

Rumpf, Linda

From: Michael Vos <Vos@consensusplanning.com>
Sent: Monday, June 10, 2019 4:29 PM
To: Rumpf, Linda
Cc: Jim Strozier; Henry, Dora L.
Subject: RE: EPC agenda June 13 (48-hour materials)
Attachments: 214 Arno ZMA Notice Information.pdf; L- Justification Updated.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Linda,

I am not aware of any public speakers unless some of the neighbors choose to attend.

In reviewing the staff report, we have one comment with regard to the proposed findings:

1. Finding 10.D, regarding Criterion D for the zone change, it states that the MX-L zone includes fewer permissive uses, when it actually includes more. We acknowledge that the requested zone includes more uses than presently allowed by the R-1B zone, but believe we have shown in our justification letter that none of them would be harmful due to limitations imposed by the use-specific standards, small size of the property and existing building, and the Historic Protection Overlay zone requirements.

Lastly, in the attachments to the report, the first page of our justification letter, and more importantly the proof of Public Notice appears missing. This includes the buffer map, letters, Certified Mail receipts, etc. I have attached our letter and the notice materials in case any of them are missing from the City's files. These can be forwarded to the commissioners as part of the 48 hour rule materials and to be included in the record.

Thanks,
Michael

From: Rumpf, Linda <lrumpf@cabq.gov>
Sent: Monday, June 10, 2019 10:42 AM
To: Michael Vos <Vos@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: RE: EPC agenda June 13

Hi, Michael and Jim,

It looks like we are first on the agenda this Thursday.

<http://documents.cabq.gov/planning/environmental-planning-commission/June2019/EPC-6-13-19-AgendaHearing-final.pdf>

Are you expecting any public speakers?

See you soon,
Linda



LINDA RUMPF

planner

o 505.924.3342

e lrumpf@cabq.gov

cabq.gov/planning

=====

This message has been analyzed by Deep Discovery Email Inspector.

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Neighborhood Meeting Inquiry, 214 Arno Street NE_EPC
Date: Wednesday, February 27, 2019 9:49:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDOZoneAtlasPage_K-14-Z_Site.pdf](#)
[Neighborhood Meeting Inquiry_214 Arno Street NE_EPC.xlsx](#)

Michael,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
EDo NA Incorporated	Rob	Dickson	rob@abqhigh.com	PO Box 27439	Albuquerque	NM	87125	5055155066	
EDo NA Incorporated	Vince	DiGregory	vincedigregory@gmail.com	PO Box 14616	Albuquerque	NM	87191		5052631874
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	NM	87102		5052421143
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	NM	87102		5052428848

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.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, February 26, 2019 4:12 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
 Environmental Planning Commission
 If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name
 Michael Vos
 Telephone Number
 5057649801
 Email Address
vos@consensusplanning.com
 Company Name
 Consensus Planning, Inc.
 Company Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Legal description of the subject site for this project:
 Lots 10 and 11, Block 12, Hunings Highland Addition
 Physical address of subject site:
 214 Arno Street NE
 Subject site cross streets:
 Tijeras and Arno
 Other subject site identifiers:
 Two lots at southeast corner of Tijeras and Arno
 This site is located on the following zone atlas page:
 K-14

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 This message has been analyzed by Deep Discovery Email Inspector.

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Public Notice Inquiry, 210 and 214 Arno Street NE, EPC
Date: Tuesday, April 23, 2019 9:04:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDOZoneAtlasPage_K-14-Z_Site.pdf](#)
[Public Notice Inquiry_210 and 214 Arno Street NE_EPC.xlsx](#)

Mike,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
EDo NA Incorporated	Vince	DiGregory	vincedigregory@gmail.com	PO Box 14616	Albuquerque	NM	87191		5052631874
EDo NA Incorporated	Rob	Dickson	rob@abqhigh.com	PO Box 27439	Albuquerque	NM	87125	5055155066	
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	NM	87102		5052428848
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	NM	87102		5052421143

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO – Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.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: Monday, April 22, 2019 5:02 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Environmental Planning Commission
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
 Michael Vos
 Telephone Number
 5057649801
 Email Address
vos@consensusplanning.com

Company Name
 Consensus Planning, Inc.
 Company Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102

Legal description of the subject site for this project:
 Lots 10 and 11, Block 12, Hunings Highland Addition
 Physical address of subject site:
 210 and 214 Arno Street NE
 Subject site cross streets:
 Arno Street and Tijeras Ave
 Other subject site identifiers:
 Southeast corner of the intersection
 This site is located on the following zone atlas page:
 K-14

=====
 This message has been analyzed by Deep Discovery Email Inspector.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

April 24, 2019

Vince DiGregory
PO Box 14616
Albuquerque, NM 87191

Rob Dickson
PO Box 27439
Albuquerque, NM 87125

Dear Mr. DiGregory, Mr. Dickson, and the Edo Neighborhood Association:

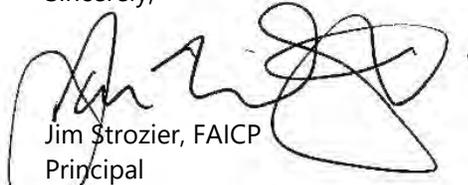
This letter is notification that Consensus Planning has applied for a Zoning Map Amendment – EPC to the Environmental Planning Commission (EPC) on behalf of EDO Properties, LLC. Thank you for your letter of support for this project dated April 8, 2019. We have included it as part of our submittal to the City of Albuquerque.

The subject site consists of two lots, 10 and 11, Block 12, Hunings Highland Addition located at the corner of Arno Street NE and Tijeras Avenue NE. The properties are addressed 210 and 214 Arno Street NE and contain approximately 0.27 acres. The property is zoned R-1B and is designated as an Area of Change. The applicant is requesting a zone change to MX-L (Mixed-use Low Intensity) to allow for commercial use of the recently renovated historic commercial and mixed-use building.

The EPC Public Hearing for this application will be held on June 13, 2019 starting at 8:30am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3337.

Sincerely,



Jim Strozier, FAICP
Principal

PRINCIPALS

Attached: Zone Atlas Map K-14

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



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

April 24, 2019

Bonnie Anderson
321 High Street SE
Albuquerque, NM 87102

Ann Carson
416 Walter SE
Albuquerque, NM 87102

Dear Ms. Anderson, Ms. Carson, and the Huning Highland Historic District Association:

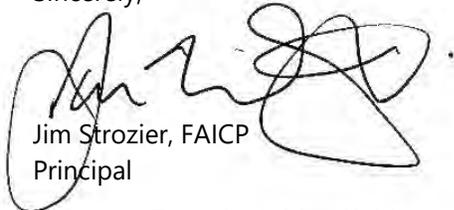
This letter is notification that Consensus Planning has applied for a Zoning Map Amendment – EPC to the Environmental Planning Commission (EPC) on behalf of EDO Properties, LLC.

The subject site consists of two lots, 10 and 11, Block 12, Hunings Highland Addition located at the corner of Arno Street NE and Tijeras Avenue NE. The properties are addressed 210 and 214 Arno Street NE and contain approximately 0.27 acres. The property is zoned R-1B and is designated as an Area of Change. The applicant is requesting a zone change to MX-L (Mixed-use Low Intensity) to allow for commercial use of the recently renovated historic commercial and mixed-use building.

The EPC Public Hearing for this application will be held on June 13, 2019 starting at 8:30am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3337.

Sincerely,



Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map K-14

PRINCIPALS

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

From: [Michael Vos](#)
To: "[andersonbonnie505@gmail.com](#)"; "[a.louisa.carson@gmail.com](#)"; "[vincedigregory@gmail.com](#)"; "[rob@abqhigh.com](#)"
Cc: [Jim Strozier](#); "[Bill Fleming](#)"; "[paula@emcinc.cc](#)"
Subject: Emailed Public Notice for Zoning Map Amendment - EPC
Date: Thursday, April 25, 2019 8:36:00 AM
Attachments: [IDOZoneAtlasPage K-14-Z Site.pdf](#)

Dear Neighbors:

This email is notification that Consensus Planning has applied for a Zoning Map Amendment – EPC to the Environmental Planning Commission (EPC) on behalf of EDO Properties, LLC.

The subject site consists of two lots, 10 and 11, Block 12, Hunings Highland Addition located at the corner of Arno Street NE and Tijeras Avenue NE. The properties are addressed 210 and 214 Arno Street NE and contain approximately 0.27 acres. The property is zoned R-1B and is designated as an Area of Change. The applicant is requesting a zone change to MX-L (Mixed-use Low Intensity) to allow for commercial use of the recently renovated historic commercial and mixed-use building.

The EPC Public Hearing for this application will be held on June 13, 2019 starting at 8:30am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3337.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



Property Owner Buffer

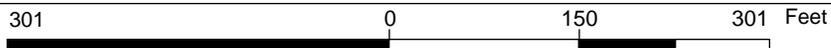


Legend

- City Parcels
- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets**
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
4/23/19



WGS_1984_Web_Mercator_Auxiliary_Sphere
4/23/2019 © City of Albuquerque

1: 1,803

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

J & J HOLDINGS LLC
11601 RANCHITOS RD NE
ALBUQUERQUE NM 87122-2397

BLACKMON JEFFREY & KATHLEEN
131 HARROWGATE DR
CARMEL IN 46033

BARNWELL JOE ALLEN JR & THOMAS
SARA MARGARET TRUSTEES BARNWELL
FAM RVT
14 MUSTANG MESA
SANTA FE NM 87506-7702

MCGIVERN TIMOTHY
1407 BRYN MAWR DR NE
ALBUQUERQUE NM 87106-1103

WILMINGTON SAVINGS FUND SOCIETY
TRUSTEE UPLAND MORTGAGE LOAN
TRUST A
1600 S DOUGLASS RD SUITE 200-A
ANAHEIM CA 92806-5948

SOUTHERN NANCY L
18 OCATE CT
PLACITAS NM 87043

ANDERSON NATHANIEL E
201 ARNO ST NE
ALBUQUERQUE NM 87102-4468

CHAVEZ ROBERT D
201 ARNO ST NE APT 101
ALBUQUERQUE NM 87102-4468

DOW JEREMY
201 ARNO ST NE APT 204
ALBUQUERQUE NM 87102-4472

HEFFERNAN MARY MARGOT TRUSTEE
HEFFERNAN TRUST
201 ARNO ST NE APT 301
ALBUQUERQUE NM 87102-4476

OAKLEY PETER & PATRICIA
201 ARNO ST NE APT 304
ALBUQUERQUE NM 87102-4476

OTWAY ANATOL
201 ARNO ST NE APT 402
ALBUQUERQUE NM 87102-4479

KRAMME OWEN & NOREEN FAHY
201 ARNO ST NE APT 403
ALBUQUERQUE NM 87102-4479

EDO PROPERTIES LLC
201 ARNO ST NE APT 404
ALBUQUERQUE NM 87102-4479

DUDLEY ROSEMARY CAROLYN
201 EDITH BLVD NE
ALBUQUERQUE NM 87102-3525

OTWAY ANATOL
202 EDITH BLVD SE
ALBUQUERQUE NM 87102

SIMPSON DAVID M
203 EDITH BLVD NE
ALBUQUERQUE NM 87102-3525

EATON ROBERT W & EATON KATHRYN
B TRUSTEES EATON LVT
2101 ALTURA AZUL LN NE
ALBUQUERQUE NM 87110-5061

MARCUS BENJAMIN D & JESSICA D
TRUSTEES MARCUS FAMILY TRUST
2715 6TH ST
SANTA MONICA CA 90405-4405

ARMSTRONG DARRELL J
2720 CENTRAL AVE SE SUITE G135
ALBUQUERQUE NM 87106-2862

ALBA ALISA R
300 TIJERAS AVE NE APT 107
ALBUQUERQUE NM 87102-4484

BEGAY WINOKA & GLORIA
300 TIJERAS AVE NE APT 316
ALBUQUERQUE NM 87102

MILLER JONATHAN C
300 TIJERAS AVE NE UNIT 312
ALBUQUERQUE NM 87102

WELCH JAMES
300 TIJERAS AVE NE UNIT 318
ALBUQUERQUE NM 87102-4489

GYM LOFTS AT ABQ HIGH LLC
301 CENTRAL AVE NE SUITE 313
ALBUQUERQUE NM 87102

EDITH PARTNERSHIP
301 EDITH BLVD NE
ALBUQUERQUE NM 87102

ALBUQUERQUE LOFT DEVELOPERS LLC
302 CENTRAL AVE SE
ALBUQUERQUE NM 87102

CECI KIMBERLY & RALPH J & DOROTHY
L CECI
316 BEL VEDERE LN NE
ALBUQUERQUE NM 87102-3486

ABBOTT ROBERT RILEY TRUSTEE
ABBOTT LVT
320 BEL VEDERE LN NE
ALBUQUERQUE NM 87102

OTHART CHRISTINE M
409 TIJERAS AVE NE
ALBUQUERQUE NM 87102

MACDONALD MAUREEN A
411 TIJERAS AVE NE UNIT 411
ALBUQUERQUE NM 87102-3551

KOPAN MARIA
4117 MACKLAND AVE NE
ALBUQUERQUE NM 87110-7713

HAMBRICK DAVID CARLTON III &
HAMBRICK WANDA KAYE
431 CREARY ST
PENSACOLA FL 32502-3425

LUCERO STEPHEN L
4605 CAMDEN CT NW
ALBUQUERQUE NM 87114-3562

BARON MATTHEW C
601 MENAUL BLVD NE UNIT 3905
ALBUQUERQUE NM 87107

HANRATTY PATRICK H
635 CHAVEZ RD NW
ALBUQUERQUE NM 87107-5820

FRITZSCHE ELIZABETH H
6715 GUADALUPE TRL NW
ALBUQUERQUE NM 87107

MILLS BENJAMIN J
7070 ASHGABAT PL
WASHINGTON DC 20521

RAYMOND CAROL L
708 E ZIA RD
SANTA FE NM 87505-4936

SHERWOOD STEVE F & CAMILLE L
7112 CASA ELENA DR NE
ALBUQUERQUE NM 87113-1154

SIEBERT JAMES W & LINDA E TRUSTEES
SIEBERT LVT
718 JUNIPER DR
SANTA FE NM 87501-1363

SALAZAR ROBERT
729 SICHLER RD SW
LOS LUNAS NM 87031

CASTELAZ HSIU FANG
800 ZHONG SHAN NORTH ROAD
SECTION 6
SHILIN DISTRICT, TAIPEI, TAIWAN 111
TAIWAN, R.O.C.

YOUNG GEORGE O III & PATRICIA M
CO-TRUSTEES YOUNG RVLT
801 SILVER AVE SW
ALBUQUERQUE NM 87102

OKUNOR SHIAME C/O THE LEBECK CO
LLC
916 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1954

SHC BEL VEDERE LLC
PO BOX 1216
ALBUQUERQUE NM 87103-1216

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

DALLAGIACOMA OLIVIO
PO BOX 26125
ALBUQUERQUE NM 87125-6125

KELLY MICHAL S
PO BOX 26266
ALBUQUERQUE NM 87125-6266

KOZUSZKO TODD
PO BOX 26901
ALBUQUERQUE NM 87125

BELVEDERE LLC
PO BOX 302
ALBUQUERQUE NM 87103

WOODALL JONATHAN PATRICK &
CARMEN J H
PO BOX 808
ARROYO SECO NM 87514-0808

April 24, 2019

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, June 13, 2019 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 will be posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, June 6, 2019.

REQUEST

Consensus Planning, agent for EDO Properties, LLC, requests a Zoning Map Amendment - EPC for Lots 10 and 11, Block 12, Hunings Highland Addition, zoned R-1B (Residential – Single-Family). The subject lots are addressed as 210 and 214 Arno Street NE, located at the southeast corner of Arno Street NE and Tijeras Avenue NE, and containing approximately 0.27 acres. The request is for a zone change to MX-L (Mixed-Use Low Intensity) to allow for commercial use of the recently renovated historic commercial and mixed-use building located on the property.

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.

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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **Bonnie Anderson**
321 High Street SE
Albuquerque, NM 87102



PS Form 3817, April 2007 PSN 7530-02-000-9065

Date Stamp **0101 22**

RE394182974US

To Be Completed By Post Office	Postage \$ \$1.15	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$
	<input type="checkbox"/> Registered Mail \$16.00	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
	<input type="checkbox"/> Return Receipt (hardcopy) \$ \$0.00	<input type="checkbox"/> Return Receipt (electronic) \$ \$0.00
	<input type="checkbox"/> Return Receipt (electronic) \$ \$0.00	<input type="checkbox"/> Restricted Delivery \$ \$0.00
Total Postage & Fees \$ 17.15		
Customer Must Declare Full Value \$ \$1.00	Received by 04/25/2019	Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).



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	TO	Taiwan
RE 394 182 974 US		

PS Form 3806, Registered Mail Receipt

April 2015, PSN 7530-02-000-9051

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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **Ann Carson**
416 Walter SE
Albuquerque, NM 87102



PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **Vince DiGregory**
PO Box 14616
Albuquerque, NM 87191

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PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **Rob Dickson**
PO Box 27439
Albuquerque, NM 87125

To pay fee, affix stamps or meter postage here.



PS Form 3817, April 2007 PSN 7530-02-000-9065

7018 0360 0000 1671 6947

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LOS LUNAS, NM 87031

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: SAHAZAR ROBERT
729 SICHLER RD SW
LOS LUNAS NM 87031

7018 0360 0000 1671 6312

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ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: BREVEDERE LLC
PO BOX 302
ALBUQUERQUE NM 87103

7018 0360 0000 1671 6916

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: HANRATTY PATRICK H
635 CHAVEZ RD NW
ALBUQUERQUE NM 87107-5820

7018 0360 0000 1671 6978

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ALBUQUERQUE, NM 87125

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: DALLAS IACOMA OLIVIO
PO BOX 26125
ALBUQUERQUE NM 87125-6125

7018 0360 0000 1671 6930

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SANTA FE, NM 87505

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: RAYMOND CAROL L
708 E ZIA RD
SANTA FE NM 87505-4936

7018 0360 0000 1671 6961

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ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

To: OKUNOR SHIAME C/O THE LEBECK CO
LLC
916 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1954

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PENSACOLA, FL 32507

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 HAMBRICK DAVID CARLTON
 HAMBRICK WANDA KAYE
 431 CREARY ST
 PENSACOLA FL 32502-3425

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ALBUQUERQUE, NM 87110

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 EATON ROBERT W & EATON KATHRYN
 B TRUSTEES EATON LVT
 2101 ALTURA AZUL LN NE
 ALBUQUERQUE NM 87110-5061

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 OTWAY ANATOL
 201 ARNO ST NE APT 402
 ALBUQUERQUE NM 87102-4479

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 DUDLEY ROSEMARY CAROLYN
 201 EDITH BLVD NE
 ALBUQUERQUE NM 87102-3525

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PLACITAS, NM 87043

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 SOUTHERN NANCY L
 18 OCATE CT
 PLACITAS NM 87043

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ALBUQUERQUE, NM 87102

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85
 DOW JEREMY
 201 ARNO ST NE APT 204
 ALBUQUERQUE NM 87102-4472

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ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
MACDONALD MAUREEN A
411 TIJERAS AVE NE UNIT 411
ALBUQUERQUE NM 87102-3551



04/25/2019

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7018 0360 0000 1671 6596

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ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
ALBA ALISA R
300 TIJERAS AVE NE APT 107
ALBUQUERQUE NM 87102-4484



04/25/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 Instructions

7018 0360 0000 1671 6572

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
FRITZSCHE ELIZABETH H
6715 GUADALUPE TRL NW
ALBUQUERQUE NM 87107



04/25/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6619

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ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
LUCERO STEPHEN L
4605 CAMDEN CT NW
ALBUQUERQUE NM 87114-3562



04/25/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6609

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ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
SHC BEL VEDERE LLC
PO BOX 1216
ALBUQUERQUE NM 87103-1216



04/25/2019

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7018 0360 0000 1671 6626

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 \$0.55

Total \$6.85

Sent
SHERWOOD STEVE F & CAMILLE L
7112 CASA ELENA DR NE
ALBUQUERQUE NM 87113-1154



04/25/2019

PS Form 3800, April 2015 PSN 7530-02-000-9047 Instructions

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ARROYO SECO, NM 87514

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

WOODALL JONATHAN PATRICK &
 CARMEN J H
 PO BOX 808
 ARROYO SECO NM 87514-0808



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ALBUQUERQUE, NM 87125

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

KELLY MICHAL S
 PO BOX 26266
 ALBUQUERQUE NM 87125-6266



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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

BARON MATTHEW C
 601 MENAUL BLVD NE UNIT 3905
 ALBUQUERQUE NM 87107



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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

KOPAN MARIA
 4117 MACKLAND AVE NE
 ALBUQUERQUE NM 87110-7713



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SANTA FE, NM 87501

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

SIEBERT JAMES W & LINDA E TRUSTEES
 SIEBERT LVT
 718 JUNIPER DR
 SANTA FE NM 87501-1363



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WASHINGTON, DC 20521

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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

\$0.55

Total

\$6.85

Sent To

MILES BENJAMIN J
 7070 ASHGABAT PL
 WASHINGTON DC 20521



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7018 0360 0000 1671 6954

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

or Instructions

7018 0360 0000 1671 6701

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



YOUNG GEORGE O III & PATRICIA M
CO-TRUSTEES YOUNG RVL T
801 SILVER AVE SW
ALBUQUERQUE NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87122

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



H&H HOLDINGS LLC
11601 RANCHITOS RD NE
ALBUQUERQUE NM 87122-2397

See Reverse for Instructions

7018 0360 0000 1671 6985

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ALBUQUERQUE, NM 87125

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



KOZUSZKO TODD
PO BOX 26901
ALBUQUERQUE NM 87125

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7018 0360 0000 1671 6374

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



ANDERSON NATHANIEL E
201 ARNO ST NE
ALBUQUERQUE NM 87102-4468

or Instructions

7018 0360 0000 1671 6350

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ALBUQUERQUE, NM 87106

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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	\$0.55
Total Postage and Fees	\$6.85



McGIVERN TIMOTHY
1407 BRYN MAWR DR NE
ALBUQUERQUE NM 87106-1103

or Instructions

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ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00



Postage \$0.55

Total \$6.85

KRAMME OWEN & NOREEN FAHY
 201 ARNO ST NE APT 403
 ALBUQUERQUE NM 87102-4479

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6398

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ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00



Postage \$0.55

Total \$6.85

HEFFERNAN MARY MARGOT TRUST
 HEFFERNAN TRUST
 201 ARNO ST NE APT 301
 ALBUQUERQUE NM 87102-4476

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

SANTA MONICA, CA 90405

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00



Postage \$0.55

Total \$6.85

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May 15, 2019

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

RE: 214 Arno Street NE – Request for Zoning Map Amendment

Dear Mr. Chairman:

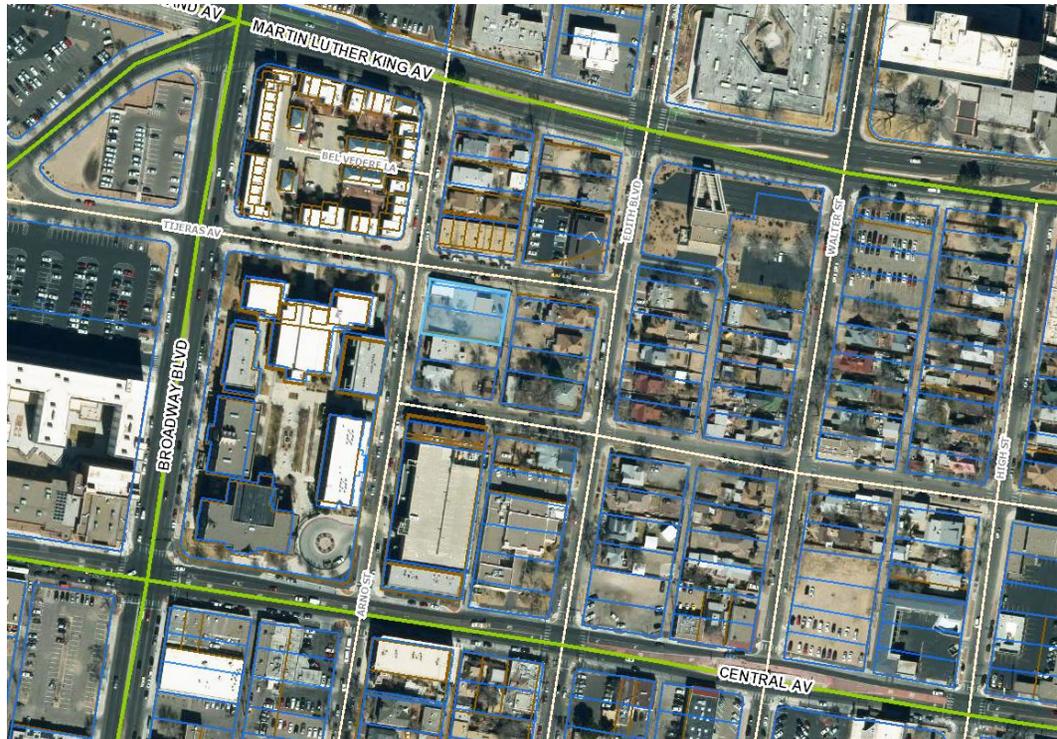
302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of EDO Properties LLC, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of our request for a Zoning Map Amendment by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3). The subject site is located at the southeast corner of Arno Street NE and Tijeras Avenue NE (see Figure 1).

The subject site is comprised of two lots legally described as Lots 10 and 11, Block 12, Hunings Highland Addition. Lot 10, which is located on the corner of Arno and Tijeras, contains a recently renovated historic building that has been used for a variety of commercial and residential uses over the years dating back to 1908. Lot 11, located to the south of Lot 10, is currently vacant. Combined, the two lots total 0.302 acres.

Figure 1. Subject site (in light blue) and context within the East Downtown neighborhood.



PRINCIPALS

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

PROJECT CONTEXT

History

The historic building on the subject site, known as the “Auge Store” after its first owners, has had many different uses over the years. Constructed in 1908, it was originally used as a grocer, meat market, and butcher shop. A summary of Albuquerque City Directories, included in the application packet, indicate it also housed a café in the 1920s and again was a grocery in the 1940s. From the 1960s into the 1970s the property was home to “Gilbert’s Lunch Counter” and “Gilbert’s,” a restaurant owned by Gilbert Caffo. Finally, after being vacant for a few years it was most recently as multiple townhouse-style residences.

In addition to the summary of City directories, a New Mexico Historic Building Inventory is also part of the application. This survey, which was completed in 1995, indicates the building contained both residential and business uses over the years, including multiple groceries, a church, school annex, and delicatessen. The survey also speaks to the historic design, as well as the viability of renovation of the building. The applicant has already begun an extensive renovation that was approved by City Historic Preservation staff through the issuance of a Certificate of Appropriateness (Project #1003827, 16-LUCC-50042).

Land Use

The area surrounding the subject site contains a variety of residential and commercial uses, including some mixed-use developments with both types on the same lot or within the same building. There are single-family houses, townhouses, and multi-family residential along with offices, retail, and service uses, including a co-working space, two salons, and numerous restaurants along Central Avenue. Additionally, Innovate ABQ is building out at the northwest corner of Central and Broadway just to the southwest of the subject site along with a new hotel at the southwest corner of that same intersection.

Figure 2. Land Use Context



Zoning

The current zoning of the subject site is R-1B, which was established upon the effective date of the IDO based on the previous zoning of SU-2 MR that primarily referenced the R-1 zone from the former Comprehensive City Zoning Code. However, the former SU-2 MR zone allowed for more mixed residential including townhouses and multi-family dwellings that are no longer allowed in the R-1B zone.

The three townhouse-style dwellings most recently housed on the subject site are now considered nonconforming under the IDO zoning. The entire block has existing multi-family housing and was made non-conforming by the initial IDO conversion. In addition to the R-1B zone on much of the property to the east of the subject site, there are R-ML zoned properties to the north that include some residential, but also non-conforming offices and other commercial uses. Finally, to the south and west of the subject site there is PD zoning for the Old Albuquerque High School and Belvedere developments that contain a mix of apartments, condominiums, and commercial uses (see Figure 3).

TABLE 1. Surrounding Zoning & Land Use

NORTH	R-ML	Single-family residential, townhouse, office, and commercial services
EAST	R-1B	Single-family residential, duplex, and townhouse
SOUTH	R-1B, R-ML, and PD	Townhouse, multi-family residential, library, commercial retail and services, and parking garage
WEST	PD	Multi-family residential, office, commercial retail and services

While not immediately adjacent to the subject site, there are many properties in the neighborhood zoned MX-L, Mixed-Use Low Intensity that include the Bank of the West, most of the properties fronting Central Avenue including Standard Diner, Artichoke Cafe, and the vacant Pop 'n' Taco site, and a law office housed in an old home.

SUMMARY OF REQUEST

The Applicant is requesting a change from the existing R-1B to MX-L, Mixed-Use Low Intensity zoning to allow for non-residential uses such as a bakery, deli, or coffee shop on the subject site. The change would also bring the existing multiple residences on the property out of nonconformance as townhouses and multi-family dwellings are permissive in the MX-L zone. The proposed uses in the MX-L zone are compatible with the surrounding area and uses, as evidenced by the large amount of MX-L zoning in the neighborhood.

As mentioned above, the Applicant is thoughtfully renovating the existing building, which has held numerous non-residential uses over the years. In addition to the and building-specific history, the site is also within the Huning Highland Historic Protection Overlay Zone HPO-4, and the building is considered a significant structure within that larger historic district. The renovation includes opening large windows in the corner space that reflect the previous commercial use of the

building, which were long blocked off after it was converted to residential use. Along with the planting of street trees, the work done to the structure has significantly improved the look and feel of this intersection and the larger neighborhood and historic district. Attached to this letter are two maps from the Huning Highland Sector Development Plan (now part of the Comprehensive Plan, Appendix D) documenting the site as a commercial land use and the building's status as significant to the historic district.

Approving a zone change to MX-L will allow the Applicant to utilize this rejuvenated space for a use that is appropriate and restore the site back to its historic character.

Figure 3. Existing Zoning



This request is well-supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per IDO Section 14-16-6-7(F) as described below.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Central ABQ Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. Central Avenue, two blocks south of the subject site, is designated as a Major Transit Corridor and Premium Transit Corridor, as well as a Main Street Corridor. Broadway Boulevard, one block west of the subject site, is also designated as a Main Street Corridor in the Comprehensive Plan.

We believe the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the Comprehensive Plan. The following is an analysis of the applicable Comprehensive Plan goals and policies.

Comprehensive Plan Policies (responses in italics):

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.

a) Maintain and preserve the unique qualities of historic areas.

Applicant Response: *The subject site is within the Huning Highland Historic Protection Overlay Zone, HPO-4 and is home to an existing historic commercial and mixed-use building. The request furthers this policy because it will allow for the appropriate type and scale of uses to utilize this historic structure. Commercial uses will also take advantage of the unique character of the building design, which includes a space with high ceilings, large windows, and an entrance immediately onto the sidewalk at the street corner. To complete the current renovations to the building, the Applicant went through a review by City Historic Preservation staff for a Historic Certificate of Appropriateness, and any other future changes to the building or new construction that might take place on this property are also subject to such a review to ensure that development of the subject site fits within the identity of the Huning Highland neighborhood.*

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

Applicant Response: *The request furthers this policy because a small-scale commercial use of the subject site would help protect the character of the historic building, as well as enhance the Huning Highland and East Downtown areas with another walkable local business. Such a business would contribute to the distinct identity and sense of place of this area of Albuquerque that already includes Old Albuquerque High School, the Special Collections Library, and Downtown Historic Bed and Breakfast, among other special places.*

Goal 5.1 Centers & 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.

- a) Create walkable places that provide opportunities to live, work, learn, shop, and play.**
- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.**

Applicant Response: *The request furthers this goal and policy by capturing new, small-scale commercial growth in an Area of Change within two different Main Street Corridor areas with access to high-quality transit. Allowing for redevelopment and reuse of the existing building with a mix of low-intensity uses will promote new opportunities to live, work, and shop in a walkable neighborhood.*



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.

Applicant Response: *The subject site is located within multiple designated Corridor areas, as well as being within an Area of Change, so a zone change to a more intense mixed-use zone is appropriate for this location, thus furthering this policy.*

Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

- a) **Encourage higher-density residential developments within ¼ mile of identified transit station locations.**

Applicant Response: *The proposed zone change will bring the existing multi-unit residential use of the property out of nonconformance. While proposing a small commercial business is the primary driver for this request, the existing building has the flexibility to continue to house multiple residences as well. The site is within ¼ mile of an Albuquerque Rapid Transit station area on Central Avenue, so allowing for multi-family residential in addition to small, neighborhood-scale commercial uses furthers this policy.*

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

- a) **Prioritize street and walkway improvements, such as street trees, landscaping, lighting, wayfinding, and wide sidewalks, to create safe and comfortable pedestrian environments.**

Applicant Response: *In renovating the existing building, the applicant planted numerous trees between the sidewalk and the street. The zone change for low-intensity mixed-uses will allow for new neighborhood-oriented business, which along with the landscaping improvements will create an exceptionally safe and comfortable pedestrian environment, thus furthering this policy.*

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

- a) **Encourage higher-density residential developments within ¼ mile of transit stops or stations.**
- c) **Encourage mixed-use development in Centers and near intersections.**

Applicant Response: *Central Avenue is a Major Transit Corridor, in addition to a Premium Transit Corridor. By allowing for multi-family residential and townhouses, which are currently nonconforming uses of the property, the zone change is encouraging higher density residential within ¼ mile of multiple transit stops on Central. Additionally, the applicant is proposing to utilize the site, which is located near the major Central and Broadway intersection, for mixed-use development in support of this policy.*

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

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.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
 - iv. In contiguous storefronts along streets in established neighborhoods and Main Streets.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: *The request furthers this goal and policy by allowing low-intensity uses near the edge of a neighborhood where residents can easily walk to the new proposed commercial use. In addition to walking, the site is easily accessible via bicycle because of nearby bike lanes on Martin Luther King Ave and Central Ave, as well as a bike route on Edith Boulevard.*

The proposed commercial space will utilize a traditional storefront and be located within a Main Street Corridor, which is a desired location for commercial redevelopment in established neighborhoods. Any new development that might occur on the subject site will be necessarily limited in scale by the size of the property and historic overlay regulations. Half of the subject site is a vacant lot, so this zone change will encourage new, more productive uses for that lot that matches the intensity of the surrounding neighborhood.

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.

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

Applicant Response: *The request furthers this goal and policy because the change will support reuse of the existing building and potential other development on the rest of the property, which is in Central Albuquerque with access to all necessary services, infrastructure, and public facilities.*

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.

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.

- b) Encourage development that expands employment opportunities.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: *The request furthers this goal and policy by directing more intense growth to a site designated within an Area of Change. Allowing small-scale commercial uses in addition to residential uses on the subject site will expand employment opportunities in an area with adequate infrastructure and a very highly connected street grid. Mixed-use of the subject site will support transit along Central Avenue and other commercial uses in the vicinity.*

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Applicant Response: *The request furthers this goal and policy by requesting a low-intensity zone district for the subject site. The proposed zone is the appropriate level of intensity for its location on the edge of a neighborhood and across the alley from lots that are designated an Area of Consistency by the Comprehensive Plan. The requested zone is limited in height and uses, and the Integrated Development Ordinance further limits development or imposes certain standards on development in such a location next to low-density residential. All of this combined with the Historic Protection Overlay standards will protect the character and integrity of the existing adjacent residential areas.*

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

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

- e) **Promote trees and landscape elements in the public right-of-way, along trails, and within private development to ensure a high-quality, pleasant, and healthy built environment.**

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

- b) **Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.**

Applicant Response: *The existing building addresses the sidewalk with a zero setback and entrance on the corner, and the applicant has installed landscaping and street trees. Adding a small coffee shop, bakery, or similar use will properly utilize these design features and promote walkability and activity at this intersection and neighborhood, which is in an urban context. Allowing this commercial or mixed-use furthers these goals and policies because those uses will take advantage of such design features as opposed to the previous residential-only use that had little interaction with the street corner.*

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b) **Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.**

Applicant Response: *The request furthers this goal and policy by utilizing a historic commercial and mixed-use building that is neighborhood-scale and has been renovated to be consistent with the historic context and neighborhood character.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

- a) **Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.**

Applicant Response: *Changing the zoning of the subject site from R-1B to MX-L furthers this goal and policy by allowing further investment in a location that is within multiple Comprehensive Plan-designated Corridors that will be a great location for a small business, thus promoting entrepreneurship, employment opportunities, and a range of possible salary levels.*

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

- a) **Preserve and maintain historically significant buildings and spaces.**
- b) **Recognize historic buildings and districts as vital elements of the community.**
- c) **Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.**

Applicant Response: *The request furthers this goal and policy because it will allow for commercial uses to take place in a historically commercial and mixed-use building. As a significant building in the Huning Highland historic district, preserving and enhancing the existing building is a priority. To properly utilize the renovated building with its high ceilings, large windows, and direct access to the sidewalk at the street corner, a commercial use is the best use. Recognizing this historic building as a vital element of the community, this zone change will encourage further reuse and reinvestment in the subject property.*

JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO) as follows:

6-7(F)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City, and will further a preponderance the applicable policies of the Comprehensive Plan as shown in the policy analysis of this letter. A summary of the goals and policies furthered by this request are listed below:*

Applicable citations: Policy 4.1.2 Identity and Design; Policy 4.1.3 Placemaking; Goal 5.1 Centers and Corridors; Policy 5.1.1 Desired Growth; Policy 5.1.2 Development Areas; Policy 5.1.8 Premium Transit Corridors; Policy 5.1.9 Main Streets; Policy 5.1.10 Major Transit Corridors; Goal 5.2. Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Policy 5.6.2 Areas of Change; Policy 5.6.4 Appropriate Transitions; Goal 7.1 Streetscapes & Development Form; Goal 7.2 Pedestrian-Accessible Design; Policy 7.2.1 Walkability; Policy 7.2.2 Walkable Places; Goal 7.3 Sense of Place; Policy 7.3.4 Infill; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Goal 11.2 Historic Assets; Policy 11.2.2 Historic Registration

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: *The subject site is located wholly in an Area of Change, so this criterion does not apply.*

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

4. There was typographical or clerical error when the existing zone district was applied to the property.
5. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
6. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the Comprehensive Plan.*

The existing zoning for the subject site limits uses to single-family residential on a property that contains a historic commercial and mixed-use building that was most recently three multi-family dwellings and is not suited for single-family use. Changing the zoning from R-1B to MX-L would further applicable policies as described in this letter, including historic preservation, infill development, and mixed uses that support Major Transit, Premium Transit, and Main Street Corridors.

The applicant's proposed zoning and the uses allowed by it will serve the surrounding and overall community by allowing small-scale commercial uses or mixed-use in an Area of Change that is well-served by existing infrastructure. Allowing small-scale commercial and mixed-use in the historically commercial and mixed-use building also supports historic preservation goals and policies by allowing uses that are appropriate for and take advantage of the building design and function instead of forcing inappropriate uses into the space.

6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant’s Response: *None of the permissive uses in the MX-L zone will be harmful to the adjacent property, neighborhood, or community. The following table provides a comparison of the most-relevant uses from the R-1B and MX-L zones. Uses shown are limited to those that are permissive and would not need to come back for Conditional Use approval later.*

IDO Zoning Comparison: R-1B vs. MX-L		
Use	R-1B	MX-L
Dwelling, single-family detached	P	-
Dwelling, cluster/cottage development	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Community residential facility, medium or large	-	P
Group home, small or medium	-	P
Adult or child day care facility	-	P
Museum or art gallery	-	P
Veterinary hospital and Other pet services	-	P
Restaurant	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Bakery goods or confectionary shop	-	P
General retail, small	-	P
Liquor retail	-	A
Artisan manufacturing	-	P
Mobile vending cart	-	A
Outdoor dining area	-	A
Other use accessory to non-residential primary use	-	A

From this list of uses, the intent of the applicant with this zone change is to obtain dwellings, townhouse and multi-family that are currently nonconforming uses of the property, as well as restaurant and bakery goods or confectionary shop. Other uses may be considered, but as this list indicates most of these uses are very low-intensity. In addition, some uses of the MX-L zone are not relevant because of the

small size and configuration of the property and the existing historic building. The Integrated Development Ordinance also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards along with the Historic Protection Overlay zone requirements and review process involving the Landmarks Commission will ensure that any use from the MX-L zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

- 1. Have adequate capacity to serve the development made possible by the change of zone.**
- 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**
- 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**
- 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an existing built property that the applicant desires to reuse for commercial purposes much like it historically has. It is surrounded by existing infrastructure including roadways, water, sewer, and storm water facilities that can serve the project.*

6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant's Response: *The property is within multiple designated Comprehensive Plan Corridor areas, but it is not located directly on the major streets themselves. Its location within these Corridors or near these streets is not the sole justification for the zone change. Instead, the request is based on being more advantageous to the community as it furthers a preponderance of applicable Comprehensive Plan policies for land use, infill development, urban design, placemaking, and historic preservation.*

6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant's Response: *The cost of land or other economic considerations are not the determining factor for this zone change request. However, taking advantage of the significant investment into the restoration of the historic commercial and mixed-use building is a positive step for the neighborhood and community that is furthered by this request.*



6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

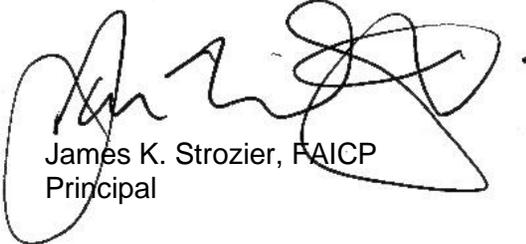
Applicant’s Response: *The subject site is just 0.302 acres in size and the request is for a zone district different than all the adjacent zones, so it is considered a spot zone. However, the request is a justifiable spot zone because it clearly facilitates implementation of the ABC Comp Plan as shown in this justification letter. The nature of the structure already on the premises also makes it unsuitable for the uses allowed by the existing R-1B zone and the other surrounding zones. As a historic commercial and mixed-use building, it is best used for commercial and mixed-use purposes as explained in this letter, so the MX-L zone is most appropriate for the property and matches other properties in the neighborhood even though they are not adjacent to the subject site.*

CONCLUSION

On behalf of EDO Properties LLC, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal