

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
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## OFFICIAL NOTIFICATION OF DECISION

January 10, 2019

City of Albuquerque, Planning  
David S. Campbell  
600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**Project #2018-001843**  
RZ-2018-00057 – Text Amendment to the IDO  
(Phase 2 Zoning Conversions, Batch 1)

### LEGAL DESCRIPTION:

Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 122 properties submitted to the Phase 2 zoning conversion process pursuant to Council Bill R-18-29 (Enactment R-2018-019).  
Staff Planner: Catalina Lehner

PO Box 1293

On January 10, 2019 the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval of Project 2018-001843/RZ-2018-00057, text amendments to the Integrated Development Ordinance (IDO, Phase 2 Zoning Conversions, Batch 1) to the City Council, based on the following findings:

### FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for legislative adoption of zoning conversion rules for 122 properties located city-wide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).
2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.
3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the following five categories outlined in Resolution 18-29:
  - A. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
  - B. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

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- C. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
  - D. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
  - E. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.
- 4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.
  - 5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion rules: "base zones" from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.
  - 6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
  - 7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.
  - 8. The request furthers the following, applicable goal and policy pairs from Comprehensive Plan Chapter 4-Community Identity:
    - A. **Goal 4.1-Character:** Enhance, protect, and preserve distinct communities.  
**Policy 4.1.4-Neighborhoods:** Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.  
The request will make zoning and land use patterns in communities more transparent, accurate, and contextually compatible, which will help to enhance, protect, and preserve distinct communities, neighborhoods, and established, traditional communities.
    - B. **Goal 4.2-Process:** Engage communities to identify and plan for their distinct character and needs.  
**Policy 4.2.2- Community Engagement:** Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.  
An extensive public outreach effort to engage communities is part of the request (see also

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Section III of this report). The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2).

9. The request furthers the following, applicable policies from Comprehensive Plan Chapter 4-Community Identity:

- A. Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
- B. Policy 4.1.2-Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). Regarding vacant land, the request will encourage development that is consistent with the distinct character of communities (Policy 4.1.1).

10. The request furthers the following, applicable Goal and policy from Comprehensive Plan Chapter 5-Land Use:

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request will generally foster communities where residents can live, work, learn, shop, and play because it will convert mismatched zoning to zone districts that serve as transitions between zones of different intensities and that allow a mix of uses, including uses that provide services for residential areas.

- B. Policy 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
  - c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
  - h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will contribute to creating healthy, sustainable, and distinct communities with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. In addition, the request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established

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residential development patterns. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development.

**11. The request furthers the following, applicable goal and policies from Comprehensive Plan Chapter 5-Land Use, pertaining to City Development Areas:**

**A. Goal 5.6-City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**B. 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.

Batch 1 of the Phase 2 Zoning Conversion process contains 14 properties in an Area of Change. The proposed zoning conversions will result in zoning and land uses that are compatible with surrounding development and therefore will reinforce the character of the area in Areas of Consistency and allow for growth and compatibility in Areas of Change. Specifically, the request will direct more intense development and redevelopment to occur where existing infrastructure and community services exist, where change is encouraged.

**C. Policy 5.6.3-Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Batch 1 of the Phase 2 Zoning Conversion process contains 108 properties in an Area of Consistency. The proposed zoning conversions will establish appropriate zone districts that protect and enhance the character of existing single-family neighborhoods and areas outside of Centers and Corridors.

**12. The request furthers the following, applicable Goal, policies, and actions from Comprehensive Plan Chapter 5-Land Use, pertaining to implementation and regulatory alignment:**

**A. Goal 5.7-Implementation Processes:** Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

**B. Policy 5.7.2-Regulatory Alignment:** Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

**c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.**

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The request will serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this will move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development.

13. The request implements Actions 5.7.2.16 and 5.7.2.17 of the Comprehensive Plan:

**Action 5.7.2.16:** Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

**Action 5.7.2.17:** Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

These actions were specifically added to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

14. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:

- A. **Nonconforming Uses:** For the 22 properties that qualify based on nonconforming uses, these zoning conversions will establish a zone district that is appropriate for the context and that allows existing nonconforming uses.
- B. **Voluntary Downzones:** For the 83 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.
- C. **Floating Zone Lines:** For the 4 properties that qualify based on floating zone lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.
- D. **Undeveloped Prior SU-1 & RD:** For the 12 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.
- E. **Size Thresholds in PD & NR-BP:** For the 8 properties that qualify based on size thresholds in PD & NR-BP, these zoning conversions will establish a zone district that is appropriate for the context and that matches existing uses.

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15. Regarding the criteria of Resolution 18-29, the request meets the intent of the Land Use chapter of the Comprehensive Plan as follows:
  - A. **Nonconforming Use:** For the 9 properties in Areas of Change that qualify based on nonconforming uses, the zoning conversions allow existing uses to continue and expansions or redevelopment to occur over time.
  - B. **Undeveloped Prior SU or RD:** For the 4 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development of non-residential and mixed uses in zone districts compatible with surrounding development.
  - C. **Size Threshold in PD & NR-BP:** For the 1 property in an Area of Change that qualifies based on the size threshold in the NR-BP zone, the zoning conversion allows the existing use on the premises to continue and expansions or redevelopment to occur over time.
16. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including articles, announcements, meetings, presentations, and a mail insert.
17. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.
18. Additional notification consisted of an article published in the Neighborhood News in January 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on December 10, 2018 and January 3, 2019.
19. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at four neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, and Near North Valley NA.
20. As of this writing, Staff has not received any comments. There is no known support or opposition to the request.
21. There are concerns about how future planning and development decisions will be affected by the creation of “checkerboard” or “Swiss cheese” zoning patterns in particular neighborhoods. City Council should consider how zoning patterns affected by these Phase 2 zoning conversions will affect future development decisions, including both future zone map amendment requests that implicate a spot zone and site plan requests. Long-range planning efforts should address these concerns in Community Planning Area assessments for neighborhoods during comprehensive planning efforts.

The EPC’s recommendation will be forwarded to the City Council for consideration to adopt legislation. As the land use, planning, and zoning authority for the City, City Council has the final decision on Text Amendments to the IDO. It is not possible to appeal EPC recommendations to City Council. The request will next be heard and considered by the City Council’s Land Use, Planning, and Zoning Committee,

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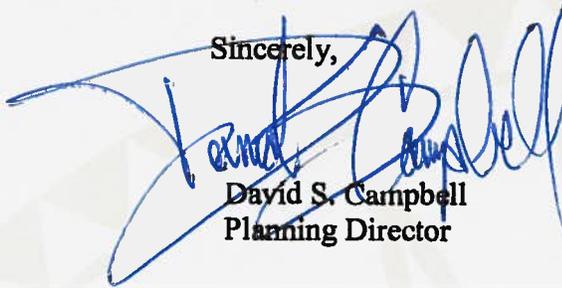
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where there will be an additional opportunity for public comment. When the request is heard by the full City Council prior to a final decision, there will be a final opportunity for public comment.

Sincerely,



David S. Campbell  
Planning Director

DSC/CL

cc: COA Planning Department, Attn: Mikaela Renz-Whitmore, 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Fl., ABQ, NM 87102  
John Dubois, [jdubois@cabq.gov](mailto:jdubois@cabq.gov)  
Wayne Berube, 10410 Oso Grande Rd. NE, ABQ, NM 87111  
James Montalbano, 1409 Silver Ave SE, ABQ, NM 87106  
Richard Hallett, 2122 Coal Pl. SE, ABQ, NM 87106  
Carol Ambabo, 8921 Glendale Ave. NE, ABQ, NM 87122  
**cc: LIST CON'T SEE ATTACHED LIST**

The following individuals are Neighborhood Association (NA) Representatives and will receive the Notice of Decision for Project #2018-001843 RZ-2018-00057 – Text Amendment to the IDO (Phase 2 Zoning Conversions, Batch 1) via the email address on file with the Office of Neighborhood Coordination (ONC). This list includes all NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives since that date. An asterisk (\*) indicates individuals who are new or whose contact information or the NA they represent may have changed since the application for this project was submitted. This list includes email addresses for NAs not associated with a name; in this case, the NA name is listed in both columns of the table.

Name	Neighborhood Association Name
Jonathan Abdalla	La Luz Landowners Assn
Colin Adams	Altura Addition NA
Kathy Adams	La Luz Landowners Assn
Vivienne Affat*	Oso Grande NA
Fred Aiken	Academy Acres North NA
Elizabeth Aikin	Kirtland Community Assn
Vanessa Alarid	Quaker Heights NA
Ruben Aleman	Parkway NA
Michael Alexander*	Cibola NA
Deborah Allen	Huning Castle NA
Elisha Allen	Summit Park NA
Harrison (Tai) Alley	Vecinos Del Bosque NA
Carol Ambabo	North Albuquerque Acres Community Assn
Lucy Anchondo	Avalon NA
Tom Anderson	Paradise Hills Civic Assn
Bonnie Anderson	Huning Highland Hist District Assn
Andy Apple	South Guadalupe Trail NA
Julia Archibeque-Guerra	Barelas NA
Matthew Archuleta	Westgate Heights NA
Allan Armenta*	Story Rock HOA
Jessica Armijo	Loma Del Rey NA
Frances Armijo	South Broadway NA
Bruce Armstrong	Santa Fe Village NA
Heather Arnold	Old Town Business Assn Inc
Lucy Arzate-Boyles	Stinson Tower NA
Jayne Aubele	The Courtyards NA
Jeanette Baca	Alamosa NA
Johanna Bair	Mile Hi NA
Beth Baker	Oso Grande NA
Charles Bates	Wildflower Area NA
Ava Battaglia	Vista Magnifica Assn
Curtis Bayer	Nob Hill NA
Patricia Ann Beck	Bear Canyon NA
Paul Beck	Comanche Foothills NA
Monique Bell	Semillas y Raices N'hood Community Group
Christine Benavidez	N Edith Commercial Corridor Assn
Karl Benedict*	Heritage East Assn of Residents
Susan Bennett	Netherwood Park NA
Steven Beresh*	Casa Pacifica Condo HOA Inc
Gary Beyer	Enchanted Park NA
Peggy Biedermann	Cactus Ridge NA
Patricia Bird	Quail Ridge HOA
Thomas Borst	Tres Volcanes NA
Karon Boutz	Los Poblanos NA
Lloyd William Bower*	Aliso Nob Hill HOA Inc
Levi Bowman	Story Rock HOA

Name	Neighborhood Association Name
Tasha Brachle	New Vistas Subdivision HOA Inc
Heather Brislen*	South Guadalupe Trail NA
Isaac Brito	Villa Del Rio HOA
Erin Brizuela*	Embudo Canyon HOA, Story Rock HOA, Torretta Oeste HOA
Ed Browitt*	Comanche Foothills NA
Clark Brown	Highland Business and NA Inc
Kimberly Brown	Kirtland Community Assn
Robert Brown	San Jose NA
Susan Brumbaugh	Campus NA
Karen Buccola	Ladera West NA
Harvey Buchalter	Huning Castle NA
Steven Budenski	West Mesa NA
Christine Burrows	Lee Acres NA
Euca Burrows White	Vista Montecito HOA Inc
Christy Burton	Heritage Hills NA
Darcy Bushnell	Alvarado Park NA
Isabel Cabrera	Clayton Heights Lomas del Cielo NA
Monica Camarillo	Antelope Run NA
Betty Campbell	Keystone Park HOA
Timothy Carlton-McQueen	McDuffie Twin Parks NA
Nanci Carriveau	North Wyoming NA
Ann Carson	Huning Highland Hist District Assn
Ronald Casias	Silver Platinum Downtown NA
Arina Caster*	Anderson Heights Master Assn Inc, Orchards at Anderson Heights SubAssn Inc
Larry Caudill	Wildflower Area NA
Rosemary Chabala*	Casa Pacifica Condo HOA Inc, Quivera Estates HOA
Michael Chase	Ocotillo HOA
Mary Jo Chavez	Cottonwood Trails HOA
Donna Chavez	Little Turtle HOA Inc, Richland Hills HOA, Cimino Compound Owners Assn Inc, Quivera Estates HOA
Phyllis Chavez	Onate NA
Tony Chavez	Skyview West NA
Michael Chavez	Vista Montecito HOA Inc
Sunny Chirieleison*	Campus NA
Cecilia Brooke Choika	Parkland Hills NA
Lynda Chrisman	North Hills NA
Chris Christy	El Camino Real NA
Peggy Clark	Highlands North NA
Julia Clarke	Gardens on the Rio Grande HOA
Andrea Cobb	Quail Ridge HOA
James Cochran	Four Hills Village HOA
Catherine Cochran	Juan Tabo Hills NA
John Coffman	Trementina HOA

Name	Neighborhood Association Name
Steven Collins*	Ladera West NA
Tim Conklin	Las Casitas Del Rio HOA
Peter Conlin	Seven Bar North HOA
Matthew Connelly	Glenwood Hills NA
Jackie Cooke	The Courtyards NA
Doug Cooper	Los Volcanes NA
Kim Corcoran	Montecito Estates Community Assn
Jack Corder	Seven Bar North HOA, Vista De La Luz HOA
Patricia Cotterell	Mossman South NA
Donald Couchman	Academy Hills Park NA
Debra Cox	Rancho Sereno NA
Patricia Cream	Del Bosque HOA Inc
Jeanne Cunion	Prospector's Point Condo Assn Inc
Karen Cunningham	Comanche Foothills NA
John Dailey	Richland Hills HOA
Melissa David	Ocotillo HOA
Kate Davis	Del Bosque HOA Inc
Christine Davis	Molten Rock NA
W. Chris Davis	Sonora HOA
Richard Davis	Villa Del Rio HOA
Nita Day	Las Casitas Del Rio Unit 2 Subdivision HOA
Susan Deese-Roberts	Piedras Marcadas NA
Cassandra Derrick	The Presidio HOA
Nancy Deskin	Sawmill Community Land Trust
Carolyn DeVore-Parks	Princess Jeanne NA
Marianne Dickinson	Acequia Jardin HOA
Rob Dickson	EDo NA Inc
Vince DiGregory*	EDo NA Inc
Tillery Dingler	Stardust Skies North NA
Elizabeth Doak	Silver Hill NA
Cynthia Doe*	Riverview Heights NA
Gloria Dominguez	Alvarado Park NA
Antoinette Dominguez	Valley Gardens NA
Tom Donham	Monterey Manor NA
Max Dubroff	Arroyo Del Oso North NA
Patricia Duda	Cielito Lindo NA
Don Dudley	Los Alamos Addition NA
Ellen Dueweke	Cherry Hills Civic Assn
Gregie Duran	Laurelwood NA
Omar Durant	Highland Business and NA Inc
Patrisha Dyea	West Bluff NA
Brian Eagan	Loma Del Rey NA
Giezell Edison*	Anderson Heights Master Assn Inc, Anderson Hills HOA, Arroyo Del Sol Condo Assn Inc, San Antonio Condo HOA
Jay Edwards	BelAir NA
Erin Engelbrecht	Victory Hills NA
Timothy Engelmann	Holiday Park NA
Patricia England	Cimino Compound Owners Assn Inc
Ilena Estrella	Singing Arrow NA

Name	Neighborhood Association Name
Regan Eyerman	Cottonwood Trails HOA
Gary Eyster	Nob Hill NA
Jeannette Fantl	Academy Estates East NA
James Farmin	Fair West NA
Eric Faull	Westgate Heights NA
Paul Fava	Route 66 West NA
Peter Feibelman	Spruce Park NA
Lisa Feierman	Rio Grande Compound HOA
Evelyn Feltner	Inez NA
Lawrence Fendall	Piedras Marcadas NA
Paul Ferioli	Amberglen HOA Inc
Deborah Fincke	The Terraces at Peppertree HOA Inc
Marcia Finical	Greater Gardner & Monkbridge NA
Dr. Betty Fisher	The Quail Springs NA
Les Fraser	West Park NA
Joseph Freedman*	Cibola NA
Margaret Freeman	South Guadalupe Trail NA
Jim Frey	Quintessence NA
Kay Fulton	The Quail Springs NA
Rick Gallagher	Tres Volcanes NA
Jerry Gallegos	Alamosa NA
Nelson Gallegos	Crestview Bluff Neighbors Assn
Michael Gallegos	Southeast Heights NA
Lee Gamelsky	Los Duranes NA
William Gannon	Netherwood Park NA
Raul Garcia	Oxbow Village HOA
Leon Garcia	Silver Platinum Downtown NA
Laura Garcia	Snow Heights NA
Mardon Gardella	Sycamore NA
Ruth Gardner	El Camino Hermoso HOA
Rebecca Gardner	Mossman South NA
Brenda Gebler	Sandia Vista NA
Verrity Gershin	Eastridge NA
Carl Gervals	Stonebrooke Estates HOA Inc
Dan Getz	Monticello NA
Connie Gilman	Rinconada Point Assn Inc
Dawn Gokee*	Cactus Ridge NA
Ron Goldsmith	Jerry Cline Park NA
Hector Gomez	Story Rock HOA
Orlando Gonzales	Rio Oeste HOA
Michael Gonzales	West La Cueva NA
Frank Gonzales	West Mesa NA
James Grage	La Cuentista Subdivision Unit 1 HOA Inc
Cynthia Grajeda James	Windmill Manor Place Subdivision HOA
Jill Greene	The Enclave at Oxbow HOA
Nancy Griego	Las Lomitas NA
Geraldine Griego	McKinley NA
Jim Griffee	Nor Este NA
Sky Gross	Gardens on the Rio Grande HOA
Berent Groth	Vista Grande NA
Tracy Guidry	North Wyoming NA
Deidra* Gurule-Armijo	Vista Magnifica Assn

Name	Neighborhood Association Name
Janelle Gutierrez	The Lofts @ 610 Central SW Owners Assn Inc
Denise Hammer	Altura Addition NA
Don Hancock	University Heights NA
Jan Harrington	Riverview Heights NA
Sharon Harrison	El Camino Hermoso HOA
Nick Harrison	Oxbow Village HOA
Paul Harrison	Quivera Estates HOA
Fred Harsany	Vista Del Norte Alliance
Mary Hartman	Arroyo Del Sol Condo Assn Inc
Ellen Harvey	Keystone Park HOA
Bret Haskins	Gavilan Addition NA
Karl Hattler	Cielito Lindo NA
David Haughawout*	Classic Uptown NA
Mary Hawley	Stardust Skies North NA
Debra Heath*	Altura Park NA
Harry Hendriksen	Tuscany NA
Julie Henss	Sawmill Area NA
William Herring	Los Duranes NA
Brandy Hetherington	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Kathy Hiatt	Historic Old Town Property Owners Assn
Lauren Hidalgo	Las Terrazas NA
Mario Hidalgo	Las Terrazas NA
Sue Hilts	John B Robert NA
Jonathan Hollinger	Willow Wood NA
Agnes Holswade	Vista Del Rey Condo Assn
Rene Horvath	Taylor Ranch NA
Susan Hudson	Highlands North NA
John Hughes	Montecito Estates Community Assn
Diana Hunt	Alvarado Gardens NA
Mark Hyland	McDuffie Twin Parks NA
T. Alyce Ice	Trumbull Village Assn
Craig Ilg	Del Norte NA
Cathy Intemann	Hodgin NA
Paul Isham	La Luz Del Sol NA
Robert Jackson	Altura Park NA*
John Jackson	La Sala Grande NA Inc
Lori Jameson	Mossman NA
Jaime Jaramillo	Symphony HOA Inc
Paul Jessen	Heritage East Assn of Residents
Eileen Jessen	South Los Altos NA
Rebecca Jimenez	Sunstar NA
Mary Johnson	Academy Ridge East NA
Barb Johnson	BelAir NA
Dan Jones	San Gabriel Area NA
Paul Jones	The Paloma Del Sol NA
Jacqlyn Jones	Western Trails Estates HOA
Marian Jordan	Elder Homestead NA
Reynaluz Juarez	South San Pedro NA
Howie Kaibel	Bosque Montano HOA Inc
Judith Kanester	Villa De Paz HOA Inc

Name	Neighborhood Association Name
Julie Karl	The Estates at Mirehaven Community Assn Inc
Christopher Keaty	Embudo Canyon HOA
Jim Kenney	Rio Grande Boulevard NA
Dorothy Kerwin	Fair West NA
Julie Kidder	University Heights NA
Donald Kiger	New Vistas Subdivision HOA Inc
Doyle Kimbrough	North Valley Coalition
Ann King	Rio Grande Compound HOA
Kenneth King*	San Antonio Condo HOA
Michael Kious	Sandia High School Area NA
Wayne Kippling	The Paloma Del Sol NA
Richard Kirschner	Grande Heights Assn
Cynthia Klaila	San Gabriel Area NA
Edy Klein	Stonebrooke Estates HOA Inc
Kathy Kleyboecker	Hodgin NA
Donna Knezek	Lee Acres NA
Scott Knowles	Arroyo Del Oso North NA
Julianna Koob	North Campus NA
Elise Kraf	North Hills NA
Carol Krause	Semillas y Raices N'hood Community Group
Robert Lah	Classic Uptown NA
Michelle LaMeres	Old Town Business Assn Inc
Andrea Landaker	Quintessence NA
Joanne Landry	Trumbull Village Assn
Larry LaPitz	Anderson Hills HOA
Jan LaPitz	Anderson Hills NA
Susan Law	Monte Largo Hills NA
Larry Leahy	Del Webb Mirehaven NA
Julita Ann Leavell-Ilg	Del Norte NA
Michelle LeBlanc*	The Presidio HOA
Jason Lechtenberg	Embudo Canyon NA
Idalia Lechuga-Tena	La Mesa Community Improvement Assn
Rob Leming	Parkland Hills NA
Tamela Lewis	Amberglen HOA Inc
Mark Lines	Stronghurst Improvement Assn Inc
Barbara Lohbeck	Mark Twain NA
Michelle Lombard	Symphony HOA Inc
Marc Lombardo	Western Trails Estates HOA
Christopher Lopez	High Desert Residential Owners Assn
Margaret Lopez	Raynolds Addition NA
Mary Loughran	Parkway NA
GP Ben Lovato	West Old Town NA
Donald Love	Yale Village NA
Kim Love	Yale Village NA
Kim Lovely-Peake	Stardust Skies Park NA
Marie Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Allan Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Richard Lujan	Juan Tabo Hills NA

Name	Neighborhood Association Name
Glen Magee	The Terraces at Peppertree HOA Inc
Rod Mahoney	Vecinos Del Bosque NA
Sarah Mandala	West Park NA
Jacque Mangham	Villa De Paz HOA Inc
Angela Manzanedo	The Estates at Mirehaven Community Assn Inc
Sherrol Maratta	Vista De La Luz HOA
Heidi Marchand	San Blas HOA
John Marco	Rancho Encantado HOA
Dayna Mares	La Mesa Community Improvement Assn
Michael Martin	La Cuentista Subdivision Unit 1 HOA Inc
Jo Martin	North Eastern Assn of Residents
Lynne Martin	Indian Moon NA
Richard Martinez	Citizens Information Committee of Martineztown
Rosalie Martinez	Martineztown Work Group, Santa Barbara Martineztown NA
Orlando Martinez	Quaker Heights NA
Samantha Martinez	Willow Wood NA
Bob Martinson	Coronado Terrace HOA
Ed Mascarenas	Sandia High School Area NA
Laura Mason	Oxbow Bluff HOA
David McCain	Downtown Neighborhoods Assn
Shariesse McCannon	Ladera West NA
Twyla McComb	Crestview Bluff Neighbors Assn
Cindy McCormick	Anderson Hills HOA, Orchards at Anderson Heights SubAssn Inc, San Antonio Condo HOA, Anderson Hills HOA,
Courtney McKelvey	Knapp Heights NA
Doreen McKnight	Wells Park NA
Kristi McNair*	Anderson Hills NA
Melinda McWenle*	Arroyo Del Sol Condo Assn Inc
Elizabeth Meek	Vineyard Estates NA
Trudy Merriman	Alvarado Gardens NA
Christine Messersmith	Countrywood Area NA
Pamela Meyer	Bosque Montano HOA Inc
Richard Meyners	Thomas Village NA
David Michalski	Pueblo Alto NA
Tom Miles	Eastrange Piedra Vista NA
Wallace Miller	Academy North NA
Cindy Miller	Monterey Manor NA
Judy Minks	Embudo Canyon NA
Mohammed Moabed	The Trails at Seven Bar South HOA Inc
Eloisa Molina-Dodge	Clayton Heights Lomas del Cielo NA
James Montalbano	Silver Hill NA
Gina Montoya*	Torretta Oeste HOA
Julian Morales	SR Marmon NA
Alex Morgan	ABQ Park NA
Carol Morris*	McDuffie Twin Parks NA
James Morrow	Villa De Villagio HOA
Ava Mueller	Trementina HOA

Name	Neighborhood Association Name
Lucia Muñoz	Sandia Vista NA
Jim Munroe	Academy Ridge East NA
Tom Murdock	High Desert Residential Owners Assn
Suzanne Murphy	Cimino Compound Owners Assn Inc
Keith Myers	Winrock Villas Condo Assn
Loretta Naranjo Lopez*	Martineztown Work Group, Santa Barbara Martineztown NA
Bob Nashwinter	Oxbow Park HOA
Joseph Nastav	The Presidio HOA
Peggy Neff	West La Cueva NA
Patsy Nelson	Alban Hills NA
Don Newman	Los Poblanos NA
Dennis Newton	Santa Fe Village NA
Julie Nielsen	Snow Heights NA
Peggy Norton	North Valley Coalition
Lorelei Novak	Vista Magnifica Assn
Sandra Nunn	Spanish Walk NonProfit Corporation
Chris Ocksrider	Academy Park HOA
Marvin Oglesby	Vista Del Rey Condo Assn
Stephanie O'Guin	Hoffmantown NA
Jack O'Guinn	Holiday Park NA
Ken O'Keefe	Supper Rock NA
Eric Olivas	Quigley Park NA
Donna Orozco-Geist	South San Pedro NA
Allen Osborn	South Los Altos NA
Sara Osborne	Campus NA
Andrea Otero-Looney	Oxbow Park HOA
Forest Owens	Glenwood Hills NA
Marjorie Padilla	McKinley NA
Mike Padilla	Mesa Ridge HOA Inc
Eloy Padilla Jr.	Stinson Tower NA
Alfred Papillon	Embudo Canyon HOA
John Pate	Southeast Heights NA
Jerri Paul-Seaborn	Spanish Walk NonProfit Corporation
Rick Paulsen	Eastrange Piedra Vista NA
Fran Pawlak	Western Trails Estates HOA*
Judie Pellegrino	North Domingo Baca NA
Carmen Pennington	Elder Homestead NA
Dianne Peterson	Conchas Park NA
Pamela Pettit	Hoffmantown NA
Paul Phelan	Countrywood Area NA
Erin Phillips	North Campus NA
Kathy Pierson	Siesta Hills NA*
Samantha Pina	Avalon NA
Lita Pino*	Vista Magnifica Assn
Heather Pithan	Winrock Villas Condo Assn
Bryan Pietta	MidTown A&E Merchant Assn
Ed Plunkett	Enchanted Park NA
Bob Pohlman*	The Quail Springs NA
Jeff Pointer*	La Cuentista Subdivision Unit 1 HOA Inc

Name	Neighborhood Association Name
Daniel Poli	Monticello NA
Larry Pope	Academy Estates East NA
Thomas Potts	Oakland Estates HOA
Mike Prando	Wells Park NA
William Pratt	Academy Park HOA
Nancy Pressley-Naimark	North Eastern Assn of Residents
Cherise Quezada	Route 66 West NA
Allcia Quinones	Oso Grande NA
Gail Rasmussen	Eastridge NA
Daniel Regan	Knapp Heights NA
Debbie Ridley	Thomas Village NA
Rorik Rivenburgh	Del Webb Mirehaven NA
Dennis Roach	Vista Del Mundo NA
Julie Roberson	Big Bend NA
Kendra Roberston	West Old Town NA
Andrew Robertson	Cherry Hills Civic Assn
Alex Robinson	Antelope Run NA
Lynnette Rodriguez	High Desert Residential Owners Assn
Aaron Rodriguez	Laurelwood NA
Cesar Rodriguez	Quivera Estates HOA
Jody Roman*	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Alicia Romero	Barelas NA
Connie Romero	Gavilan Addition NA
Michelle Romero*	Western Trails Estates HOA
Chris Roth	Richland Hills HOA
Ralph Roybal*	Sawmill Area NA
Sander Rue	Rancho Sereno NA
Mark Rupert	Alameda North Valley Assn
Joe Sabatini	Near North Valley NA
William Sabatini	Stronghurst Improvement Assn Inc
Richard Schaefer	Vista Grande NA
Karl Scheuch	Bear Canyon NA
Peter Schillke	Sycamore NA
Kathleen Schindler-Wright	Supper Rock NA
Cheri Schlager	Peppertree Royal Oak Residents Assn
Ron Schlecht	Oxbow Bluff HOA
Colette Schobbins	Las Casitas Del Rio Unit 2 Subdivision HOA
Jan Schuetz	Summit Park NA
Marya Sena	Mossman NA
Monnet Serafin	SR Marmon NA
Cynthia Serna	Mile HI NA
Debra Sessa	Coronado Terrace HOA
Eric Shirley	Jerry Cline Park NA
Holly Siebert	Downtown Neighborhoods Assn
Rod Skiver	San Antonio Condo HOA
David Skowran	Las Lomitas NA
William Slauson	Big Bend NA
Susie Sollien	Ocotillo HOA, Villa De Villagio HOA, Vista Del Rey Condo Assn
David Steidley*	Las Terrazas NA

Name	Neighborhood Association Name
Jonathan Stern	Altura Park NA
Robert Stetson	Albuquerque Meadows Residents Assn
Goldialu Stone*	The Quail Springs NA
Matt Stratton	Stardust Skies Park NA
Joletha Sturdy	Sonora HOA
Kathy Sumbry-Wilkins	Oakland Estates HOA
James Sundsmo	ABQ Park NA
William Tallman	Academy Hills Park NA
Mary Tarango	MidTown A&E Merchant Assn
Efren Teran	Altura Park NA
James Thompson	Mesa Del Sol NA
Rhonda Thurston	Little Turtle HOA Inc
Bob Tilley	Raynolds Addition NA
Patricia Tode	Academy North NA
James Tolbert	Spruce Park NA
Cyrus Toll	Riverview Heights NA
Kimberlee Tolon McCandless	West Bluff NA
Tamaya Toulouse	Siesta Hills NA
Linda Trujillo	El Camino Real NA
Ted Trujillo	Los Volcanes NA
Marit Tully	Near North Valley NA
Joni Ullbarri	Rinconada Point Assn Inc
Wanda Umber*	Singing Arrow NA
Forrest Uppendahl	The Enclave at Oxbow HOA
Rich Valdez	Prospector's Point Condo Assn Inc
Dr. Joe Valles	Grande Heights Assn
Kaatje van der Gaarden	The Lofts @ 610 Central SW Owners Assn Inc
Melinda Van Stone*	Quivera Estates HOA
Karen Vedara*	Cactus Ridge NA
Art Verardo	Peppertree Royal Oak Residents Assn
Shelby Vering	La Sala Grande NA Inc
John Vigil	Rancho Encantado HOA
Anna Vigil-Baca	San Blas HOA
Stephan Von Kalben	Rio Oeste HOA
Don Voth*	Las Terrazas NA
Clayton Wallers	Albuquerque Meadows Residents Assn
Eleanor Walther	Rio Grande Boulevard NA
Maria Warren	Paradise Hills Civic Assn
Robert Warrick	N Edith Commercial Corridor Assn
Joan Weissman*	Aliso Nob Hill HOA Inc
Lars Wells	John B Robert NA
Steve Wentworth	Alameda North Valley Assn
Judd West*	Rio Grande Compound HOA
Lisa Whalen	Quigley Park NA
Danielle Wierengo	Las Casitas Del Rio HOA
Jeremy Wilcox	Los Alamos Addition NA
Kevin Wilcox	Mesa Ridge HOA Inc
Ken Williams	Sunstar NA
Paula Willis	Cactus Ridge NA

Name	Neighborhood Association Name
Jody Willoughby	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Patricia Willson	Victory Hills NA
Jim Wolcott	Alban Hills NA
Jolene Wolfley	Taylor Ranch NA
Mary Ann Wolf-Lyerla	Molten Rock NA
David Wood	Greater Gardner & Monkbridge NA
John Woods	Heritage Hills NA
Arthur Woods	La Luz Del Sol NA
Lisa Woods	Windmill Manor Place Subdivision HOA
Joe Woodward	Pueblo Alto NA
Joel Wooldridge	Mark Twain NA
Herb Wright	Four Hills Village HOA
Donna Yetter	Inez NA
Jason Young	Nor Este NA
David Zarecki	Vineyard Estates NA
Ronald Zawistoski	Indian Moon NA
Mary Zeremba	Acequia Jardin HOA
Joy Ziener	Mesa Del Sol NA
Lorri Zumwalt	North Albuquerque Acres Community Assn
Academy North NA	Academy North NA
Acequia Jardin HOA	Acequia Jardin HOA
Altura Park NA	Altura Park NA
Alvarado Park NA	Alvarado Park NA
Amberglen HOA Inc	Amberglen HOA Inc
Anderson Hills NA	Anderson Hills NA
Antelope Run NA	Antelope Run NA
Arroyo Del Oso North NA	Arroyo Del Oso North NA
Arroyo Del Sol Condo Assn Inc	Arroyo Del Sol Condo Assn Inc
Barelas NA	Barelas NA
Bear Canyon NA	Bear Canyon NA
BelAir NA	BelAir NA
Campus NA*	Campus NA*
Cielito Lindo NA	Cielito Lindo NA
Citizens Information Committee of Martineztown	Citizens Information Committee of Martineztown
Classic Uptown NA	Classic Uptown NA
Comanche Foothills NA	Comanche Foothills NA
Conchas Park NA	Conchas Park NA
Crestview Bluff Neighbors Assn	Crestview Bluff Neighbors Assn
Del Bosque HOA Inc	Del Bosque HOA Inc
Del Norte NA	Del Norte NA
Del Webb Mirehaven NA	Del Webb Mirehaven NA
Eastrange Piedra Vista NA	Eastrange Piedra Vista NA
Embudo Canyon HOA, Prospector's Point Condo Assn Inc, Story Rock HOA, The Trails at Seven Bar South HOA Inc	Embudo Canyon HOA, Prospector's Point Condo Assn Inc, Story Rock HOA, The Trails at Seven Bar South HOA Inc
Fair West NA	Fair West NA

Name	Neighborhood Association Name
Gardens on the Rio Grande HOA	Gardens on the Rio Grande HOA
Greater Gardner & Monkbridge NA	Greater Gardner & Monkbridge NA
Heritage East Assn of Residents	Heritage East Assn of Residents
Heritage Hills NA	Heritage Hills NA
High Desert Residential Owners Assn	High Desert Residential Owners Assn
Highland Business and NA Inc	Highland Business and NA Inc
Hodgin NA	Hodgin NA
Hoffmantown NA	Hoffmantown NA
Holiday Park NA	Holiday Park NA
Juan Tabo Hills NA	Juan Tabo Hills NA
La Luz Landowners Assn	La Luz Landowners Assn
La Mesa Community Improvement Assn	La Mesa Community Improvement Assn
Ladera West NA*	Ladera West NA*
Las Lomitas NA	Las Lomitas NA
Las Terrazas NA	Las Terrazas NA
Laurelwood NA	Laurelwood NA
Los Alamos Addition NA	Los Alamos Addition NA
Los Poblanos NA	Los Poblanos NA
McDuffie Twin Parks NA	McDuffie Twin Parks NA
Mile Hi NA	Mile Hi NA
Molten Rock NA	Molten Rock NA
Mossman NA	Mossman NA
Netherwood Park NA	Netherwood Park NA
Nob Hill NA	Nob Hill NA
North Albuquerque Acres Community Assn	North Albuquerque Acres Community Assn
North Campus NA	North Campus NA
North Eastern Assn of Residents	North Eastern Assn of Residents
North Hills NA	North Hills NA
North Valley Coalition	North Valley Coalition
North Wyoming NA	North Wyoming NA
Old Town Business Assn Inc	Old Town Business Assn Inc
Ocate NA	Ocate NA
Oso Grande NA	Oso Grande NA
Oso Park Condo Assn Inc	Oso Park Condo Assn Inc
Oxbow Bluff HOA	Oxbow Bluff HOA
Oxbow Park HOA	Oxbow Park HOA
Palomas Park NA	Palomas Park NA
Paradise Hills Civic Assn	Paradise Hills Civic Assn
Parkway NA	Parkway NA
Pueblo Alto NA	Pueblo Alto NA
Quigley Park NA	Quigley Park NA
Quintessence NA	Quintessence NA
Rancho Sereno NA	Rancho Sereno NA
Rio Grande Compound HOA	Rio Grande Compound HOA
San Blas HOA	San Blas HOA
San Gabriel Area NA	San Gabriel Area NA

Name	Neighborhood Association Name
San Jose NA	San Jose NA
Santa Barbara Martineztown NA	Santa Barbara Martineztown NA
Santa Fe Village NA	Santa Fe Village NA
Sawmill Area NA	Sawmill Area NA
Sawmill Community Land Trust	Sawmill Community Land Trust
Seven Bar North HOA, Vista De La Luz HOA	Seven Bar North HOA, Vista De La Luz HOA
Silver Hill NA	Silver Hill NA
Singing Arrow NA	Singing Arrow NA
Spruce Park NA	Spruce Park NA
SR Marmon NA	SR Marmon NA
Stinson Tower NA	Stinson Tower NA
Supper Rock NA*	Supper Rock NA*
Taylor Ranch NA	Taylor Ranch NA
The Courtyards NA	The Courtyards NA

Name	Neighborhood Association Name
The Estates at Tanoan HOA	The Estates at Tanoan HOA
Tres Volcanes NA	Tres Volcanes NA
Tuscany NA	Tuscany NA
University Heights NA	University Heights NA
Valley Gardens NA	Valley Gardens NA
Vecinos Del Bosque NA	Vecinos Del Bosque NA
Victory Hills NA	Victory Hills NA
Vineyard Estates NA	Vineyard Estates NA
Vista Del Norte Alliance	Vista Del Norte Alliance
Wells Park NA	Wells Park NA
West Bluff NA	West Bluff NA
Western Trails Estates HOA*	Western Trails Estates HOA*
Westgate Heights NA	Westgate Heights NA
Willow Wood NA	Willow Wood NA

The following individuals are Neighborhood Association (NA) Representatives who do not have an email address on file with the Office of Neighborhood Coordination (ONC) and will receive the Notice of Decision for Project #2018-001843 RZ-2018-00057 – Text Amendment to the IDO (Phase 2 Zoning Conversions, Batch 1) via a mailed letter. This list includes NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives on file with ONC since that date. An asterisk (\*) indicates individuals who are new or whose contact information or the NA they represent may have changed since the application for this project was submitted.

Name	Neighborhood Association Name	Address Line 1	City	State	Zip
Lucy Barabe	The Estates at Tanoan HOA	7025 Moon Glow Court NE	ABQ	NM	87111
Tom Burkhalter	Monte Largo Hills NA	13104 Summer Place NE	ABQ	NM	87112
Camelou Cavaller	Oso Park Condo Assn Inc	PO Box 67590	ABQ	NM	87193
Gwen Colonel	South Broadway NA	900 John Street SE	ABQ	NM	87102
Stephanie Gilbert*	Crestview Bluff Neighbors Assn	908 Alta Vista SW	ABQ	NM	87105
Jim Hoffsis	Historic Old Town Property Owners Assn	2012 South Plaza Street NW	ABQ	NM	87104
Lorna Howerton	North Domingo Baca NA	8527 Murrelet NE	ABQ	NM	87113
Janelle Johnson	Tuscany NA, Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87197
John and Virginia Kinney	Winrock South NA	7110 Constitution Avenue NE	ABQ	NM	87110
William Marsh	Palomas Park NA	7504 Laster Avenue NE	ABQ	NM	87109
Frank Martinez	Citizens Information Committee of Martineztown	501 Edith Boulevard NE	ABQ	NM	87102
Michelle Measles	The Trails at Seven Bar South HOA Inc	10318 Dayflower Drive NW	ABQ	NM	87114
Irene Minke	Academy Acres North NA	6504 Dungan Avenue NE	ABQ	NM	87109
David Naranjo	Martineztown Work Group	720 Cordero Road NE	ABQ	NM	87102
Christine Neal*	Hodgin NA	4301 San Andres NE	ABQ	NM	87110
Alfred Otero*	Crestview Bluff Neighbors An	414 Crestview Drive SW	ABQ	NM	87105
Robert Price	Valley Gardens NA	2700 Desert Garden Lane SW	ABQ	NM	87105
Olivia Price Greathouse	San Jose NA	408 Bethel Drive SE	ABQ	NM	87102
Beatrice Purcella	Skyview West NA	201 Claire Lane SW	ABQ	NM	87121
James Souter*	Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87112
Darrell Spreen	The Estates at Tanoan HOA	10412 City Lights Drive NE	ABQ	NM	87111
Ann Wagner	Palomas Park NA	7209 Gallinas NE	ABQ	NM	87109