Staff Report

Agent Strata Design, LLC
Applicant John and Jasmine Pitcher
Request Zone Map Amendment (Zone Change)
Legal Description Tract C-2-A-1 PLAT OF Tracts C-2-A-1 & C-2-A-2 Sauvignon Subdivision,
Location 12000 San Antonio DR NE
Size 1.75 acres
Existing Zoning PD
Proposed Zoning R-1D

Summary of Analysis
The request is for a zone change for an approximately 1.75 acre site located at 12000 San Antonio Dr. NE, between Juan Tabo Blvd. NE and Tramway Blvd. NE.
The subject site is zoned PD and the applicant is requesting a zone change to R-1D in order to build their family home on the property, which is currently a vacant lot.
The request qualifies for a City-sponsored zone change, but the applicant does not want to wait.
The subject site is in an Area of Consistency as designated by the Comprehensive Plan. The zone change has been adequately justified pursuant to the IDO’s criteria for zone map amendments.
Area neighborhood associations and property owners were notified as required. A facilitated meeting was not requested and there is no known opposition. Staff recommends approval.

Staff Recommendation
APPROVAL of
Project # 2019-002038
RZ-2019-00011
based on the Findings within this report

Staff Planner Linda Rumpf

Map
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Attachments
Hearing Date:
March 14, 2019

Project #:
PR-2019-002038

Case Numbers:
RZ-2019-00011

Feet
OLD ZONING MAP

Note: Gray shading indicates County.

1 inch = 250 feet

Hearing Date: 3/14/2019
Project Number: PR-2019-002038
Case Numbers: RZ-2019-00011
Zone Map Page: E-22
LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

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

1 inch = 250 feet

Hearing Date:
3/14/2019
Project Number:
PR-2019-002038
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I. INTRODUCTION

Surrounding zoning, plan designations and land uses:

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<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area</th>
<th>Land Use</th>
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<td>North</td>
<td>Unincorporated</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>South</td>
<td>NR-C</td>
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<tr>
<td>West</td>
<td>NR-PO-C</td>
<td>Area of Consistency</td>
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Request

This is a request for Tract C-2-A-1 PLAT OF Tracts C-2-A-1 & C-2-A-2 Sauvignon Subdivision, to be considered for a Zone Map Amendment from PD (Planned Development Zone District) to R-1D (Single-Family Zone District). The applicant qualifies for the voluntary zone change conversion but desires a zone change due to construction financing.

The property is located at 12000 San Antonio Dr. NE, between Juan Tabo Blvd. NE and Tramway Blvd. NE, and is one (1) lot, consisting of 1.75 acres. The applicant wishes to build one (1) single-family home on the site. It is their intention to begin construction immediately on the home. Abutting and surrounding land use is single-family residential, golf course and opens space associated with Tanoan Country Club.

In addition, the PD zone is intended to provide “small and medium scale innovated projects that cannot be accommodated through the use of other base zone districts.....in order to provide significant public, civic, or natural resource benefits.” The PD zone allows for any combination of the uses listed in Table 4-2-1, excepting those that require NR-SU zoning.

The applicant purchased the 1.75 acre property with R-D zoning with the intention to build a single family home prior to the adoption of the IDO. As a result of the adoption of the IDO and minimum lot size requirement of 2 acres for the property, the applicant was eligible for the zoning conversion process. They have initiated this process with the Planning Department, however, due to time constraints with the development processes, they have elected to pursue a zone change on their own and not go through the conversion process.
This zone change request for R-1D will enable the applicant to build a home on the property. They purchased the property prior to the adoption of the IDO with this intent. The pre-IDO zoning, R-D, permitted this use.

**EPC Role**

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final decision. The request is a quasi-judicial matter.

**History/Background**

The site is currently undeveloped. Prior to the adoption of the IDO in May 2018, the parcel in question was zoned R-D, (Residential and Related Uses Zone, Developing Area. The R-D zone permitted a mixture of residential dwelling unit types, and incidental commercial uses with an approved site plan. In addition, R-1 uses were permitted by right without an approved site plan. Because of the multiple uses allowed in the R-D zone and the site being vacant, the IDO conversion was to PD to potentially retain pre-existing entitlements.

**Context**

The surrounding parcels to the west, south, and east are zoned R-1D. The parcels to the west have been developed as single-family homes within the Tanoan Country club. Across San Antonio Dr. to the north, are single family homes in North Albuquerque Acres, which is outside the city limits. A large portion of the southern portion of the site abuts the Tanoan golf course.

**Roadway System**

San Antonio Drive is designated as a local road by the NMDOT and the MRCOG Long Range Roadway System 2040 classification systems.

**Comprehensive Plan Corridor Designation**

The subject site is not along a designated Corridor.

**Trails/Bikeways**

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows a Proposed Bicycle Route on San Antonio.
Transit

This property is not on a corridor or transit route.

Public Facilities/Community Services

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

II. ANALYSIS OF CITY PLANS AND ORDINANCES

Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance, which replaced the City’s Zoning Code, and is therefore subject to its regulations.

The subject site is zoned PD (Planned Development Zone District, and the request is to change the subject site’s zoning to R-1D (Single-Family Zone District).

Permissive uses in R-1D include dwelling, single family, community residential facility, community center or library, parks and open space, religious institution, community garden, residential community amenity, solar energy generation, utility electric, and utility, other major.

The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Abutting and surrounding land use is single-family residential, golf course and opens space associated with Tanoan Country Club.

This request is in an Area of Consistency. The R-1D zone would be consistent with surrounding zoning and is appropriate for this location. It is not in a designated Activity Center or along a designated Corridor. No overlay zones apply.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. When a Goal or policy is listed and is not applicable, it’s because the applicant included them in the zone change justification letter. Other Goals and policies that are relevant, but not listed by the applicant, are included.

Note: Goals and policies are listed below. Staff analysis follows in bold italics.
Chapter 4: Community Identity

GOAL 4.1 Character: Enhance, Protect, and preserve distinct communities.

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

With R-1D zoning, this land could be subdivided into 7 new lots. The applicant indicated they intend to build only one single-family dwelling. Either one or two dwellings would match the development pattern on the north side of San Antonio, which is developed with homes on one acre lots. Smaller lots would match the development pattern established on the south side of San Antonio. Either development intensity is permissive with the R-1D zone. The request furthers Policy 4.1.1 - Distinct Communities.

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

Because a change from PD to R-1D is consistent with adjacent and abutting R-1D zoning, the proposed zone change defines the existing and desired character of areas within the CPA. The context surrounding the site is R-1D and NR-C (golf course use belonging to Tanoan Country Club). Across San Antonio Dr. is an existing single-family development on approximately 1 acre lots outside of the city limits. The proposed Zone Map Amendment to R-1D is consistent and in keeping with both the adjacent and abutting land use and zoning which maintains and reinforces the character of the neighborhood. The request furthers Policy 4.1.2 - Identity and Design.

POLICY 4.1.4 Neighborhoods: Enhance, protect and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Because the site in question is requested to be zoned R-1 which is consistent with the R-1 zoning and land use on adjacent and abutting properties it respects the existing neighborhood values and social, cultural, recreation resources and supports improvements that protect stable, thriving residential neighborhoods and enhances their attractiveness. The request generally furthers Policy 4.1.4 - Neighborhoods.
Chapter 5: Land Use

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.

Because the requested R-1 D zone is in keeping with the adjacent and abutting R-1 D zoning, it maintains the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development in the area and the requested zone change to R-1D encourages infill development by developing a vacant and adds complimentary uses and is compatible in form and scale to the immediately surrounding development by permitting the same allowable uses as the adjacent and abutting land uses, the proposed zone change is consistent with the health, safety, and general welfare of the City. The request furthers Policy 5.2.1 - Land Uses.

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.

Because the site in question is in an area with existing infrastructure, does not meet existing minimum lot sizes requirements for its current zoning designation of PD, and the applicant only desires single-family residential development, down zoning from PD to R-1D allows the site to be developed with additional infill development. The request furthers Policy 5.3.1 - Infill Development.

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

The subject site is located in an Area of Consistency in an established neighborhood characterized by mostly single-family homes. The request for R-1D zoning on the approximately 1.75 acre subject site would allow residential uses that are generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and
not along a designated Corridor. The request furthers Policy 5.6.3 - Areas of Consistency.

Chapter 7: Urban Design

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

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

Because the requested R-1D zone is a low density zone requiring a large lot in an area with single family homes on larger lots it supports development that reflects the character of the surrounding area. The request furthers Policy 7.3.2 - Community Character.

Chapter 9: Housing

GOAL 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The requested R-1D zone enhances the neighborhood character maintains compatibility with surrounding land uses, and responds to the development context by matching adjacent densities and site design. The request furthers Policy 9.2.1 - Compatibility.

III. ZONE MAP AMENDMENT (ZONE CHANGE)

Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments

Note: Applicant’s Justification is in indented italics, Staff’s Analysis indented bold text.

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.
The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on January 31, 2019 is a response to Staff’s request for a revised justification (see attachment). The subject site is currently zoned PD (Planned Development Zone District). The requested zoning is R-1D (Single-Family Zone District). The reason for the request is to allow development of single-family home.

The applicant believes that the proposed zone map amendment (zone change) meets the zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. The citation is from the IDO. The applicant’s arguments are in italics. Staff analysis follows.

A. A proposed zone change must be found to be 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.

*The proposed zone change from PD to R-1D is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the visions of the local community, Albuquerque’s Comprehensive Plan by ensuring development on the site is consistent in lot type and use with the abutting parcels zoned and developed R-1D Single Family Zone Districts.*

*Applicable citations: Goal 4.1 Character; Policy 4.1.1 Distinct Communities; Policy 4.1.2 Identity and Design; Policy 4.1.4 Neighborhoods; 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 5.6.3 Areas Of Consistency; Goal 7.3 Sense Of Place; Policy 7.3.2 Community Character; Goal 9.2 Sustainable Design and Policy 9.2.1 Compatibility.*

*Consistency with the City’s health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response, that the request would be consistent with the City’s health, safety, morals and general welfare. The response to Criterion A is sufficient.*
Summary Conclusion (applicant)

This request for a zone change from PD to R-1D is consistent with the health, safety, and general welfare of the City, furthers (and is 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. The proposed R-1D zone is in keeping with the goals and intentions of the Comprehensive Plan. A zone change from PD to R-1D is consistent and compatible with adjacent and abutting R-1D zoning and rectifies the previous PD spot zone. The proposed R-1D zone allows for development consistent and compatible in building placement, density and land use consistent adjacent and abutting development. By allowing single family development, it supports consistency and compatibility in a designated Area of Consistency. In addition, the requested zone change removes potentially incompatible and unpredictable mixed land uses from existing residential areas located on a local road.

By enabling a lower density, single family residential development, the proposed R-1D zone allows for the conservation of larger areas of land for the continuation of wild life habitats, migratory patterns and the preservation of the open space character of the neighborhood located in close proximity to the AMAFCA Pino Dam. The proposed single-family home along a local street at a density consistent with surrounding properties would provide an opportunity for a traditional residential form typically found in the far northeast heights. This furthers the Comprehensive Plan’s goal of providing housing options that are consistent with surrounding land uses and respond to the development context.

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.
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 proposed Zone Map Amendment is located wholly in an Area of Consistency (as shown in the ABC Comp Plan, as amended). The proposed zone would clearly reinforce the established character of the surrounding Area of Consistency and does not permit development that is significantly different from that character because it permits only the same R-1 uses and development patterns as on adjacent and abutting R-1 properties.

The existing zoning PD zoning is inappropriate because it meets the following two criteria:

- There was a clerical error during the IDO conversion process of the R-D zone to the current PD zone as the property is 1.75 acres and does not meet the 2 acre threshold for development, and
- A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended. Because the proposed R-1 zone land use is consistent with adjacent and abutting R-1 land uses, development, density and intensity and connectivity. The current PD zone allows for any and all land uses allow in Table 4-2-1 except those that require NR-SU zoning for all of the part of the site.

The zone change to R-ID would be more advantageous to the community than the current zoning (PD) because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it, as shown in the applicant's policy analysis in the response to Criterion A. The response to Criterion B is sufficient.

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:

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 the neighborhood or community conditions affecting the site.

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).

This criterion is not applicable because the property in question is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.
This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.

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.

Because the proposed zone R-1D is the same zone as the abutting properties and the neighborhood to the north, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community because the allowable uses are the same as the allowable uses on the adjacent and abutting properties.

Uses in R-1D consist of Dwelling, Single Family, Community Residential Facility, Community Center or Library, Parks and Open Space, Religious Institution, Community Garden, Residential Community Amenity, Solar Energy Generation, Utility Electric, and Utility, Other Major. These uses are all permitted on adjacent and abutting property. Because R-1 uses are permitted in any R-1 zone, they are not considered harmful to properties zoned R-1.

The requested R-1D (Single-Family Zone District) includes fewer permissive uses than the PD (Planned Development Zone District) zone, which could be harmful to adjacent property. That purpose would be achieved with the proposed zone change. The response to Criterion D is sufficient.

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.

Because the site is located in a developed area of Albuquerque, it meets the requirements of the above number 1 “Have adequate capacity to serve the development made possible by the change of zone.” The City’s existing infrastructure has adequate
capacity to serve the development made possible by the change of zone. The zone change request was well below the requirement for a Traffic Impact Study (TIS), see included TIS form. Any on site infrastructure costs will be borne by the developer. Hydrology has approved grading for plat and has requested that requested a site-specific grading plan prior to grading. Correspondence is included in application.

The applicant refers to sub-criterion 1, that the subject has adequate infrastructure capacity to serve development that the request would make possible. A zone change to R-1D would allow all the permissive uses in the R-1D zone, which includes -single-family home residential uses. This established urban area has sufficient infrastructure to support such uses on the approximately 1.75 acre subject site. The response to Criterion E is sufficient.

F. The applicant’s justification for the requested zone change is not completely based on the property’s location on a major street.

Because the proposed down zone request is based on the desire to amend a prior spot zone to a zone congruent with abutting parcels to support a lower density development, and to remove potentially incompatible land uses from existing and future development, and that the location of the property is not located on a major street, the requested zone change is not due to its location on a major street. San Antonio is classified by NMDOT and the Long Range Roadway system 2040 as a Local Street.

The subject site’s location on 12000 San Antonio Dr. NE, classified as a Local Road, is not being used as justification for the zone change request. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A. The response to Criterion F is sufficient.

G. The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.

Because the proposed zone request is based on the intention to build a single family home, allowed by right prior to the 2018 adoption of the IDO and because the proposed zone change is necessary to enable the developability of the site currently prevented due to size compliance requirements of the PD zone and because the requested R-1 zone removes potentially harmful PD land uses adjacent to single family uses, the applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.
Economic considerations are a factor, but the applicant’s justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The response to Criterion G is sufficient.

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.

Because the zone change request is for a zone that is the same as abutting and adjacent zones, the proposed zone change does not create a “spot zone” or strip zone. The zoning on the site prior to 2018 was P-R located between, and surrounded by R-1D parcels. The proposed Zone Map amendment from PD to R-1D is a request for the site to be made consistent with surrounding zone districts.

The request would not result in a spot zone because the zone change request is for a zone that is the same as abutting and adjacent zones. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub criteria 1 applies. The response to Criterion H is sufficient.

Staff concludes that the applicant has adequately justified the proposed zone change from PD to R-1D. The applicant’s policy-based analysis shows that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not conflict with them. The request would clearly facilitate implementation of the Comprehensive Plan.
IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 2/4/2019 to 2/18/2019. Some agency comments were received. Long Range Planning notes that the single-family use seems to match the predominant land use surrounding the site, and the desired use is allowed permissively in the R-1D zone.

The Water Utility Authority stated that an Availability 180720 (issued 09/13/2018) was written to address service to the site. Albuquerque Public Schools (APS) notes that residential development, has direct impacts on the Albuquerque Public Schools. Note that this is one property. A residential development at this location will have impacts to Georgia O’Keeffe Elementary School, Eisenhower Middle School, and La Cueva High School. At present, Georgia O’Keeffe is nearing-capacity, and development will be a strain on the schools.

PNM provided comments as Conditions for Approval regarding utility easements and contacting them to establish new service.

Neighborhood/Public

Prior to application, the applicants reached out via email to the District 8 Coalition and Antelope Run Neighborhood Association. There has been no request to meet regarding the proposed downzone. There was no opposition to the proposed zone change from either the District 8 Neighborhood Coalition or the Antelope Run Neighborhood Association. Prior to this submittal, the applicant mailed via certified letter and emailed the neighborhood associations the required information regarding the zone change application. There has been no opposition to this correspondence. All correspondence is included in submittal packet.

V. CONCLUSION

The request is for a zone map amendment (zone change) for an approximately 1.75 acre site located located at 12000 San Antonio Dr. NE, between Juan Tabo Blvd. NE and Tramway Blvd. NE. The current lot is vacant.

The subject site is zoned PD (Planned Development Zone District). The current PD zone does not allow single-family homes. The applicant is requesting a zone change to R-1D (Single-Family Zone District) in order to build their family home on the property.

The applicant has initiated this process with the Planning Department, however, due to time constraints with the development processes, they have elected to pursue a zone change on their own and not go through the conversion process.
The applicant’s policy-based analysis shows that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not conflict with them. The request would clearly facilitate implementation of the Comprehensive Plan.

Area neighborhood associations and property owners were notified as required. A facilitated meeting was not requested and there is no known opposition.

Staff concludes that the applicant has adequately justified the proposed zone change from PD to R-1D. The applicant’s policy-based analysis shows that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not conflict with them. The request would clearly facilitate implementation of the Comprehensive Plan.

Findings, Zoning Map Amendment (Zone Change)


1. The request is for a zone map amendment (zone change) for an approximately 12000 San Antonio Dr. NE, between Juan Tabo Blvd. NE and Tramway Blvd. NE. The applicant purchased the vacant lot and wants to build their family home on the property.

2. The subject site is zoned PD (Planned Development Zone District). The PD zone does not allow single-family homes. The applicant is requesting a zone change to R-1D (Single-Family Zone District) in order to build their family home on the property.

3. The request qualifies for a City-sponsored zone change because it meets the criteria for a voluntary downzone: it’s a residential use in an Area of Consistency and the property owner wants a lesser zone. However, the applicant does not want to wait for the City to take the zone changes through the process.

4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. It is not in a designated Activity Center or along a designated Corridor. No overlay zones apply.

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

6. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 4: Community Identity:

   A. This request furthers Goal 4.1 and Policy 4.1.1 because the subject site is in one of Albuquerque’s newer, distinct communities in Albuquerque Acres. The request would contribute to enhancing, protecting, and preserving this community by allowing a residential use to continue and by building a home on the presently vacant site. The applicant intends to build one single-family dwelling, which would match
the development pattern on the north side of San Antonio, which is developed with homes on one acre lots. This development intensity is permissive with the R-1D zone.

B. This request furthers Goal 4.1 and Policy 4.1.2 because a change from PD to R-1D is consistent with adjacent and abutting R-1D zoning, the proposed zone change defines the existing and desired character of areas within the CPA. The context surrounding the site is R-1D and NR-C which consists of golf course use belonging to the Tanoan Country. Across San Antonio Dr. is an existing single-family development on approximately 1 acre lots outside of the city limits. The proposed Zone Map Amendment to R-1D is consistent and in keeping with both the adjacent and abutting land use and zoning which maintains and reinforces the character of the neighborhood.

C. This request furthers Goal 4.1 and Policy 4.1.4 because the site in question is requested to be zoned R-1 which is consistent with the R-1 zoning and land use on adjacent and abutting properties it respects the existing neighborhood values and social, cultural, recreation resources and supports improvements that protect stable, thriving residential neighborhoods and enhances their attractiveness.

7. The request furthers the following, applicable Goal and policy in Comprehensive Plan Chapter 5: Land Use, regarding Complete Communities:
   A. This request furthers Goal 5.2 and Policy 5.2.1 because the zone change will allow R-1D uses, which are Single-Family Zone District uses. The subject site’s residential use would help foster communities where residents can live, work, and learn because these uses are considered compatible with existing neighborhoods and would add variety to the community in a way that is consistent with the subject site’s surroundings. The requested R-1 D zone is in keeping with the adjacent and abutting R-1 D zoning, it maintains the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development in the area and the requested zone change to R-1D encourages infill development by developing a vacant and adds complimentary uses and is compatible in form and scale to the immediately surrounding development by permitting the same allowable uses as the adjacent and abutting land uses, the proposed zone change is consistent with the health, safety, and general welfare of the City.
   B. This request furthers Goal 5.3 and Policy 5.3.1 because it would facilitate re-development of a site that is already served by existing infrastructure and public facilities, which generally would promote the efficient use of land to support the public good. Because the site in question is in an area with existing infrastructure and because it does not meet existing minimum lot sizes requirements for its current zoning designation of PD, down zoning from PD to R-1D allows the site to be developed supporting additional infill development.
   C. This request furthers Goal 5.6 and Policy 5.6.3 because the subject site and the surrounding area is designated an Area of Consistency and is characterized by
residential uses. The request would allow R-1D uses on the subject site, which are residential uses that are generally considered compatible with existing residential uses, and therefore would reinforce the character and intensity of the surrounding area. The request for R-1D zoning on the approximately 1.75 acre subject site would allow residential uses that are generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

8. The request furthers the following, applicable Goal and policy in Comprehensive Plan Chapter 7: Urban Design, regarding Sense of Place and Community Character.
   A. This request furthers Goal 7.3 and Policy 7.3.2 because the requested R-1D zone is a low density zone requiring a large lot in an area with single family homes on one acre lots with mountain views, it supports design development that reflects the character of the surrounding area and protects and enhances views.

9. The request furthers the following, applicable Goal and policy in Comprehensive Plan Chapter 9: Housing, regarding Sustainable Design and Compatibility.
   A. This request furthers Goal 9.2 and Policy 9.2.1 because the requested R-1D zone enhances the neighborhood character by maintain compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design.

10. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:
    A. **Criterion A**: Consistency with the City’s health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in s policy-based response, that the request would be consistent with the City’s health, safety, morals and general welfare.
    B. **Criterion B**: The zone change to R-1D would be more advantageous to the community than the current zoning (PD) because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it, as shown in the applicant’s policy analysis in the response to Criterion A.
    C. **Criterion C**: This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.
    D. **Criterion D**: The requested R-1D (Single-Family Zone District) includes fewer permissive uses than the PD (Planned Development Zone District) zone, which would be harmful to adjacent property. That purpose would be achieved with the proposed zone change.
E. **Criterion E.** The applicant refers to sub-criterion 1, that the subject has adequate infrastructure capacity to serve development that the request would make possible. Though the applicant intends to re-use the existing single-family home, it is important to remember that a zone change to R-1D would allow all the permissive uses in the R-1D zone, which includes single-family home residential uses. This established urban area has sufficient infrastructure to support such uses on the approximately 1.75 acre subject site.

F. **Criterion F.** The subject site’s location on 12000 San Antonio Dr. NE, classified as a Local Road, is not being used as justification for the zone change request. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A.

G. **Criterion G.** Economic considerations are a factor, but the applicant’s justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies.

H. **Criterion H.** The request would not result in a spot zone because the zone change request is for a zone that is the same as abutting and adjacent zones. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub criteria 1 applies.

12. The District 8 Coalition and Antelope Run Neighborhood Association were notified, as required. There has been no request to meet regarding the proposed zone change. As of this writing, Staff has not received any comments. There is no known opposition.

13. The applicant will need to coordinate development on the site with PNM.

**Recommendation**

Linda Rumpf
Planner

Notice of Decision cc list:
List will be finalized subsequent to the EPC hearing on March 14, 2019.

cc:  PV Trails Albuquerque, LLC, 303 Roma Avenue NW, ABQ, NM  87102
Consensus Planning, Inc., 302 Eighth St. NW, ABQ, NM  87102
Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio del Sol NW., ABQ, NM  87114
Westside Coalition of Neigh. Assoc., Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM  87120
John DuBois, jdubois@cabq.gov
Agency Comments

PLANNING DEPARTMENT

Long Range Planning

Comments for Zone Map Amendment:

This request is for a zone map amendment from PD to R-1D. The applicant would like to build a single-family home on the 1.7 acre property. The site was previously zoned R-D, which allowed single-family development and additional uses as defined in a Sector Plan or Site Plan. The desired use is allowed permissively in the R-1D zone.

This property qualifies to participate in the City’s Voluntary Zoning Conversion process under the Size Threshold criterion, because it is a lot with PD zoning that is less than 2 acres.

The Zoning Enforcement Officer prepared a memo on May 29, 2018 with guidance for the Planning Department regarding development of single-family dwellings in the PD zone. According to this memo, one single-family dwelling could be constructed on this lot without additional approval processes, such as a zone change.

With R-1D zoning, this land could be subdivided into 7 new lots. The applicant indicated they intend to build only one single-family dwelling. Either one or two dwellings would match the development pattern on the north side of San Antonio, which is developed with homes on one acre lots. Smaller lots would match the development pattern established on the south side of San Antonio. Either development intensity is permissive with the R-1D zone.

This request is in an Area of Consistency. The R-1D zone would be consistent with surrounding zoning and is appropriate for this location.

- ABC Comprehensive Plan Goal 4.1 Character: Enhance, protect, and preserve distinct communities.
- ABC Comprehensive Plan Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]
- ABC Comprehensive Plan Policy 5.6.3 Areas of Consistency: Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.
- ABC Comprehensive Plan Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

Zoning / Code Enforcement

No comment
MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comments

PARKS AND RECREATION DEPARTMENT

No comments

TRANSIT DEPARTMENT

### Transit Department Review of EPC Cases for March 2019 (AMENDED)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Brief Description of Request</th>
<th>Transit Corridor?*</th>
<th>Transit Route?</th>
<th>Current Service/ Stops</th>
<th>Comments/ Support/ Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project #2019-002038 RZ-2019-00011 – Zone Map Amendment</td>
<td>Voluntary IDO Zoning Conversion from PD to R1-D for 1.7 acres at 12000 San Antonio Drive NE (ADDRESS CORRECTED)</td>
<td>Not on a Corridor</td>
<td>Not on a route</td>
<td>Nearest service is Commuter Route 93 on Academy Road which connects High Desert to the Alvarado Transportation Center by means of Academy and I-25. There is no service north of Academy and none is planned, making this site very remote from transit service.</td>
<td>No comment</td>
</tr>
</tbody>
</table>

Corridor designations are from the 2017 Comp Plan.

ABC WATER UTILITY AUTHORITY (ABCWUA)

Identification: UPC – 102206232751510606
RZ-2019-00011 – Zone Map Amendment (Zone Change)
- No adverse comment to the proposed zone change.
- Availability 180720 (issued 09/13/2018) was written to address service to the site. Provided the supporting information for that statement has not changed, the Availability statement is applicable for one (1) year post issuance. If the information utilized to produce this statement has changed or is changing, coordination with the Utility Development section of the Water Authority shall take place.
ALBUQUERQUE PUBLIC SCHOOLS

Project #2019-002038

a. EPC Description: RZ-2018-00011 – Zone Map Amendment (Zone Change).


c. Site Location: 12000 San Antonio NE, between Juan Tabo Boulevard NE and Tramway Boulevard NE, east of Beringer Avenue NE, and west of Burgundy Place NE.

d. Request Description: This is an application for a voluntary downzone from PD (Planned Development) to R-1-D (Residential), for the building of one single-family home, on 1.7 acres.

e. APS Case Comments: Residential development has direct impacts on the Albuquerque Public Schools. A residential development at this location will have impacts to Georgia O’Keeffe Elementary School, Eisenhower Middle School, and La Cueva High School. At present, Georgia O’Keeffe is nearing-capacity, and development will be a strain on the schools.

i. Residential Units: 1

ii. Est. Elementary School Students: 1

iii. Est. Middle School Students: 1

iv. Est. High School Students: 1

v. Est. Total # of Students from Project: 3

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

<table>
<thead>
<tr>
<th>School</th>
<th>2018-2019 40th Day Enrollment</th>
<th>Facility Capacity</th>
<th>Space Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Georgia O’Keeffe Elementary School</td>
<td>651</td>
<td>678</td>
<td>27</td>
</tr>
<tr>
<td>Eisenhower Middle School</td>
<td>840</td>
<td>1141</td>
<td>301</td>
</tr>
<tr>
<td>La Cueva High School</td>
<td>1763</td>
<td>1902</td>
<td>139</td>
</tr>
</tbody>
</table>

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
o Use of non-classroom spaces for temporary classrooms
  o Lease facilities
  o Use other public facilities
• Improve facility efficiency (short term solution)
  o Schedule Changes
    ▪ Double sessions
    ▪ Multi-track year-round
  o Other
    ▪ Float teachers (flex schedule)
• Shift students to Schools with Capacity (short term solution)
  o Boundary Adjustments / Busing
  o Grade reconfiguration
• Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)
  No objections
MID-REGION COUNCIL OF GOVERNMENTS (MRCOG) / MRMPO
  No adverse comments.
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)
  Conditions for Approval for Project #2019-002038 (RZ-2019-00011) Zone Map Amendment – zone change (new residence located at 12000 San Antonio Dr. NE between Juan Tabo NE and Tramway Blvd NE)

1. An existing electric overhead double-circuit 115kV transmission line is located along the northern boundary of the subject site on San Antonio Blvd. and an underground distribution line is located crossing the parcel from west to east. It is the applicant’s obligation to abide by any conditions or terms of these easements.
2. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
3. It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments
PHOTOS
APPLICATION
Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

☑ Interpreter Needed for Hearing? ___ yes, indicate language: __________
☐ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
☐ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

☐ ADOPTION OR AMENDMENT OF FACILITY PLAN

☐ Plan, or part of plan, to be amended with changes noted and marked
☐ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
☐ Proof of emailed notice to affected Neighborhood Association representatives
☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ AMENDMENT TO IDO TEXT

☐ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ ZONING MAP AMENDMENT – EPC

☐ ZONING MAP AMENDMENT – COUNCIL

☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
☐ Proof of emailed notice to affected Neighborhood Association representatives
☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of mailing
☐ Sign Posting Agreement

☐ ANNEXATION OF LAND

☐ Application for Zoning Map Amendment Establishment of zoning must be applied for simultaneously with Annexation of Land.
☐ Petition for Annexation Form and necessary attachments
☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
☐ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: __________________________ Date: Jan. 30, 2019
Printed Name: Michelle Negrette ☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

Staff Signature: __________________________ Date: __________________________

Effective 5/17/18
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Historic Certificate of Appropriateness – Major (Form L)</th>
<th>Wireless Telecommunications Facility Waiver (Form W2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Archaeological Certificate (Form P3)</td>
<td>Historic Design Standards and Guidelines (Form L)</td>
<td></td>
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<tr>
<td>Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>Master Development Plan (Form P1)</td>
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<tr>
<td>Alternative Signage Plan (Form P3)</td>
<td>Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td></td>
</tr>
<tr>
<td>WTF Approval (Form W1)</td>
<td>Site Plan – DRB (Form P2)</td>
<td></td>
</tr>
<tr>
<td>Minor Amendment to Site Plan (Form P3)</td>
<td>Subdivision of Land – Minor (Form S2)</td>
<td></td>
</tr>
<tr>
<td>Decisions Requiring a Public Meeting or Hearing</td>
<td>Subdivision of Land – Major (Form S1)</td>
<td></td>
</tr>
<tr>
<td>Conditional Use Approval (Form ZHE)</td>
<td>Vacation of Easement or Right-of-way (Form V)</td>
<td></td>
</tr>
<tr>
<td>Demolition Outside of HPO (Form L)</td>
<td>Variance – DRB (Form V)</td>
<td></td>
</tr>
<tr>
<td>Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td>Variance – ZHE (Form ZHE)</td>
<td></td>
</tr>
</tbody>
</table>

APPLICATION INFORMATION
Applicant: John and Jasmine Pitcher Phone: 505.238.5210
Address: 9308 Lona Lane Email: Jasminepitcher@gmail.com
City: Albuquerque State: NM Zip: 87111
Professional/Agent (if any): Strata Design, LLC Phone: 505.710.4221
Address: 711 Amherst SE Email: stratadesign.nm@gmail.com
City: Albuquerque State: NM Zip: 87106
Proprietary Interest in Site: Building of residence List all owners: John and Jasmine Pitcher

BRIEF DESCRIPTION OF REQUEST
Request for voluntary downzone from PD to R-1D.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)
Lot or Tract No.: TR C-2-A-1 & TR C-2-A-2
Subdivision/Addition: SAUVIGNON SUBDIVISION
MRGCD Map No.: UPC Code:
Zone Atlas Page(s): E-22-Z Existing Zoning: PD Proposed Zoning: R-1D
# of Existing Lots: 1 # of Proposed Lots: 1 Total Area of Site (acres): 1.7146AC

LOCATION OF PROPERTY BY STREETS
Site Address/Street: 12000 San Antonio Between: Juan Tabo and: Tramway

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

Signature: [Signature]
Printed Name: Michelle Negrette

FOR OFFICIAL USE ONLY
Case Numbers Action Fees
- - -
- - -
- - -
Meeting/Hearing Date: Fee Total:
Staff Signature: Date: Project #
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-023 Date: 1-15-99 Time: 3:00 pm

Address: 12,000 San Antonio NE

AGENCY REPRESENTATIVES AT MEETING:
Planning: Catalina Lehner

Code Enforcement: 
Fire Marshall: 
Transportation: 
Other: 

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

REQUEST: FDO converted lot to PD, but want to build a single family home

SITE INFORMATION:
Zone: PD (vacant now) Size: ~1.7 acres
Use: Single Family Home Overlay Zone: none
Comp Plan Area of Consistency: Comp Plan Corridor: none
Comp Plan Center: none MPOS or Sensitive Lands: none
Parking: Table 5-5-1, p.229 MR Area: none
Landscaping: Street Trees: 
Use Specific Standards: 4-3(B)(1), p.135
Dimensional Standards: 4-3(B)(1), p.135 Table 5-11, p.190
*Neighborhood Organization/s: District 8 Coalition, Antelope Run NA

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

PROCESS:
Type of Action: ZONE CHANGE
Review and Approval Body: ECC Is this PRT a requirement? yes
NOTES:

- I do it available online - www.cabq.gov/planning for IDO + zone conversion process. (look under "Board"
- PP threshold up to 2 acres - need B-1D
- already notified and has draft justification
- can't wait due to status of loan.
- Review and Decision criteria 6-7(F)(3)
  Your request must demonstrate in writing
  that the criteria are being met - higher
  test in an Area of Consistency
- Look on recent EPC agendas to see
  who does these 2c essays
- Notification has not list - email
  (440x77) proof required
- Buffer map ask for at receipt - 100 feet
  plus ROW
- Project letter separate from justification
  essay
- EPC calendar (given online)
- www.cabq.gov/planning Boards + Comm + ERC
- Staff Reports
January 29, 2019

To Who It May Concern,

We, John and Jasmine Pitcher, authorize Strata Design to act as our agent for the zone change request for 12000 San Antonio NE, Albuquerque, NM 87111.

Sincerely,
John and Jasmine Pitcher
9308 Lona Lane
ABQ, NM 87111
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PITCHER

DATE OF REQUEST: 1/29/19
ZONE ATLAS PAGE(S): L-22

CURRENT:
ZONING PD
PARCEL SIZE (AC/SQ. FT.) 1.7

LEGAL DESCRIPTION:
LOT OR TRACT # BLOCK #
SUBDIVISION NAME

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE Y To P (Y)
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT: (Map/Text) [ ]

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: __________
BUILDING SIZE: __________ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE: Isidora Pitcher
DATE: 1/29/19

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

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

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

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

Notes:

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

TRAFFIC ENGINEER

1/29/19

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

TIS -SUBMITTED __/__/__
-FINALIZED __/__/__

TRAFFIC ENGINEER

DATE

Revised January 20, 2011
Neighborhood Association Meetings
Prior to application, Jasmine and John Pitcher reached out via email to the District 8 Coalition and Antelope Run Neighborhood Association. There has been no request to meet regarding the proposed downzone. There was no opposition to the proposed zone change from either the District 8 Neighborhood Coalition or the Antelope Run Neighborhood Association. All correspondence is included in submittal packet.

SECTOR DEVELOPMENT PLAN MAP AMENDMENT
Response to Section 6-7(F)(3) Review and Decision Criteria
The following narratives will provide evidence that the proposed rezoning of properties TR C-2-A-1 PLAT OF TRACTS C-2-A-1 & C-2-A-2 SAUVIGNON SUBDIVISION are considered in accordance with the recently adopted City of Albuquerque Comprehensive Plan. This request is in compliance with Section 6-7(F)(3) of the Integrated Development Ordinance as follows:

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 from PD to R-1D is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the visions of the local community, Albuquerque’s Comprehensive Plan by ensuring development on the site is consistent in lot type and use with the abutting parcels zoned and developed R-1D Single Family Zone Districts.

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

Because a change from PD to R-1D is consistent with adjacent and abutting R-1D zoning, the proposed zone change contributes to the stability of land use and zoning within the area. The context surrounding the site is R-1D and NR-C which consists of golf course use belonging to the Tanoan Country. Across San Antonio Dr. is an existing single-family development on approximately 1 acre lots outside of the city limits. The proposed Zone Map Amendment to R-1D is consistent and in keeping with both the adjacent and abutting land use and zoning which maintains and reinforces the character of the neighborhood.

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

Because the site in question is in an area with existing infrastructure and because it does not meet existing minimum lot sizes requirements for its current zoning designation of PD, down zoning from PD to R-1D allows the site to be developed supporting additional infill development.

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 Spaces.
Because the proposed zone is consistent and in keeping with adjacent and abutting residential land use, the proposed zone change will protect and enhance the character of the surrounding neighborhoods. The zone change allows for the expansion of single-family neighborhood development in the area at the same density and intensity as abutting and adjacent properties.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

Because the proposed zone change matches the surrounding and abutting densities and requires the same setbacks and lot sizes, it would allow development that is consistent with the recent development to west and the neighborhood to the south. PD is a much higher intensity and density zone. As a result, this site is not developable under the current zoning. If a variance to the lot size requirement was obtained, the PD zone could permit mixed use develop which would increase traffic on a local street and encourage housing development inconsistent with the neighborhood character. Adjacent, existing single-family homes could be subject to any and all uses in Use Table 4-2-1 except those that require NR-SU zoning for all of the part of the site.

The requested R-1D zone enhances the neighborhood character by maintain compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design.

Summary Conclusion
This request for a zone change from PD to R-1D is consistent with the health, safety, and general welfare of the City, furthers (and is 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. The proposed R-1D zone is in keeping with the goals and intentions of the Comprehensive Plan. A zone change from PD to R-1D is consistent and compatible with adjacent and abutting R-1D zoning and rectifies the previous PD spot zone. The proposed R-1D zone allows for development consistent and compatible in building placement, density and land use consistent adjacent and abutting development. By allowing single family development, it supports consistency and compatibility in a designated Area of Consistency. In addition, the requested zone change removes potentially incompatible and unpredictable mixed land uses from existing residential areas located on a local road.

By enabling a lower density, single family residential development, the proposed R-1D zone allows for the conservation of larger areas of land for the continuation of wild life habitats, migratory patterns and the preservation of the open space character of the neighborhood located in close proximity to the AMAFCA Pino Dam. The proposed single-family home along a local street at a density consistent with surrounding properties would provide an opportunity for a traditional residential form typically found in the far northeast heights. This furthers the Comprehensive Plan’s goal of providing housing options that are consistent with surrounding land uses and respond to the development context.

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.
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 proposed Zone Map Amendment is located wholly in an Area of Consistency (as shown in the ABC Comp Plan, as amended). The proposed zone reinforces the established character of the surrounding Area of Consistency and does not permit development that is significantly different from that character.

The existing zoning PD zoning is inappropriate because it meets the following two criteria:

1. There was a clerical error when the existing zone district was applied to the property as it does not meet the 2 acre threshold for development, and
2. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended. The proposed zone land use is consistent with adjacent and abutting land uses, development, density and intensity and connectivity. The current PD zone allows for any and all land uses allow in Table 4-2-1 except those that require NR-SU zoning for all of the part of the site.

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:

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 the neighborhood or community conditions affecting the site.
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).

This criterium is not applicable because the property in question is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.

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.

Because the proposed zone R-1D is the same zone as the abutting properties and the neighborhood to the north, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Uses in R-1D consist of Dwelling,
Single Family, Community Residential Facility, Community Center or Library, Parks and Open Space, Religious Institution, Community Garden, Residential Community Amenity, Solar Energy Generation, Utility Electric, and Utility, Other Major. These uses are all permitted on adjacent and abutting property.

**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.

Because the site is located in a developed area of Albuquerque, it meets the requirements of the above number 1 “Have adequate capacity to serve the development made possible by the change of zone.” The City’s existing infrastructure has adequate capacity to serve the development made possible by the change of zone. The zone change request was well below the requirement for a Traffic Impact Study (TIS), see included TIS form. Any on site infrastructure costs will be born by the developer.

**F. The applicant’s justification for the requested zone change is not completely based on the property’s location on a major street.**

Because the proposed down zone request is based on the desire to amend a prior spot zone to a zone congruent with abutting parcels to support a lower density development, and to remove potentially incompatible land uses from existing and future development, and that the location of the property is not located on a major street, the requested zone change is not due to its location on a major street. San Antonio is classified by NMDOT and the Long Range Roadway system 2040 as a Local Street.

**G. The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.**

Because the proposed zone request is based on the intention to build a single family home, allowed by right prior to the 2018 adoption of the IDO and to enable the developability of the site currently prevented due to size compliance requirements of the PD zone and to remove potential harmful land uses adjacent to single family uses, it is not based on the cost of land or economic considerations.

**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.

Because the zone change request is for a zone that is the same as abutting and adjacent zones, the proposed zone change does not create a "spot zone" or strip zone. The zoning on the site prior to 2018 was P-R located between, and surrounded by R-1D parcels. The proposed Zone Map amendment from PD to R-1D is a request for the site to be made consistent with surrounding zone districts.
City of Albuquerque
Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2016)

Project Title: PRICHARD SUBDIVISION  Building Permit #:  Hydrology File #:  
DRB#:  EPC#:  Work Order#:  
Legal Description: TRACT C2A2 SUAVIGNON  
City Address: UN ADDRESSED LOT ON SAN ANTONIO

Applicant: DR PRICHARD  Contact:  
Address:  
Phone#:  Fax#:  E-mail:  

Other Contact: RIO GRANDE ENGINEERING  Contact: DAVID SOULE  
Address: PO BOX 93924 ALB NM 87199  
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: david@riograndedevelopment.com

TYPE OF DEVELOPMENT:  X PLAT  ___ RESIDENCE  ___ DRB SITE  ___ ADMIN SITE

Check all that Apply:

DEPARTMENT:  X HYDROLOGY/ DRAINAGE  ___ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:  ___ ENGINEER/ARCHITECT CERTIFICATION  
___ PAD CERTIFICATION  
___ CONCEPTUAL G & D PLAN  
X GRADING PLAN  
___ DRAINAGE REPORT  
___ DRAINAGE MASTER PLAN  
___ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
___ ELEVATION CERTIFICATE  
___ CLOMR/LOMR  
___ TRAFFIC CIRCULATION LAYOUT (TCL)  
___ TRAFFIC IMPACT STUDY (TIS)  
___ STREET LIGHT LAYOUT  
___ OTHER (SPECIFY)  
___ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?:  X Yes  ___ No

DATE SUBMITTED:  

COA STAFF:  ELECTRONIC SUBMITTAL RECEIVED:  
FEE PAID:  

December 7, 2018

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

RE: Prichard Subdivision
Tr C2A2 Sauvignon
Grading Plan Stamp Date: 11/30/18
Drainage File: E22D007H

Dear Mr. Soule:

Based on the submittal received on 12/3/18, the grading plan and drainage report cannot be approved until the following are corrected:

Prior to Preliminary Plat/Grading Permit:

1. The information presented is insufficient to tell what is being proposed. Grading Plans need to be prepared per the DPM Ch.22.7: Grading Plan Checklist. Depending on the size and complexity of the project, a Drainage Report may also be necessary. The following are missing:
   a. Delineation of off-site contributing watersheds and/or drainage basins on City of Albuquerque Ortho-Topo Area Maps or equivalent mapping at a preferable scale of 1" =200' or 1" = 500'. Watershed and Basin designations shall match those used in the hydrology calculations. **no offsite per map on plan**
   b. Proposed improvements superimposed onto the existing conditions **Pads shown**
   c. Proposed Grades. Proposed grades shall be adequately depicted by contours and/or spot elevations conforming with the following minimum criteria:
      i. Contours
      ii. Spot Elevations - supply spot elevations at the following:
         1. Key points and grade breaks
         2. Critical locations **Added pads, each lot will submit grading plan at permit**
         3. Pad elevations **note have been added to plan to assure conformance**
   d. Pond(s) 100 year water surface elevation outlined and indicated on plan. **Ponds shown**
   e. Finish building floor elevation(s) or pad elevation(s), if any. **Pads shown**
   f. Proposed contours superimposed over existing contours adequately demonstrating changes in grade especially at the property line. **Added contours**
   g. Proposed easements as needed (crosslot drainage easements). **No easements required**

2. Provide PNM permission for grading within the 65’ PNM easement. **No grading is planned until each lot develops, the easement contains very large overhead poles, we request deferral of this to building permit**
3. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis
Cherne PE, ccherne@cabq.gov or 924-3420).
   We request this be tied to building permit, Each site will be unique
4. The 2010 BHI Drainage report for Sauvignon Phase III is the governing report for this site
   and its file number is: E22D007G. Plan was prepared to conform to city email comments
   rather than plan, elimination of drainage to golf course
5. [For info] Non-Drainage Infrastructure is likely required; please consult the other agencies
   comments provided at Sketch Plat.  No infrastructure is expected

Prior to Building Permit (For information):

6. Engineer’s Certification, per the DPM Chapter 22.7: Engineer’s Certification Checklist For
   Non-Subdivision is required.

7. City acceptance and close-out of the public Work Order will be required, unless a financial
   guarantee has been posted.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

[Signature]

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293
Albuquerque
NM 87103

www.cabq.gov
### Erosion Control Notes

1. Contractor is responsible for ensuring a properly functioning erosion control system to protect site.
2. Contractor is responsible for maintaining runoff on the grading construction.
3. Contractor is responsible for ensuring all design methods are properly implemented.
4. Areas of erosion, drainage, and sediment accumulation on public property are to remain unaltered for the duration of the contract.
5. All erosion control systems must be protected from wind and water erosion prior to final site acceptance of any project.

### Table: Water Quality Requirements

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Weighted Volume</th>
<th>Flow Rate</th>
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<tr>
<td>送水附件</td>
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<tr>
<td>送水附件</td>
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<td>0.051</td>
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<tr>
<td>Ea = 0.8</td>
<td>Qa = 2.2</td>
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</tr>
<tr>
<td>Eb = 1.08</td>
<td>Qb = 2.92</td>
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### Legal Description

Terrain within property lines shown on the plan has access on connections as shown. All property lines shall be 5 feet (1.5 meters) from all retaining structures for a minimum of 5 feet (1.5 meters) from all retaining structures. Any changes to the property lines shall be subject to the approval of the owner and the approval of the City of Sauvinon. All property lines are subject to the approval of the City of Sauvinon.

### LEGEND

- **= Existing Conditions
- **= New Buildings
- **= New Roadways
- **= Property Lines
- **= Proposed Retaining Structures
- **= Proposed Existing Structures
- **= Proposed Future Structures
- **= Proposed Wetlands

### Notes

- **= Upland Basin Map
- **= Retention Pond
WATER QUALITY POND
1' DEEP

EXISTING

100-Year Basin Area Area Treatment A Treatment B Treatment C Treatment D Weighted E Volume Flow

ONSITE 74688.00 1.715 50% 0.8573003 25% 0.429 25% 0.42865 0% 0.000 0.743 0.106 3.66

Total 74688.00 1.715 0.857 0.429 0.429 0.000 0.106 3.66

Proposed Developed Basins

100-Year, 6-hr. 10-day Basin Area Area Treatment A Treatment B Treatment C Treatment D Weighted E Volume Flow Volume

BASIN A 41431.00 0.951 0% 0 32% 0.304 50% 0.47556 18% 0.171 1.196 0.095 2.99 0.118

BASIN B 32314.00 0.742 0% 0 20% 0.148 30% 0.22255 50% 0.371 1.555 0.096 2.78 0.146

BASIN C 943.00 0.022 10% 0.0021648 40% 0.009 30% 0.00649 0% 0.000 0.704 0.001 0.04 0.001

Total 74688.00 1.715 0 5.82 0.15

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.53 Qa= 1.56

Eb= 0.78 Qb= 2.28

Ec= 1.13 Qc= 3.14

Ed= 2.12 Qd= 4.7

Existing Condition

DISCHARGE TO LOMAS 3.41 cfs

Developed Conditions Previously approved

BASIN A Discharge to San antonio 2.99 cfs 3.02 Basins E-D

BASIN B Discharge to Golf Course 2.78 cfs 3.07 Basin C

BASIN C Discharge to sauvignon 0.04 cfs 1.09 Basin B

TOTAL 5.82  7.18

FIRST FLUSH calculations

BASINA BASIN B BASINC

REQUIRE

D 211.3 457.8 0.0 CF
1. Contractor to coordinate location of all utility entrances including but not limited to sanitary sewer, storm sewer, domestic water service, fire protection water service, electrical and telephone service. Contractor to coordinate locations in such a manner to assure proper depths are achieved, as well as coordinate with any utility companies for approved locations and scheduling of connection to their facilities.

2. Construction shall comply with all governing codes and be constructed to same.

3. Contractor shall follow all local, tribal, state and federal regulations in disposing of demolished materials removed from this site.

4. Repair utility trenches and finish grade for drainage.

5. The contractor shall conform to all tribal, state and federal dust and erosion control regulations. The contractor shall prepare and obtain any necessary dust or erosion control permits from regulatory agencies.

6. The contractor shall promptly remove any material excavated within the public right of way to keep it from washing off the project site.

7. The contractor shall ensure that no soil erodes from the site on to other properties by constructing temporary erosion control berms or installing silt fences and wetting the soil to keep it from blowing.

8. Watering, as required for construction and dust control shall be considered incidental to construction and no measurement of payment shall be made therefor. Construction areas shall be watered for dust control in compliance with government ordinances. The contractor shall be responsible for locating and supplying water as required.

9. The contractor shall comply with all applicable regulations concerning construction noise and hours of operation.
PUBLIC NOTICE
From: Quevedo, Vicente M. vquevedo@cabq.gov
Subject: Neighborhood Meeting Inquiry_12000 San Antonio_EPC
Date: Jan 8, 2019 at 12:10:27 PM
To: johnndpitcher@gmail.com

John,

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.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>North Albuquerque Acres Community Association</td>
<td>Lori</td>
<td>Zumwalt</td>
<td><a href="mailto:zumwalt@msn.com">zumwalt@msn.com</a></td>
<td>31001 Sage Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505/473-3604</td>
<td></td>
</tr>
<tr>
<td>North Albuquerque Acres Community Association</td>
<td>Carol</td>
<td>Arntzen</td>
<td><a href="mailto:carl@msn.com">carl@msn.com</a></td>
<td>4801 Sage Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505/274-1063</td>
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<tr>
<td>Arroyo Rin NA</td>
<td>Alex</td>
<td>Robinson</td>
<td><a href="mailto:robinson@msn.com">robinson@msn.com</a></td>
<td>12033 Rin Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87111</td>
<td>505/274-1604</td>
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<tr>
<td>Arroyo Rin NA</td>
<td>Monica</td>
<td>Cerniglia</td>
<td><a href="mailto:cerniglia@msn.com">cerniglia@msn.com</a></td>
<td>12033 Rin Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87111</td>
<td>505/274-1604</td>
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<tr>
<td>District 9 Coalition of Neighborhood Associations</td>
<td>Donald</td>
<td>Crouchman</td>
<td><a href="mailto:crouchman@msn.com">crouchman@msn.com</a></td>
<td>6411 Corrales Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87107</td>
<td>505/273-8533</td>
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<td>District 9 Coalition of Neighborhood Associations</td>
<td>Mary</td>
<td>Kuhlgian</td>
<td><a href="mailto:kuhlgian@msn.com">kuhlgian@msn.com</a></td>
<td>25078 Corrales Rd #6</td>
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<td>NM</td>
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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


Respectfully,

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

Website: www.cabq.gov/neighborhoods
To: xxxxxxxxxxxxxxxxxxxxxxxxxxxx

January 2, 2019

Subject: Public notice and offering of neighborhood association meeting

Dear xxxxxxxxxxxx,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: n/a
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7 acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.

The anticipated public hearing for this request will be on March, 14 2019 at 8:30am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the
Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development.

Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

Useful Links

Integrated Development Ordinance (IDO):

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

City of Albuquerque Planning Department
https://www.cabq.gov/planning

Zone Atlas Pages for Download
http://data.cabq.gov/business/zoneatlas/

Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
Mr. Pitcher,
Thank you for your email. Given the location of your lot (12000 San Antonio NE), I see no reason for a meeting with the High Desert Residential Owners Association.

Regards,

Mary

Mary V. Kurkjian
High Desert Residential Owners Association
mary.kurkjian@gmail.com

From: "Pitcher, John D. MD" <jdpitcher@eyenm.com>
Date: Sunday, January 6, 2019 at 8:15 PM
To: Mary Kurkjian <mary.kurkjian@gmail.com>
Cc: "jasminepitcher@gmail.com" <jasminepitcher@gmail.com>
Subject: Public notice and offering of neighborhood meeting

Dear Mary,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don't anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.

Respectfully,

John and Jasmine Pitcher

PRIVATE AND CONFIDENTIAL:

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your mail system. Thank you.
John,

I’m confirming receipt of your email and responding that Antelope Run Neighborhood Association does not request a meeting regarding your re-zoning request. Good luck!

Alex Robinson
President, Antelope Run Neighborhood Association
294-0473

---

Dear Alex,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don't anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.

Respectfully,

John and Jasmine Pitcher

PRIVILEGED AND CONFIDENTIAL:
Dear Lorri,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don't anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.

Respectfully,

John and Jasmine Pitcher

PRIVILEGED AND CONFIDENTIAL:

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your mail system. Thank you.

Dear Carol,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don't anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.
Respectfully,

John and Jasmine Pitcher

PRIVILEGED AND CONFIDENTIAL:

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RE: Public notice and offering of neighborhood meeting

Alex Robinson [alexlrnm@comcast.net]

To: Pitcher, John D. MD; 'Donald H. Couchman' [dhc@zianet.com]
Cc: 'Monica Camarillo' [mcserra@gmail.com]; 'Jasmine Pitcher' [jasminepitcher@gmail.com]

- Just reconfirming that Antelope Run Neighborhood Association does not request a meeting regarding your rezoning request. Good luck!

Alex Robinson
President, Antelope Run Neighborhood Association
294-0473

---

From: Pitcher, John D. MD <jdpitcher@eyenm.com>
Sent: Tuesday, January 08, 2019 1:32 PM
To: Donald H. Couchman <dhc@zianet.com>
Cc: Monica Camarillo <mcserra@gmail.com>; Alex Robinson <alexlrnm@comcast.net>; Jasmine Pitcher <jasminepitcher@gmail.com>
Subject: Re: Public notice and offering of neighborhood meeting

Thank you so much for your help! We haven't received any negative feedback yet and everyone is supportive of Residential single-family for this area... if you see any impact on your NA we are happy to organize a meeting and please let me know....if not, we will proceed towards our plans of building our home!

Thanks again,
John and Jasmine Pitcher

On Jan 8, 2019, at 12:35 PM, Donald H. Couchman <dhc@zianet.com> wrote:

John, now that I know where you are, I think that Antelope Run NA would probably be the only one that might have some input on your situation. I doubt that it would be negative as the change indicated for your area seems a bit out of sync. Please note that our District 8 Coalition meeting is one week before your deadline so we could, if necessary, put it on the agenda.

The contact information I have for Antelope Run are: Monica Camarillo mcserra@gmail.com, and Alex Robinson alexlrnm@comcast.net.

Regards, Don Couchman

---

From: Pitcher, John D. MD [mailto:jdpitcher@eyenm.com]
Sent: Monday, January 07, 2019 10:58 AM
To: Donald H. Couchman <dhc@zianet.com>
Cc: jasminepitcher@gmail.com
Subject: RE: Public notice and offering of neighborhood meeting

Dear Donald,

I apologize if it wasn't clear where this lot is located. The address is listed in the document attachment as 12000 San Antonio NE. In the PDF map it is outlined in bold with the word "Site" at the top of the page. I am re-attaching them for your convenience.

Our application deadline to the City is January 31st. If a neighborhood meeting is requested, we would need to get the meeting arranged by then.

Best, 
John
Dear John and Jasmine Pitcher,

I am the new president of North Albuquerque Acres Community Association (NAACA) and I would like to congratulate you on the purchase of your lot, and more importantly, your decision to request the R1D zone change.

NAACA is devoted to keeping our special neighborhood as rural as possible. While true “rural” is long past, we do want to keep high density development out and as far away as possible. We have a very special neighborhood which is the best possible mix of rural one acre+ lots while still close to the city. I have no doubt that is what attracted you to the area.

I also sincerely hope you will consider joining the association. It is strictly voluntary and we only work to ensure appropriate use and zoning compliance. Please let me know if we can help in any way.

Carol Ambabo

Dear Carol,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don’t anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.

Respectfully,

John and Jasmine Pitcher
RE: Public notice and offering of neighborhood meeting

Donald H. Couchman [dhc@zianet.com]

Sent: Tuesday, January 08, 2019 12:35 PM
To: Pitcher, John D. MD
Cc: Monica Camarillo [mc serrana@yahoo.com]; Alex Robinson [alexirmm@comcast.net]

John, now that I know where you are, I think that Antelope Run NA would probably be the only one that might have some input on your situation. I doubt that it would be negative as the change indicated for your area seems a bit out of sync. Please note that our District 8 Coalition meeting is one week before your deadline so we could, if necessary, put it on the agenda.

The contact information I have for Antelope Run are: Monica Camarillo mc serrana@yahoo.com, and Alex Robinson alexirmm@comcast.net.

Regards, Don Couchman

---

From: Pitcher, John D. MD [mailto:jd pitcher@eeynm.com]
Sent: Monday, January 07, 2019 10:58 AM
To: Donald H. Couchman <dhc@zianet.com>
Cc: jasminepitcher@gmail.com
Subject: RE: Public notice and offering of neighborhood meeting

Dear Donald,

I apologize if it wasn’t clear where this lot is located. The address is listed in the document attachment as 12000 San Antonio NE. In the PDF map it is outlined in bold with the word “Site” at the top of the page. I am re-attaching them for your convenience.

Our application deadline to the City is January 31st. If a neighborhood meeting is requested, we would need to set it up prior to then. I have already heard from Mary Kurkjian, who is the other listed member of Coalition 8. She declined to have a meeting since the lot is not near her neighborhood. Do you think a neighborhood meeting would be needed for your NA?

Regards,

John and Jasmine Pitcher

---

From: Pitcher, John D. MD [mailto:jd pitch er@eeynm.com]
Sent: Sunday, January 06, 2019 8:12 PM
To: dhc@zianet.com
Cc: jasminepitcher@gmail.com
Subject: Public notice and offering of neighborhood meeting

Dear Donald,

We purchased a lot that was re-zoned from Residential to "Planned Development" by the Integrated Development Ordinance (IDO) in May 2018. We are applying to change it back to Residential R1D, consistent with the rest of the surrounding community.

While we don’t anticipate any opposition, we are required by the IDO to offer a Neighborhood Meeting to the NAs in the vicinity. I am attaching a notification and a map with our site highlighted. We would appreciate a response from you confirming receipt of this email. If a Meeting is requested by your NA, please let us know by January 14th, if possible, so we can coordinate by the end of this month.
January 31, 2019

To Whom it May Concern,

This is a request for TR C-2-A-1 PLAT OF TRACTS C-2-A-1 & C-2-A-2 SAUVIGNON SUBDIVISION CONTAINING 1.7146 AC to be considered for a Voluntary Down Zone Zoning Map Amendment from PD (Planned Development Zone District) to R-1D (Single-Family Zone District). The applicant qualifies for the voluntary zone change conversion, but is in a hurry to obtain the zone change due to construction financing.

The property is one (1) lot, consisting of 1.7146 acres. The client, Jasmine and John Pitcher, wish to build one (1) single-family home on the site. It is their intention to begin construction immediately on the home. The site is not in compliance for P-D zoning as it does not meet the minimum requirement of 2 acres for development. Abutting and surrounding land use is single-family residential, golf course and opens space associated with Tanoan Country Club.

In addition, the PD zone is intended to provide “small and medium scale innovated projects that cannot be accommodated through the use of other base zone districts.....in order to provide significant public, civic, or natural resource benefits.” The PD zone allows for any combination of the uses listed in Table 4-2-1, excepting those that require NR-SU zoning. This intensity of zoning adjacent to single family residences and accessed solely via a San Antonio Drive, designated as a local road by the NMDOT and the MRCOG Long Range Roadway System 2040 classification systems, would be incompatible with the existing single-family neighborhoods which flank San Antonio.

Jasmine and John Pitcher purchased the 1.7146 acre property with P-R zoning with the intention to build a single family home prior to the adoption of the IDO. As a result of the adoption of the IDO and minimum lot size requirement of 2 acres for the property, the Pitchers were eligible for the zoning conversion process. They have initiated this process with the Planning Department, however, due to time constraints with the development processes, they have elected to do a voluntary downzone on their own.

Surrounding Context
The surrounding parcels to the west, south, and east are zoned R-1D. The parcels to the west have been developed as single-family homes within the Tanoan Country club. Across San Antonio Dr. to the north, are single family homes in North Albuquerque Acres, which is outside the city limits. A large portion of the southern portion of the site abuts the Tanoan golf course.

Site History
The site is currently undeveloped. Prior to the adoption of the IDO in May 2018, the parcel in question was zoned R-D, (Residential and Related Uses Zone, Developing Area. The R-D zone permitted a mixture of residential dwelling unit types, and incidental commercial uses with an approved site plan. In addition, R-1 uses were permitted by right without an approved site plan.

14-16-2-14(D) Permissive uses in areas not covered by an adopted Sector Development Plan or more detailed plan: uses permissive in the R-1 zone, subject to all controls of the R-1 zone.

With the adoption of the Integrated Development Ordinance, R-1 development is no longer allowed by right.
Dear Lorri,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7 acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to "Planned Development (PD)" by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.

The anticipated public hearing for this request will be on March, 14 2019 at 8:30am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development.

Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

Useful Links

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https://tinyurl.com/IDOzoningmap

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Sincerely,
Dear Carol,

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Dear Alex,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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Sincerely,
John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted

Begin forwarded message:

From: Jasmine Pitcher <jasminepitcher@gmail.com>
Subject: Second Notification of Zone Change
Date: January 30, 2019 at 7:44:03 AM MST
To: mcserrana@yahoo.com

Dear Monica,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted

---

Jasmine B. Pitcher

Begin forwarded message:

From: Jasmine Pitcher <jasminepitcher@gmail.com>
Subject: Second Notification of Zone Change
Date: January 30, 2019 at 7:44:54 AM MST
To: dhc@zianet.com

Dear Donald,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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Sincerely,
John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted

--
Jasmine B. Pitcher

From: Jasmine Pitcher <jasminepitcher@gmail.com>
Subject: Second Notification of Zone Change
Date: January 30, 2019 at 7:45:35 AM MST
To: mary.kurkjian@gmail.com

Dear Mary,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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Sincerely,
John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted

--
Jasmine B. Pitcher

From: Jasmine Pitcher <jasminepitcher@gmail.com>
Subject: Second Notification of Zone Change
Date: January 30, 2019 at 7:45:35 AM MST
To: mary.kurkjian@gmail.com

Dear Mary,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighborhood association that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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Sincerely,
John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted

--

Jasmine B. Pitcher
January 29, 2019

Leo J & Mary V Vivian
12105 San Antonio Dr. NE
Albuquerque, NM 87122-1098

Dear Leo & Mary,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
The anticipated public hearing for this request will be on March, 14 2019 at 8:30am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

Useful Links

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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Sauvignon Homeowners Association
℅ Koury Company
Attn: Michelle Linehan
PO Box 92950
Albuquerque, NM 87199-2950

Dear Michelle,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Justin D. & Tamara S. Rodriguez
2223 Courtyard Dr. NE
Albuquerque, NM 87112

Dear Justin & Tamara,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7 acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

REIS THERESE RUTH KERSTING REIS FAMILY RVT
12001 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1096

Dear Therese Ruth,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negrette
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
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14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Anthony P Reeve
5110 San Francisco NE
Albuquerque, NM 87109

Dear Anthony,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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2. Agent: Michelle Negretti
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7. Area of Property: 1.7acres
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9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
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Please contact me with any questions or concerns at 505-238-5210 or via jasminemitchell@gmail.com

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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Martin & Ileen Molloy
7029 Starshine St. NE
Albuquerque, NM 87111

Dear Martin & Ileen,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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2. Agent: Michelle Negretti
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11. Current Use: vacant
12. Deviation(s) Requested: n/a
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Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

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Zone Atlas Pages for Download  

Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Alwyn & Christine Koil
12005 San Antonio, Dr. NE
Albuquerque, NM 87122-1096

Dear Alwyn & Christine,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
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7. Area of Property: 1.7acres
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11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

DANIEL & GENA HOAGLAND
11808 ZINFANDEL AVE NE
ALBUQUERQUE NM 87122-7106

Dear Daniel & Gena,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
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7. Area of Property: 1.7acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Martin L & Sandra I Haft
12101 San Antonio Dr. NE
Albuquerque, NM 87122-1098

Dear Martin & Sandra,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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3. Subject Property Address: 12000 San Antonio NE
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11. Current Use: vacant
12. Deviation(s) Requested: n/a
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Danny Granger
141 S. Meridian St. Suite 602
Indianapolis, IN 46225-1033

Dear Danny,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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3. Subject Property Address: 12000 San Antonio NE
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

William E Galbreth Land Development Co LLC
4830 Juan Tabo Blvd NE
Albuquerque, NM 87111-2690

Dear William,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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3. Subject Property Address: 12000 San Antonio NE
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
January 29, 2019

Lisa K Curtis
Trustee Curtis RVT
11808 Beringer St. NE
Albuquerque, NM 87122

Dear Lisa,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

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9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
The anticipated public hearing for this request will be on March, 14 2019 at 8:30am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development.

Please contact me with any questions or concerns at 505-238-5210 or via jasminepitcher@gmail.com

Useful Links

- **Integrated Development Ordinance (IDO):**

- **IDO Interactive Map**
  https://tinyurl.com/IDOzoningmap

- **City of Albuquerque Planning Department**
  https://www.cabq.gov/planning

- **Zone Atlas Pages for Download**
  http://data.cabq.gov/business/zoneatlas/

Sincerely,

John and Jasmine Pitcher

Attachments: *Zone Atlas with Site Highlighted*
January 29, 2019

David Price ETAL
℅ American Golf Corp
6080 Center Dr. Suite 500
Los Angeles, CA 90045-9205

Dear David,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a neighbor that John and Jasmine Pitcher will be submitting an application(s) for a Zone Map Amendment to be reviewed and decided by the Environmental Planning Commission. The application(s) are for Conversion from zone Planned Development (PD) to zone Residential R1D.

1. Property Owner: John and Jasmine Pitcher
2. Agent: Michelle Negretti
3. Subject Property Address: 12000 San Antonio NE
4. Location Description: South of San Antonio, east of Beringer Avenue NE, and west of Burgundy Place NE
5. Zone Atlas Page: E-22
7. Area of Property: 1.7acres
8. IDO Zone District: Planned development
9. Overlay Zone: n/a
10. Center or Corridor Area: n/a
11. Current Use: vacant
12. Deviation(s) Requested: n/a
13. Variance(s) Requested: n/a
14. More detailed Description of the Request/Project: This land was previously residential and was re-zoned to “Planned Development (PD)” by the IDO in May 2018. An application is being made to re-zone back to Residential R1D.
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Sincerely,

John and Jasmine Pitcher

Attachments: Zone Atlas with Site Highlighted
<table>
<thead>
<tr>
<th>Number</th>
<th>Recipient Name</th>
<th>Address</th>
<th>Postal Code</th>
<th>Service Type</th>
<th>Weight</th>
<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>John Doe</td>
<td>123 Main St. NE</td>
<td>81112</td>
<td>Certified Mail</td>
<td>0.5kg</td>
<td>$2.50</td>
</tr>
<tr>
<td>2</td>
<td>Jane Smith</td>
<td>456 Scarlet Ave NE</td>
<td>81114</td>
<td>Certified Mail</td>
<td>0.3kg</td>
<td>$1.50</td>
</tr>
<tr>
<td>3</td>
<td>Michael Jones</td>
<td>789 Emerald Dr. NE</td>
<td>81115</td>
<td>Certified Mail</td>
<td>0.1kg</td>
<td>$0.55</td>
</tr>
<tr>
<td>4</td>
<td>Lauren Davis</td>
<td>101 Pearl St. NE</td>
<td>81116</td>
<td>Certified Mail</td>
<td>0.8kg</td>
<td>$3.00</td>
</tr>
<tr>
<td>5</td>
<td>Emily Johnson</td>
<td>222 Ruby Rd. NE</td>
<td>81117</td>
<td>Certified Mail</td>
<td>0.6kg</td>
<td>$2.00</td>
</tr>
<tr>
<td>6</td>
<td>Matthew Brown</td>
<td>333 Saphire St. NE</td>
<td>81118</td>
<td>Certified Mail</td>
<td>0.4kg</td>
<td>$1.00</td>
</tr>
<tr>
<td>7</td>
<td>Sarah Williams</td>
<td>444 Diamond Ave NE</td>
<td>81119</td>
<td>Certified Mail</td>
<td>0.7kg</td>
<td>$2.50</td>
</tr>
<tr>
<td>8</td>
<td>David Martinez</td>
<td>555 Emerald St. NE</td>
<td>81120</td>
<td>Certified Mail</td>
<td>0.2kg</td>
<td>$0.50</td>
</tr>
<tr>
<td>9</td>
<td>Theresa Chang</td>
<td>666 Pearl St. NE</td>
<td>81121</td>
<td>Certified Mail</td>
<td>0.9kg</td>
<td>$3.50</td>
</tr>
<tr>
<td>10</td>
<td>Olivia Lopez</td>
<td>777 Ruby Rd. NE</td>
<td>81122</td>
<td>Certified Mail</td>
<td>0.3kg</td>
<td>$1.50</td>
</tr>
</tbody>
</table>
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

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

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

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

4. TIME
   Signs must be posted from ___________________________ To ______________________________

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

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

________________________________________          _________________
 (Applicant or Agent)      (Date)

I issued _____ signs for this application,

 (Date)    (Staff Member)

PROJECT NUMBER: ______________________________

Rev. 1/11/05