERQUE NM 87120-1086

YAKLIN ALLAN CLAIR & MELISSA ANN
TRUSTEES YAKLIN RVT
1309 CIRRUS DR NW
ALBUQUERQUE NM 87120

YANNIZZI BARBARA J
932 TAMBORA ST NW
ALBUQUERQUE NM 87120

YAZZIE DOROTHY M
9315 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4226

YAZZIE HAROLD J & JOE BENITA K
832 ZIMINA DR NW
ALBUQUERQUE NM 87120

YAZZIE JANICE
8440 SPRINGCROFT RD NW
ALBUQUERQUE NM 87120

YE TAO
6810 AIRLINE RD
DALLAS TX 75205

YE TAO & XIYUAN MAN
6810 AIRLINE RD
DALLAS TX 75205

YEE RAYMOND
820 SCORIA DR NW
ALBUQUERQUE NM 87120-1092

YEPA GARRON & YEPA ANTHONY
8019 ELIYAH CT NW
ALBUQUERQUE NM 87120

YOUNG ANNE
2304 WESTCREEK PL NW
ALBUQUERQUE NM 87120

YOUNG CLARA M
2132 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120-7416

YOUNG JOHN SAMUEL III
2147 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7404

ZAGONE MICHAEL A & DEBORAH K
2100 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120-7403

ZAGORSKI MARIANNE C
9315 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120

ZAHIROVIC MUSTAFA & EMINA
9200 SUNDORO PL NW
ALBUQUERQUE NM 87120-2981

ZAMBRANO DIEGO & NICOLE
9300 ASHFALL PL NW
ALBUQUERQUE NM 87120

ZAMEL ENTERPRISES LP
4201 WOODMAN AVE
SHERMAN OAKS CA 91423-4333

ZAMORA ANASTACIO & CAROL
8704 MESA RAIN RD NW
ALBUQUERQUE NM 87120-3261

ZAMORA ANASTACIO & YVONNE D
1424 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ZAMORA JUANITA B
1440 SUMMER BREEZE DR NW
ALBUQUERQUE NM 87120

ZAPPIA TINA C/O PHILLIPS MATT &
ANNA S
8439 CASA AMARILLA RD NW
ALBUQUERQUE NM 87120

ZHANG CANCAN
984 MOLTEN PL NW
ALBUQUERQUE NM 87120-1740

ZHOU LING
9604 KILAUEA AVE NW
ALBUQUERQUE NM 87120

ZHOU YUE
8712 HAMPTON AVE NE
ALBUQUERQUE NM 87122

ZHUANG HUA
2336 ARROYO FALLS ST NW
ALBUQUERQUE NM 87114

ZIGMOND KEVIN DANIEL
9676 MIRASOL AVE NW
ALBUQUERQUE NM 87120-1772

ZILER RAYMOND E & CATHERINE
TRUSTEES ZILER TRUST
2136 GOOSE LAKE TRL NW
ALBUQUERQUE NM 87120-7414

ZIMITSKI DEWAYNE J & BARBARA A
PO BOX 35683
ALBUQUERQUE NM 87176

ZIMPELMAN DANIEL J & GRAYDEN
JESSICA M
1139 PACAYA DR NW
ALBUQUERQUE NM 87120-1064

ZITKUS JOSEPH & JULIE
2301 WATERSHED DR NW
ALBUQUERQUE NM 87120