



**Environmental  
Planning  
Commission**

**Agenda Number: 05  
Project #: 2018-001355  
Case #: SI-2018-00123  
Hearing Date: November 08, 2018**

**Staff Report**

<b>Agent</b>	SMPS Architects
<b>Applicant</b>	Water Utility Authority
<b>Request</b>	<b>Major Amendment of Prior Approval, Site Development Plan</b>
<b>Legal Description</b>	All or a portion of Tract A, plat of Tract A, COA Water Treatment Facility
<b>Location</b>	6000 Alexander Blvd. NE
<b>Size</b>	Approximately 163 acres
<b>Existing Zoning</b>	NR-SU
<b>Proposed Zoning</b>	N/A

**Staff Recommendation**

APPROVAL of Project # 2018-001355 SI-2018-00123 based on the Findings and subject to the Conditions of Approval within this report

**Staff Planner  
Cheryl Somerfeldt**

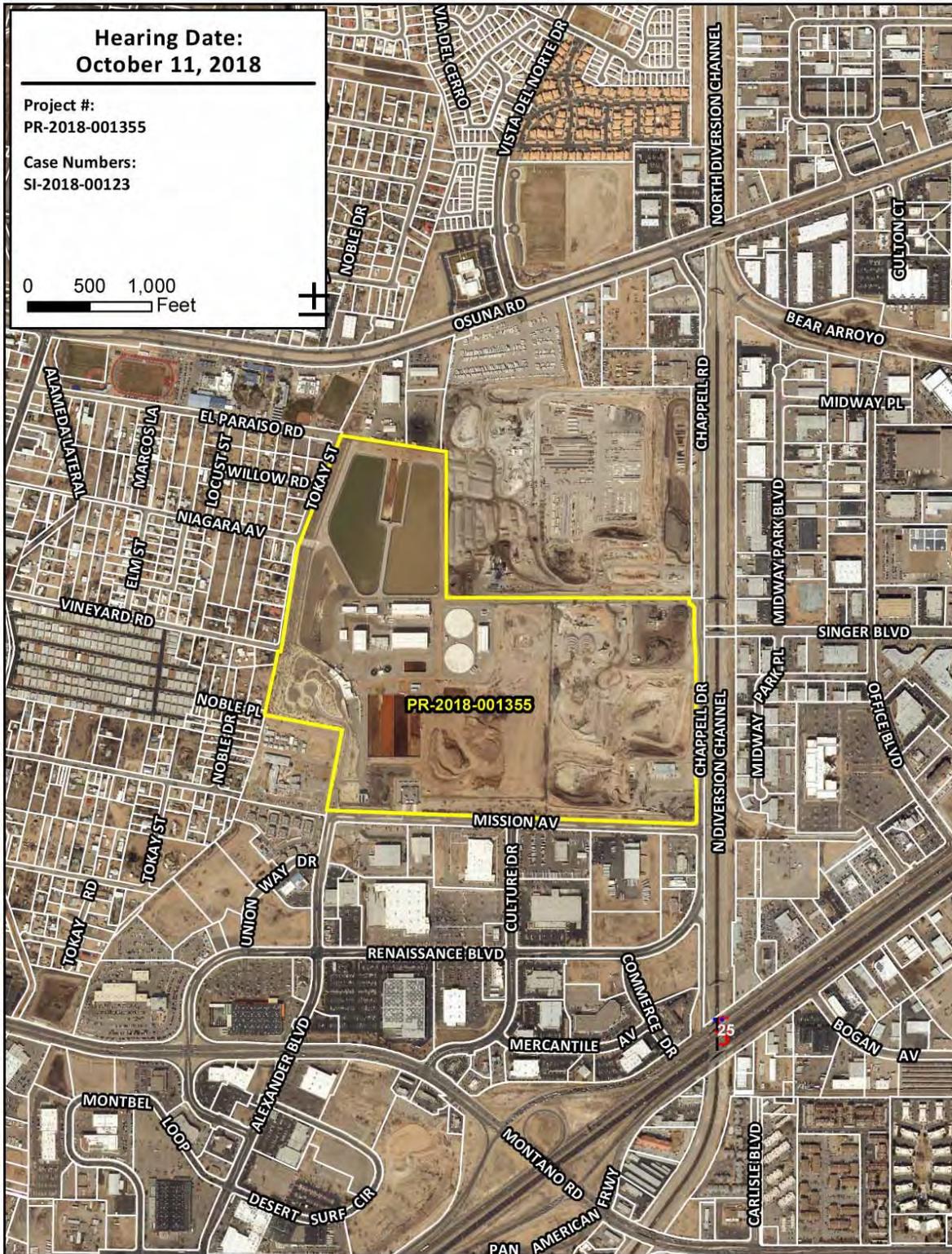
**Summary of Analysis**

This is a request for a Major Amendment of Prior Approval, Site Development Plan, and Variance for a 163 acre property owned by the Albuquerque Bernalillo County Water Authority (ABCWUA).

The ABCWUA proposes to relocate their Customer Service and Operations Facilities on a 15 acre portion of the site located to the south side of their San Juan-Chama Surface Water Treatment Plant. New facilities will include about 50,000 sf of new buildings. The applicant is also requesting a Variance to the IDO landscape regulations in order to install a Photo-Voltaic system over the parking areas.

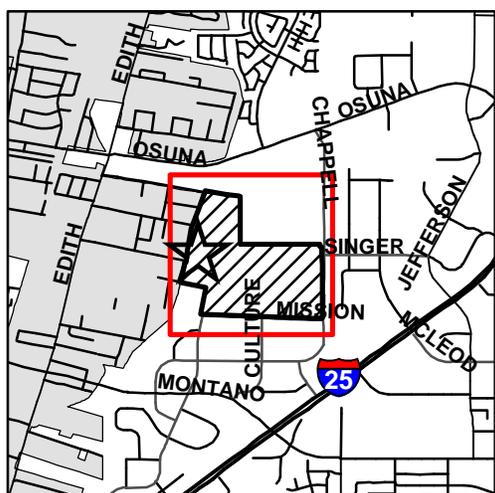
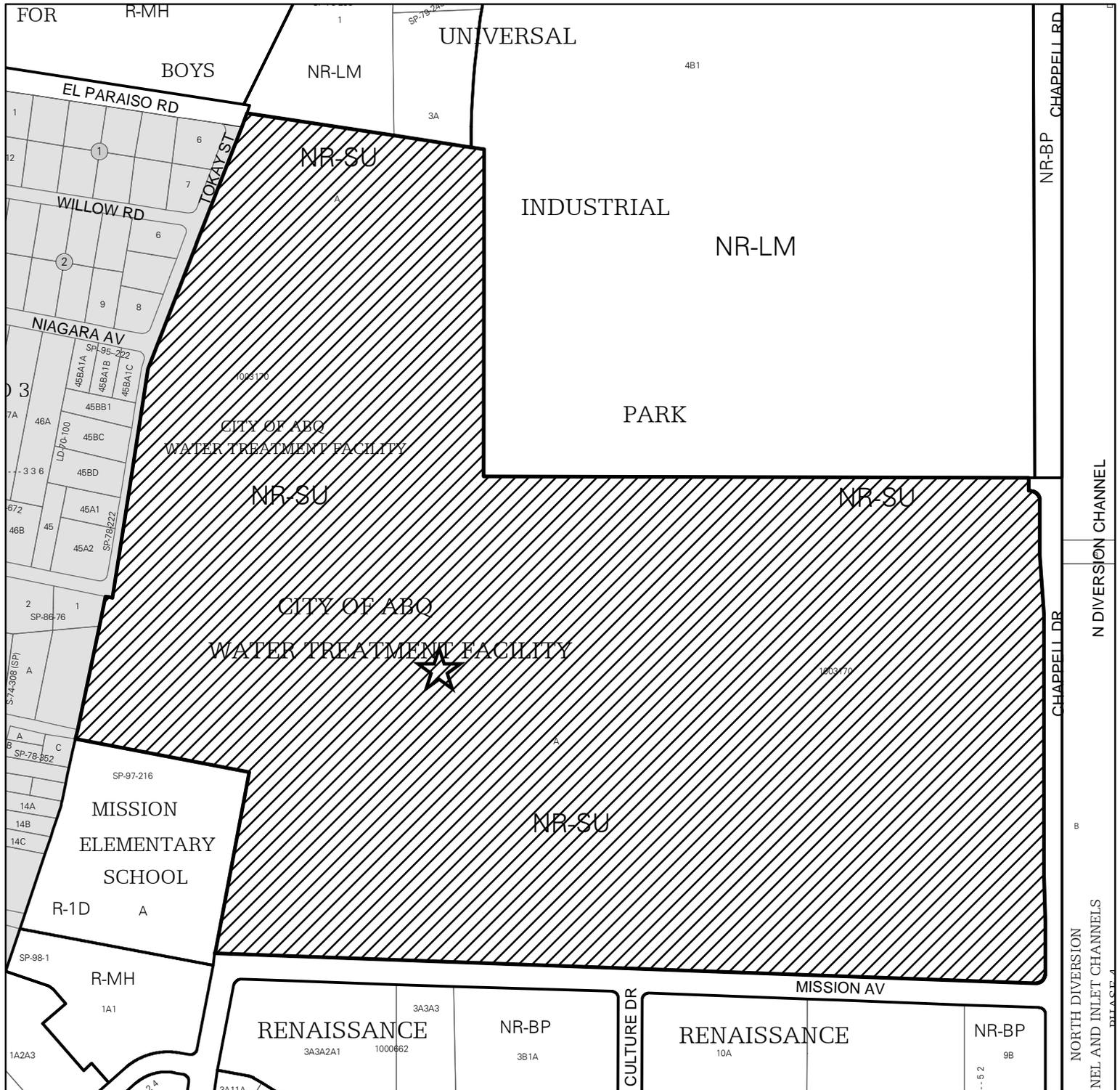
The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval with conditions.





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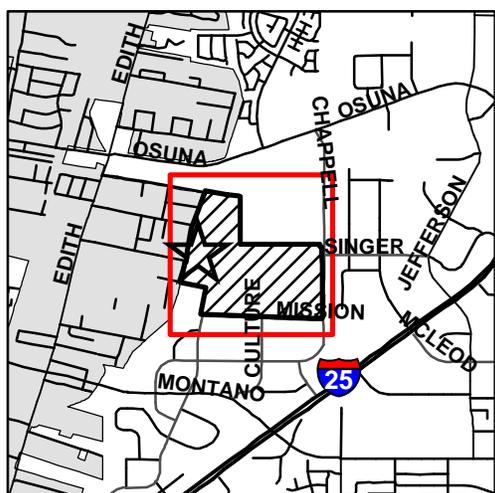
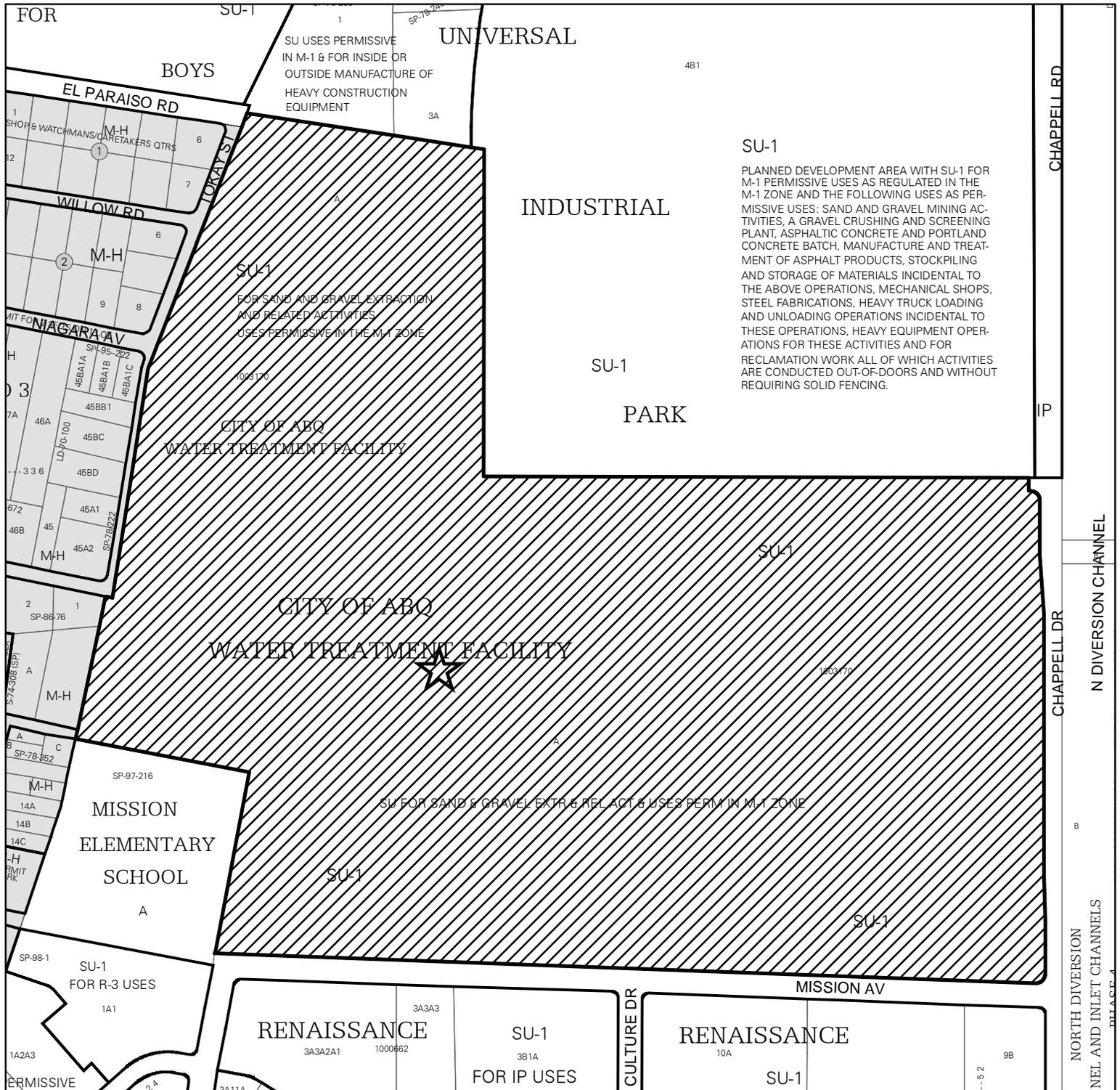
# IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

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### OLD ZONING MAP

Note: Gray shading indicates County.



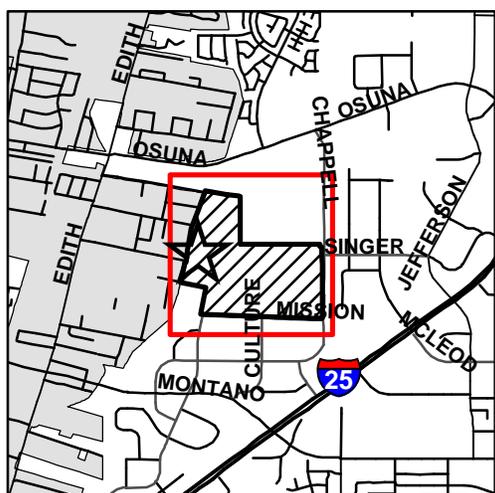
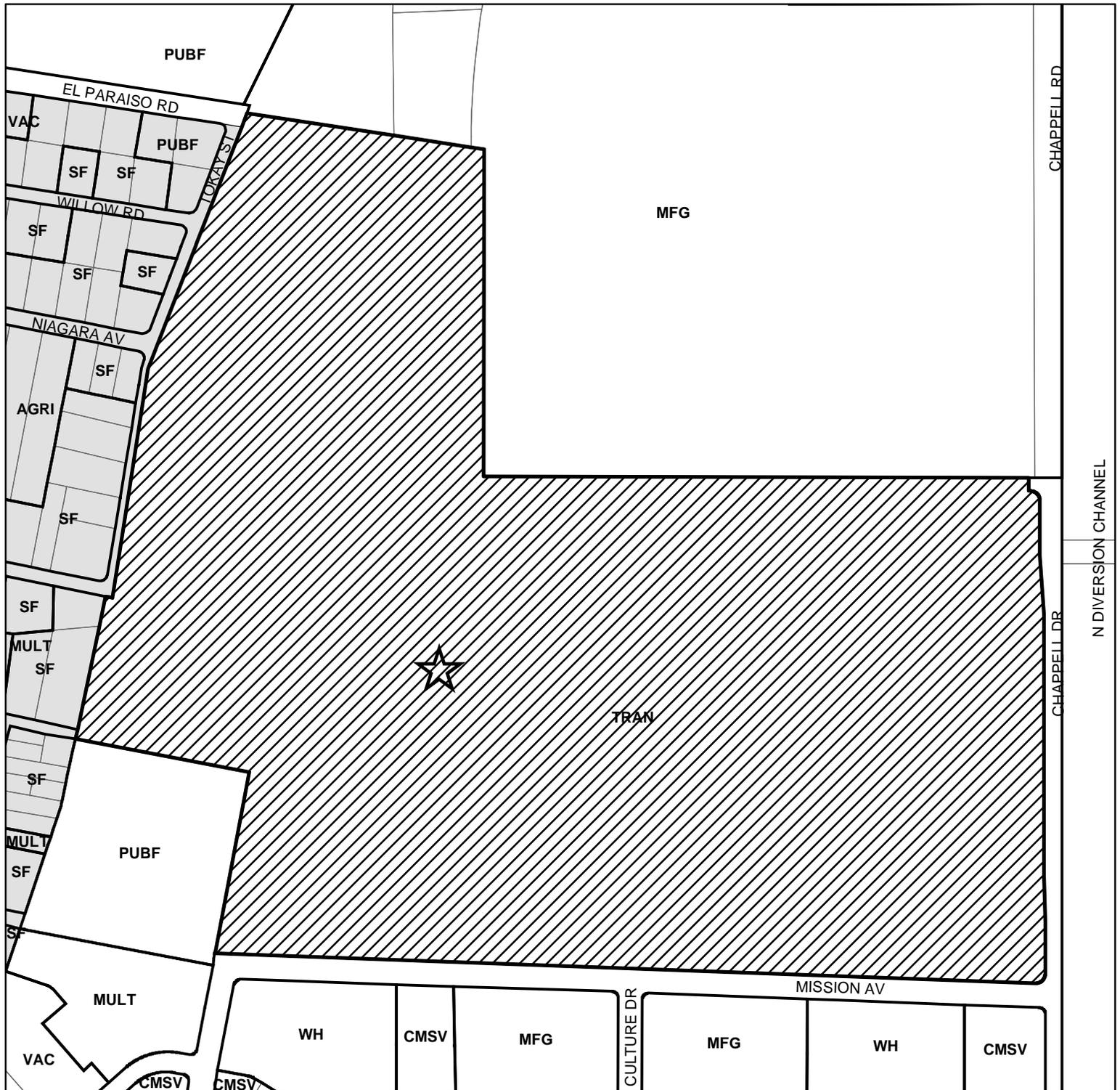
1 inch = 500 feet

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# LAND USE MAP

Note: Gray shading indicates County.

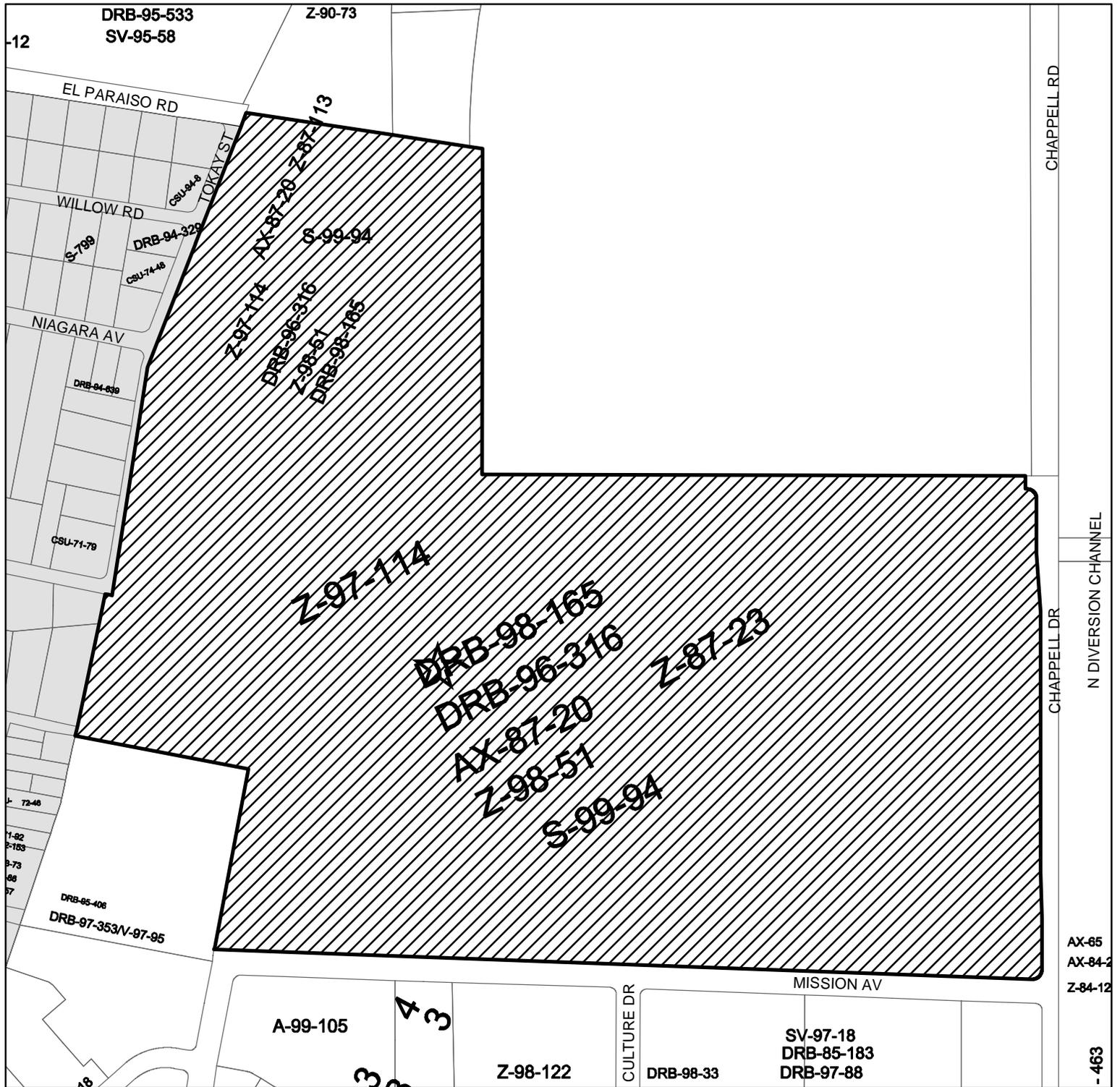
## KEY to Land Use Abbreviations

- 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 = 500 feet

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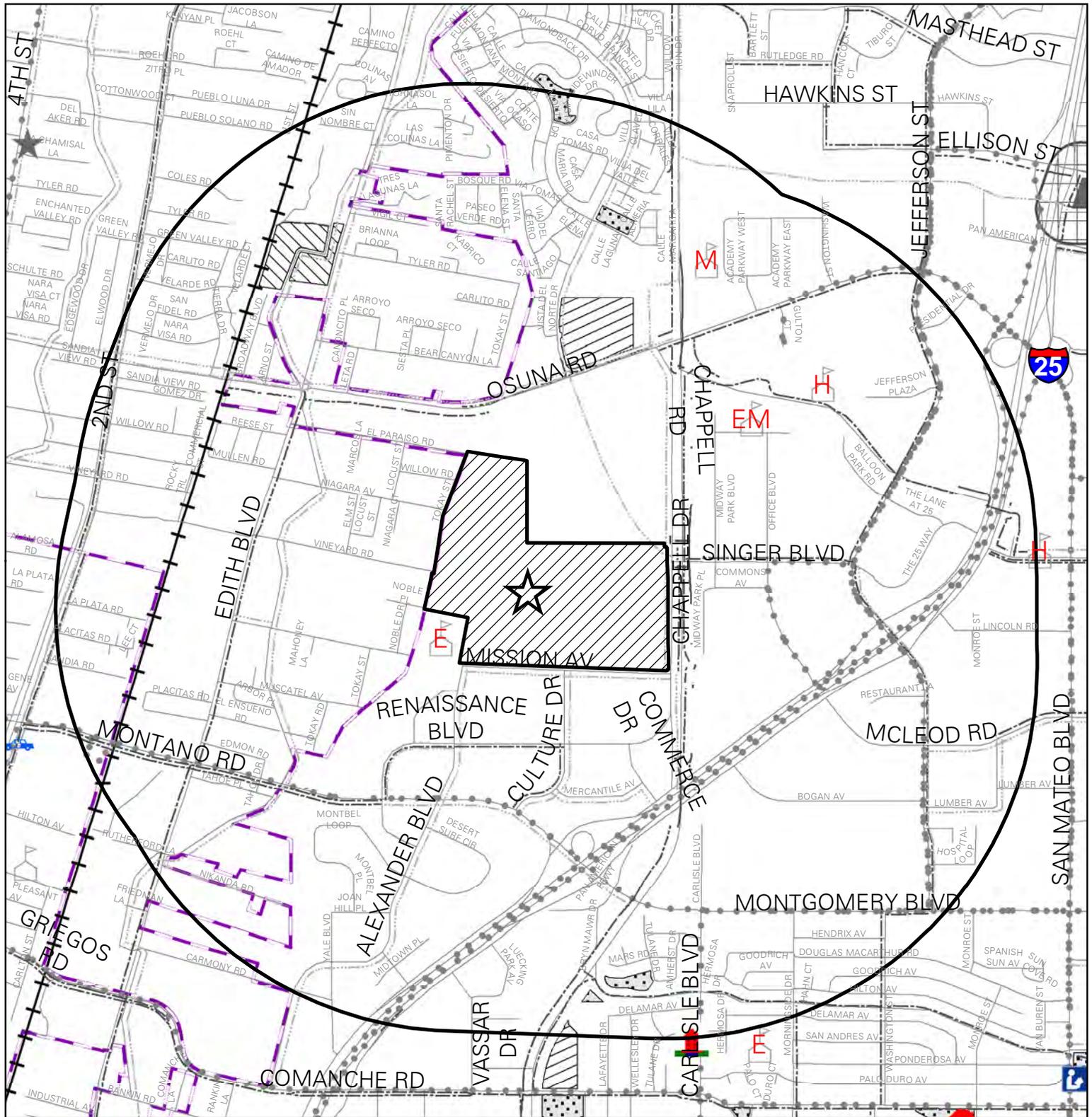
## HISTORY MAP

Note: Gray shading indicates County.



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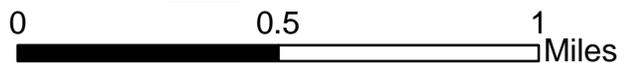


## Public Facilities Map with One-Mile Buffer



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

Project Number: PR-2018-001355



***I. Introduction***

		<b><i>IDO Converted (Existing) Zoning</i></b>	<b><i>Comprehensive Plan</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for Sand & Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone	NR-SU	Consistency	Transportation/Utilities
<b><i>North</i></b>	SU-1 for M-1 Uses	NR-LM	Consistency	Industrial/Manufacturing
<b><i>South</i></b>	SU-1 for IP Uses	NR-BP	Change	Wholesale / Warehousing, Industrial / Manufacturing, Commercial Service
<b><i>East</i></b>	SU-1 for C-3 & IP Uses	NR-BP	Change	Drainage Flood, Wholesale / Warehousing, Commercial Service
<b><i>West</i></b>	R-1	R-1D and Unincorporated Areas	Unincorporated	Public / Institutional, Single Family, Multi Family

***Proposal***

This is a request for a Major Amendment of Prior Approval, Site Development Plan for a property addressed 6100 Alexander Boulevard NE north of Montañño Road NW to the northwest of I-25, on the west side of the North Diversion Channel or Chappell Drive NE, for a 163 acre property owned by the Albuquerque Bernalillo County Water Authority (ABCWUA).

The ABCWUA proposes to relocate their Customer Service and Operations Facilities to the south side of their San Juan-Chama Surface Water Treatment Plant site to provide better service to their customers. New facilities will include about 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. A 15 acre portion of the site is the subject of the Site Development Plan Amendment in order to include parking for public, employees and fleet, plus a storage yard. The revised entrance will be off Mission Boulevard NE along the south side of the site. The Planning Director has approved an Alternative Landscape Plan per 14-16-5-6(C)(16) of the IDO landscape regulations in order to install a solar Photo-Voltaic (PV) system over the parking areas while still providing the required number of trees.

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

***EPC Role***

The EPC is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for

amendments to site development plans approved prior to the effective date of this IDO. This request does not qualify as a Minor Amendment, and therefore is pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Site Development Plan SDP prior to effectiveness of the IDO. Per IDO Section 14-6-4(P)(2), the decision-making body may impose conditions on the approval necessary to bring the application into compliance with the requirements of this IDO. This is a quasi-judicial matter.

### ***History/Background***

The subject site was annexed into the City in 1987 (case numbers AX-87-20/Z-87-113) as part of a much larger request of over 1,400 acres (within the Elena Gallegos Grant boundaries). The larger 163 acre subject site is in the southernmost part of “Area G”, a 568 acre portion of the original annexation.

The City of Albuquerque purchased the previously existing sand and gravel extraction operation (Calmat) on the subject site and negotiated a lease-back agreement to allow them to continue their operations on the eastern third of the site until future phases of the ABCWUA development are completed. The Site Development Plan for Building Permit for the first phase of the project on the western half of the overall site was approved by the Environmental Planning Commission (EPC) in February of 2004, and this request is for phase 2 in order to construct the proposed new facilities.

### ***Context***

This is a request for a Major Amendment to an existing Site Development Plan for the approximately 163 acre subject site. The subject amendment is for phase 2 of the development and located on 15 acres at the center of the larger subject site. The 15 acre portion of the subject site is bounded by a private access easement on the north (labeled “Internal Street” on the site plan), Chappell Drive NE on the east, and Mission Avenue NE on the south.

To the south of the subject site (across Mission Avenue NE), is the extensive big box development of the Renaissance Center with Office Depot, Sam’s Club, and FedEx Shipping Center immediately to the south. The southwest corner of the larger site is occupied by a public institutional use, Mission Elementary School. To the west of the larger subject site is single family residential development outside of the City limits including the Vineyard RV Retirement Community. To the north of the subject site is an asphalt materials company zoned NR-LM (Non-Residential Light Manufacturing zone district). To the east of the subject site are Chappelle Drive NE and the concrete North Diversion Channel and multi-use trail.

### ***Roadway System***

The Long Range Roadway System (LRRS) 2040map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS 2040 designates Mission Avenue NE and Chappelle Drive NE as Major Collectors.

The City's Department of Municipal Development (DMD), Engineering Division commented that the LRRS 2040 Map illustrates a future westerly extension of Singer Blvd. from the Chappell Road intersection that cuts west and then north through the northeast corner of the subject property. This northwesterly extension of Singer is also designated a Major Collector on the Map. Singer is ultimately planned to extend northwest from there up to the intersection of Osuna Road and Vista del Norte Drive, thus providing a second access point for the area to and from Osuna Road. The DMD requests dedication of public right-of-way for the Singer Extension through the subject property in connection with approval of this site development plan. (See DMD comments for more details about their request.)

### ***Comprehensive Plan Corridor Designation***

The subject site is not adjacent to a designated Comprehensive Plan corridor.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed bicycle facilities and trails. Mission Avenue NE, Chappelle Drive NE, and the Singer Boulevard NE extension are designated to have Proposed Bicycle Lanes. Chappelle Drive NE has an Existing Bicycle Route.

### ***Transit***

Fixed Route 157 has a stop pair at Montañó and Renaissance Loop, approximately one mile from the center of the site.

### ***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***

### ***The City of Albuquerque Integrated Development Ordinance (IDO)***

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

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone. The IDO converted the zone to NR-SU because of the property being zoned for Natural Resource Extraction. The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts. The Utility, Other Major use which constitutes the ABCWUA facility is only permitted as accessory. Since the gravel extraction is still in business as a lessee on the eastern portion of the ABCWUA property, the facility is currently

conforming as an accessory use. However, the lease is set to expire in the near future, and therefore staff recommends a condition that the applicant submit an application to proceed with the Post-IDO Voluntary Zone Conversion Process in order to down-zone to NR-LM, so that the utility use will be conforming in the future. If approved, this Site Plan will continue to control the site since it is considered a prior approval, and any major amendments will be required to be reviewed by the EPC in the future.

***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The following applicable Comprehensive Plan Goals and Policies are furthered by the proposed request for a Major Amendment to a Prior Approval of the Site Plan:

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

The request furthers Policy 4.1.2 because it protects the cohesiveness of the adjacent neighborhoods by locating the ABCWUA facilities in the center of their large property. In this way, the site is well buffered from the nearby neighborhood and fits in with the other surrounding uses.

**POLICY 5.3.8, Solar Protections:** Protect solar access to encourage solar energy collection and healthy living conditions.

The request furtheres Policy 5.3.8 because the request encourages solar energy collection and healthy living conditions by including solar panels or the PV system in the parking lot design, and the neighboring solar access is not affected.

**POLICY 7.6.3, Utility Infrastructure:** Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

- a) Work with ABCWUA to design facilities that blend into the natural landscape and include native or naturalized vegetation.

The request furthers Policy 7.6.3 because the request blends the proposed ABCWUA facilities into the natural landscape by providing xeriscape demonstration gardens for customers. The proposed changes are harmonious with existing development on the site and in the surrounding area.

**POLICY 12.1.2, Water and Wastewater Utility:** Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request furthers Policy 12.1.2 because the ABCWUA is coordinating the Site Plan design of their facilities with the City through this process.

POLICY 12.3.1, Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

The request furthers Policy 12.3.1 because the request will provide a customer facility that will provide access to services for residents and other customers.

POLICY 13.1.1, Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

POLICY 13.1.3, Public Infrastructure and Facilities: Consider increasing temperatures and other potential impacts of climate change in the design and operation of public infrastructure and community facilities.

The request furthers Policies 13.1.1 and 13.1.3 because the proposed solar collectors utilize New Mexico's abundant access to photons and will decrease the ABCWUA's carbon footprint.

POLICY 13.2.1, Water Supply: Coordinate with ABCWUA, state, and other agencies to plan and maintain an adequate water supply to meet municipal, agricultural, and ecosystem needs that ensure the overall resilience and sustainability of our community.

The request furthers Policy 13.2.1 because the request facilitates the sustainability of the ABCWUA and the region's water supply.

POLICY 13.2.2, Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The request furthers Policy 13.2.2 because the Landscape Plan and educational programming demonstrate the efficient water use and conservation.

### ***III. Major Amendment of Prior Approval, Site Development Plan***

#### ***Request***

This is a request for a Major Amendment of Prior Approval, Site Development Plan pursuant to Section 6-4(Y)(1)(b), which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended.

The previous plan was approved in 2004 by the EPC for the first phase of the City of Albuquerque Water Treatment Plant, and this current submittal has a 15-acre separate site boundary on the same property. New facilities will include about 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The site boundary includes parking for public, employees and fleet, plus storage yards. Entrance will be off Mission Blvd. along the south side of the site.

Staff has reviewed the attached Major Amendment of Prior Approval, Site Development Plan for conformance with applicable goals and policies in the Comprehensive Plan and applicable regulations in the IDO, and the Site Plan conforms except where noted.

***Dimensional Standards, 5-1***

IDO Dimensional Standards are per the EPC approved Site Plan as required by the existing NR-SU zone. The Site Plan also meets all Dimensional Standards for the potential NR-LM zone.

***Access and Connectivity, 5-2***

Pursuant to IDO Section 14-16-5-3 (D)(3)(b)1, on-site pedestrian walkways are required between pedestrian entrances of each primary building and connect the frontage sidewalk, and the Site Plan complies.

Pursuant to IDO Section 14-16-5-3(D)(3)(c), on-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of a special treatment, and this will be conditioned.

***Parking and Loading, 5-5***

The IDO has no parking requirement for a Major Utility use, therefore the amount of parking provided is sufficient. The Site Plan shows bicycle parking in two locations. The Site plan shows motorcycle parking and ADA accessible parking provided per the Development Process Manual (DPM).

The employee parking area located to the east shows an asphalt multi-use bike/pedestrian path along the southern edge of the parking area and a concrete pedestrian sidewalk along the northern edge of the parking area which connect to the primary buildings.

***Landscaping, Buffering, and Screening, 5-6***

For the most part, the Site Plan conforms to IDO regulations regarding landscape coverage, parking lot landscaping, and street trees. The Site Plan does not currently comply with Section 14-16-5-6(F)(2)(c)2, which requires a shade tree within 100-feet of every parking space.

The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping. The Planning Director has determined that the submittal is consistent with the purpose of the landscape regulations, do not include invasive species, do not include a reduction of tree planting requirements, provide equal or superior buffering, provide equal or superior visual appearance from the street, and provide equal or superior carbon dioxide absorption and heat island reductions.

Pursuant to IDO Section 14-16-5-6(F)(2)(C), the total required number of trees is provided, but they are instead located around the perimeter of the PV systems. The total parking count requires approximately 65 trees and the plan indicates around 97 total trees provided.

The applicant proposes solar Pho-Voltaic (PV) structures that will form a shade canopy over the parking aisles in the employee parking area and the fleet vehicle storage (not the visitor lot facing Mission Avenue NE). The collectors will be mounted on a structural support approximately 9'-14' high and will cover parking areas, drainage medians and islands, and vehicle aisles. The advantages of the PV system are the use of an alternative clean energy source, and increased paved area shading, adding to the overall site cooling effect.

The Site Plan also show a demonstration garden adjacent to the visitor parking area, which will show the public examples of attractive xeriscape planting principles.

#### ***Walls and Fences, 5-7***

The Site Plan shows the subject site primarily fenced with an existing chain link fence and gated. Pursuant to Section 4-16-5-7(E)(1)2, the existing NR-SU zone does not permit chain link fencing to be visible from a public street. However since the fence is existing, it is considered a legal nonconforming site feature. Furthermore, chain link is permitted in the NR-LM zone, which is the potential zone once the applicant completes the Post-IDO Voluntary Zone Conversion Process.

#### ***Outdoor Lighting, 5-8***

The project will have building mounted and parking lot pole lighting in the visitor lot, and lighting integrated into the PV arrays.

#### ***Building Design; 5-11***

The proposed buildings comply with IDO Section 4-16-5-11(E)(2), Facade Design.

Pursuant to Section 14-16-5-11(E)(3), Outdoor Seating and Gathering Areas, each primary building of more than 30,000 square feet, shall provide at least 1 outdoor seating and gathering area of at least 400 square feet with at least 25% shaded from the sun, lighting, seating areas, trash receptacles, and be linked to the primary entrance to the public sidewalk or internal driveway to maximize views to the open space. The Site Plan shows an approximately 32,000 square foot grassy gathering area to the north of the proposed buildings. This area is shown with a gazebo of approximately 2500 square feet that will hold seating and is linked to the building entrances and the internal driveway by a sidewalk. Lighting and trash receptacles will be provided.

#### ***Signs, 5-12***

In the NR-SU zone district, signage is regulated pursuant to the EPC approved Site Plan. The applicant proposes a freestanding sign that is 12-feet wide by 5-feet tall (60 square-foot) on a 1-foot base. The applicant expects to apply for the Post-IDO Voluntary Zone Conversion Process to request the NR-LM zone. The NR-LM zone limits freestanding signs to 100 square feet on abutting collector streets (Mission Ave NE) with a minimum height of 26-feet. Therefore, the proposed sign is well within the proposed zone's thresholds and staff recommends approval.

#### ***IV. Agency & Neighborhood Concerns***

##### ***Reviewing Agencies/Pre-Hearing Discussion***

The Department of Municipal Development (DMD) is requesting dedication of right-of-way on the applicant's property to be located to the east of the proposed project in the area currently occupied by the gravel extraction lessee. This new roadway is projected to connect Singer Boulevard NE which intersects on the east side of the property at Chappell Drive NE to Osuna Road NE northward of the property. However at this time, the applicant is not proposing a subdivision of the property that would trigger a platting action through the DRB process, which is the only vehicle for dedicating right-of-way, and therefore it cannot be conditioned.

Please see Agency Comments below for additional comments from other agencies.

##### ***Neighborhood/Public***

The applicant notified the Hodgin Neighborhood Association, the El Camino Real Neighborhood Association, the Vista Del Norte Alliance, the Greater Gardner and Monkbridge Neighborhood Association, the Los Alamos Addition Neighborhood Association, the Alameda North Valley Association, the North Edith Commercial Corridor Association, the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the District 7 Coalition of Neighborhood Associations as well as property owners within 100 feet as required. There were no neighborhood or facilitated meetings requested or held. Staff has not received neighborhood comments in support or opposition to the request.

#### ***V. Conclusion***

This is a request for a Major Amendment of Prior Approval, Site Development Plan, and Variance for a 163 acre property owned by the Albuquerque Bernalillo County Water Authority (ABCWUA).

Staff finds that the proposed project furthers applicable Comprehensive Plan policies, that the applicant has complied with all applicable IDO regulations except as further noted. The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping.

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

## ***VI. Findings, Major Amendment of Prior Approval, Site Development Plan***

*Project #: 2018-001355, Case #: SI-2018-00123*

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility addressed at 6000 Alexander Boulevard NE to be accessed from Mission Avenue NE, and containing approximately 163 acres.
2. The prior approval for the Site Development Plan Phase 1 for the City of Albuquerque Water Treatment Plant was approved by the Environmental Planning Commission (EPC) in February of 2004 on the western half of the overall site.
3. The Albuquerque Bernalillo County Water Authority (ABCWUA) owns the property and this request is for Phase 2 to relocate their Customer Service and Operations from the existing location to the south side of the San Juan-Chama Surface Water Treatment Plant on a 15-acre portion of the same property.
4. The revised entrance will be off Mission Boulevard NE along the south side of the site.
5. New facilities will include about 50,000 square feet for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request will include parking for the public, employees, and fleet, plus a storage yard.
6. The subject site was previously owned by the existing sand and gravel extraction operation that negotiated a lease-back agreement with the City in order to continue their operations on the eastern third of the site.
7. Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone. The IDO converted the zone to NR-SU because of the Natural Resource Extraction use; however Major Utility is permitted as an accessory use only. The applicant will pursue the Post-IDO Voluntary Zone Conversion Process to a zone where the use is permitted as a primary use in perpetuity.
8. The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping..
9. 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.
10. Site Development Plans are expected to meet the requirements of adopted city policies and procedures. The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the Integrated Development Ordinance (IDO).

11. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The following applicable Comprehensive Plan Goals and Policies are furthered by the proposed request for a Major Amendment to a Prior Approval of the Site Plan:
- The request furthers Policy 4.1.2 because it protects the cohesiveness of the adjacent neighborhoods by locating the ABCWUA facilities in the center of their large property. In this way, the site is well buffered from the nearby neighborhood and fits in with the other surrounding uses.
  - The request furtheres Policy 5.3.8 because the request encourages solar energy collection and healthy living conditions by including solar panels or the PV system in the parking lot design, and the neighboring solar access is not affected.
  - The request furthers Policy 7.6.3a because the request blends the proposed ABCWUA facilities into the natural landscape by providing xeriscape demonstration gardens for customers. The proposed changes are harmonious with existing development on the site and in the surrounding area.
  - The request furthers Policy 12.1.2 because the ABCWUA is coordinating the Site Plan design of their facilities with the City through this process.
  - The request furthers Policy 12.3.1 because the request will provide a customer facility that will provide access to services for residents and other customers.
  - The request furthers Policies 13.1.1 and 13.1.3 because the proposed solar collectors utilize New Mexico's abundant access to photons and will decrease the ABCWUA's carbon footprint.
  - The request furthers Policy 13.2.1 because the request facilitates the sustainability of the ABCWUA and the region's water supply.
  - The request furthers Policy 13.2.2 because the Landscape Plan and educational programming demonstrate the efficient water use and conservation.
12. The applicant notified the Hodgkin Neighborhood Association, the El Camino Real Neighborhood Association, the Vista Del Norte Alliance, the Greater Gardner and Monkbridge Neighborhood Association, the Los Alamos Addition Neighborhood Association, the Alameda North Valley Association, the North Edith Commercial Corridor Association, the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the District 7 Coalition of Neighborhood Associations as well as property owners within 100 feet as required. There were no neighborhood or facilitated meetings requested or held. Staff has not received neighborhood comments in support or opposition to the request.

## **VII. Recommendation**

***APPROVAL of Project #: 2018-001355, SI #: 2018-00123, a request for a Major Amendment of Prior Approval, Site Development Plan, for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility based on the preceding Findings and subject to the following Conditions of Approval.***

### VIII. Conditions of Approval

*Project #: 2018-001355, Case #: 2018-00123, Major Amendment of Prior Approval, Site Development Plan*

1. Prior to finalizing the Site Plan, the applicant shall coordinate with the staff planner to ensure that all conditions of approval are met. Unauthorized changes to this Site Plan, including before or after final sign-off, may result in forfeiture of approvals.
2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use.
3. Pursuant to IDO Section 14-16-5-3(D)(3)(c), on-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of a special treatment.
4. Conditions of Approval from other agencies:
  - A) Development Services, Transportation Development
    - The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators** Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
    - The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
    - ADA curb ramps in the roadway right-of-way must be designed to current standards and have truncated domes installed.
    - Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
    - The Stop sign locations shown for the public parking lot to the south need to be relocated. The signs should be located to the right of the exiting vehicles at the point where the vehicle is expected to stop. Both signs are shown too far north of the exit and the sign at the southeast access is shown on the left of exiting vehicles.
  - B) Solid Waste Management Department
    - All new/proposed refuse enclosures must be built to COA minimum requirements. Remove landscaping in front of East side refuse enclosure (Pg. LS101) and do not plant anything next to enclosures that will create an overhang.
  - C) Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
    - An availability statement is required prior to DRB approval. Requests can be made at this link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
    - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
    - Provide an updated Utility Plan: Confirm the service line to the "Operations Building". The provided Utility Plan is indicating a 10".

- Confirm all fire line sizes. The proposed relocation of the existing hydrant along Mission Ave. shall make a new connection to the existing waterline along Mission Ave. The indicated 90 deg. bend is not acceptable.
- Confirm appropriate horizontal separation between the proposed onsite sanitary sewer and the water line.

D) Albuquerque Public Schools (APS)

- The site is located across the street from Mission Avenue Elementary School. Any potential traffic impacts would be located in City of Albuquerque Right-Of-Way. Should there be issues of ingress and egress to the site adjacent to Mission Ave Elementary School, it is recommended that the SMPC Architects and ABCWUA coordinate with APS BLUZ (Bus Loading and Unloading Zone) Committee to address any concerns.

E) Public Service Company of New Mexico (PNM)

- An existing substation is located along the western boundary of the subject property and an existing 115kV transmission line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements.
  - 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
  - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
5. The Site Development Plan shall comply with the General Regulations of the IDO, and all other applicable design regulations, except as specifically approved by the EPC.

---

***Cheryl Somerfeldt***  
***Current Planner***

***Notice of Decision cc list:***

This list will be finalized subsequent to the EPC hearing on November 8, 2018.

## IX. Agency Comments

### PLANNING DEPARTMENT

#### *Urban Design & Development, Long Range Planning*

Note that this property is zoned NR-SU under the IDO. It was previously "SU-1 for SAND & GRAVEL EXTR & REL ACT & USES PERM IN M-1 ZONE." Sand and gravel extraction requires the NR-SU designation, which is why the site converted to NR-SU, since the initial conversion matched permissive uses of the zones, not the land use on the property. If this use is no longer in use, then the NR-SU designation is not needed. If the site is only being used by ABCWUA for water/wastewater treatment, then that use would be nonconforming in the NR-SU zone. The IDO limits expansion of nonconforming uses per Subsection 14-16-6-8(C)(3). Any expansion would need approval by the Zoning Hearing Examiner pursuant to Subsection 14-16-6-6(C) prior to amending the site plan.

Long Range recommends that a zone map amendment might be more appropriate. The water/wastewater use would be considered Utility, Other Major, which is allowed in all zones except NR-SU per the Allowable Use Table 4-2-1. A zone map amendment to NR-LM would seem consistent with the intensity of this use and compatible with the NR-LM property to the north.

Whether the applicant gets ZHE approval to expand the nonconforming use or a zone map amendment to a non-NR-SU zone, the EPC will still need to approval an amendment to their existing site plan unless the applicant comes in with a new site plan for the entire site under the new zone and new IDO standards. The applicant would need to determine the extent to which they conform to the new IDO designation. If there is no zone that works well in terms of dimensional standards, then amending the existing site plan would be more appropriate, as the IDO standards would only apply to the new and redeveloped portions of the site.

#### *Development Services, Transportation Development*

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

The following comments need to be addressed prior to DRB:

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.

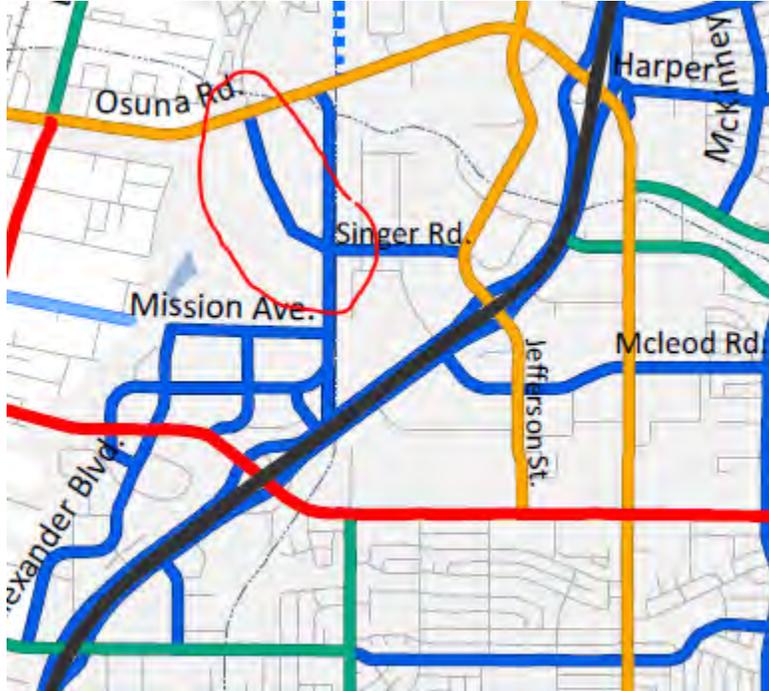
- The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- ADA curb ramps in the roadway right-of-way must be designed to current standards and have truncated domes installed.
- Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
- The Stop sign locations shown for the public parking lot to the south need to be relocated. The signs should be located to the right of the exiting vehicles at the point where the vehicle is expected to stop. Both signs are shown too far north of the exit and the sign at the southeast access is shown on the left of exiting vehicles.

DEPARTMENT of MUNICIPAL DEVELOPMENT (DMD)

***Engineering Division***

1. DMD currently has a project to widen and improve Chappell Road from Mission Ave. to Osuna Road.
2. Per MRCOG's 2040 Long Range Roadway System Map, there is a future extension of Singer Blvd. from its intersection with Chappell Road that cuts west and then north through the northeast corner of the subject property.
3. Applicant shall be required to install permanent improvements where designated transportation facilities are adjacent to or within the proposed site development plan area, in accordance with MRCOG's 2040 Long Range Roadway System Map.
4. Dedication of ROW for Singer Blvd. will be required at the time of Site Development Plan approval at DRB in conjunction with the requirement to deliver a dedication plat to DRB, since a plat is the only acceptable instrument for dedicating ROW.
5. This dedication will result in a new 4-way intersection that will support elimination of the existing private street's intersection with Chappell Road (identified as "Internal Street" on site development plan) that is 265 feet to the north of Singer Blvd., thus replacing two 3-way "tee" intersections that are currently spaced too close together. Large tractor-trailer trucks frequently maneuver around these two intersections, causing excessive turn-lane queues, which cut off through lane traffic movements because the two 3-way tee intersections are too close together.
6. The private access easement underlying the Internal Street could be vacated between the Singer Extension and Chappell Road, since access to the abutting property to the north is taken off of Chappell Road. Access further to the west can be taken off the new Singer Blvd. extension.
7. Encroachment of the existing gravel extractions operation into the newly dedicated ROW can be subsequently accommodated by executing a standard "Revocable Permit," in favor of the City, which is routinely available from the City Engineer.

8. In lieu of installing the required Singer Blvd. infrastructure improvements, the applicant can enter into a Subdivision Improvement Agreement with the City that is administered by the City Engineer and defer the installation of improvements.



The site is bounded by a private access easement on the north (labeled “Internal Street” on the site plan), Chappell Road on the east, and Mission Ave. on the south. Per MRCOG’s 2040 Long Range Roadway System Map, both Chappell Road and Mission Ave. are designated as Major Collectors. The Map illustrates a future westerly extension of Singer Blvd. from the Chappell Road intersection that cuts west and then north through the northeast corner of the subject property. This northwesterly extension of Singer is also designated a Major Collector on the Map. Singer is ultimately planned to extend northwest from there up to the intersection of Osuna Road and Vista del Norte Drive, thus providing a second access point for the area to and from Osuna Road.

Dedication of public right-of-way for the Singer Extension through the subject property should be required in connection with approval of this site development plan. This dedication will result in a new 4-way intersection that eliminates the existing Internal Street’s intersection with Chappell Road, thus replacing two 3-way “tee” intersections that are too close together. This will dramatically improve the functionality of two major collectors intersecting at this location. Due to large tractor-trailer trucks that frequently maneuver in the vicinity of these two intersections, excessive turn-lane queues currently develop, which cuts off through lane traffic movements because the two 3-way tee intersections are less than 250 feet apart. The private access easement underlying the Internal Street could be vacated between the Singer Extension and Chappell Road, since access to the abutting property to the north is taken off of Chappell Road.

**SOLID WASTE MANAGEMENT DEPARTMENT**

All new/proposed refuse enclosures must be built to COA minimum requirements.  
 Remove landscaping in front of East side refuse enclosure (Pg. LS101) and do not plant anything next to enclosures that will create an overhang.

**TRANSIT DEPARTMENT**

<b>Description of Request</b>	<b>Transit Corridor?*</b>	<b>Transit Route?</b>	<b>Current Service/Stops</b>	<b>Comments</b>
Amendment to Site Development Plan for the San Juan Water Treatment Station; 15 acres	Not on a Corridor	Not on a route	Fixed Route 157 has a stop pair at Montañó and Renaissance Loop, approximately one mile from the center of the site.	No comment.

**ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)**

An availability statement is required prior to DRB approval.

- Requests can be made at this link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Provide an updated Utility Plan:
- Confirm the service line to the “Operations Building”. The provided Utility Plan is indicating a 10”.
- Confirm all fire line sizes
- The proposed relocation of the existing hydrant along Mission Ave. shall make a new connection to the existing waterline along Mission Ave. The indicated 90 deg. bend is not acceptable.
- Confirm appropriate horizontal separation between the proposed onsite sanitary sewer and the water line.

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

Reviewed. No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

*Request Description:* The request is for a major amendment to a site plan, to meet building, landscaping, parking, and hydrology requirements. The City of Albuquerque, Bernalillo County Water Authority (ABCWUA) is planning to relocate its customer service and operations offices to 15 acres of land on the south-side of the San-Juan Chama surface water treatment facility, an approximately 163-acre site.

*APS Case Comments:* The site is located across the street from Mission Avenue Elementary School. Any potential traffic impacts would be located in City of Albuquerque Right-Of-Way. Should there be issues of ingress and egress to the site adjacent to Mission Ave Elementary School, it is recommended that the SMPC Architects and ABCWUA coordinate with APS BLUZ (Bus Loading and Unloading Zone) Committee to address any concerns.

#### MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- Mission Ave NE is functionally classified as a Major Collector in the project area.
- Mission Ave NE is identified in the LRBS to include a proposed bike lane in the project area.

#### PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

1. An existing substation is located along the western boundary of the subject property and an existing 115kV transmission line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements.

2. 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

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

#### ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Reviewed. No Comment



View of the subject site looking northwest from Mission Avenue NE.



View of the subject site looking northeast from Mission Avenue NE.



View of the subject site looking west from ChapPell Drive NE.

APPLICATION INFORMATION



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Water Utility Authority, John Stomp (Operations)</b>		Phone: <b>505.289.3150</b>
Address: <b>6000 Alexander Blvd NE</b>		Email: <b>jstomp@abcwua.org</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87107</b>
Professional/Agent (if any): <b>SMPC Architects, Dave Cook</b>		Phone: <b>505.255.8668</b>
Address: <b>219 Central NW Suite 800</b>		Email: <b>d.cook@smpcarchitects.co</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Proprietary Interest in Site: <b>none</b>	List all owners: <b>Water Utility Authority</b>	

**BRIEF DESCRIPTION OF REQUEST**

Major amendments to existing site plan requiring EPC approval. Development to meet IDO standards for parking, buildings, landscaping, hydrology.

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

Lot or Tract No.: <b>Tr A Plat of Tract A COA Water treatment Facility</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: <b>101606133843910153</b>
Zone Atlas Page(s): <b>F-16</b>	Existing Zoning: <b>M-1</b>	Proposed Zoning: <b>NR-SU (IDO)</b>
# of Existing Lots:	# of Proposed Lots: <b>15 acre development</b>	Total Area of Site (acres): <b>162 acres</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **6000 Alexander Blvd NE** Between: **On Mission between Alexander and Chappell** and:

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

**Z-97-114, Z-98-51, S-99-94, DRB-98-165**

Signature:	Date: <b>8-30-18</b>
Printed Name: <b>Dave Cook</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
SI-2018-00123	MASP	\$ 470.00
SI-2018-00124	AC	\$ 260.00
		730
Meeting/Hearing Date: <b>October 11, 2018</b>		Fee Total: <b>\$ 730.00</b>
Staff Signature:	Date: <b>8-30-18</b>	Project # <b>PR-2018-001355</b>

**FORM P1: SITE PLAN – EPC**

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

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

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

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- 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
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

**SITE PLAN – EPC**

**MASTER DEVELOPMENT PLAN**

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

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

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

**VARIANCE – EPC**

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

<p><i>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.</i></p>	
<p>Signature: <u>  D. Cook  </u></p>	<p>Date: <u>  8-30-18  </u></p>
<p>Printed Name: <u>  DAVE COOK, SMPK Architects  </u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: <u>  PR-2018-001355  </u></p>	<p>Case Numbers: <u>  SI-2018-00123  </u></p>
<p>Staff Signature: <u>  [Signature]  </u></p>	
<p>Date: <u>  8-30-18  </u></p>	

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@caba.gov](mailto:PLNDRS@caba.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 ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

*Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.*

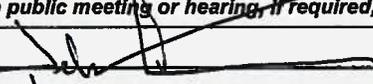
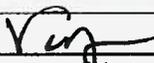
**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

*Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.*

**ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

<p><i>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.</i></p>	
Signature: 	Date: 8/30/18
Printed Name: JAKE TITMANN	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2018-001355	Case Numbers: SI-2018-00124
<div style="text-align: right;">  </div>	
Staff Signature: 	
Date: 8-30-18	

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Water Utility Authority DATE OF REQUEST: 8/27/18 ZONE ATLAS PAGE(S): F-16

**CURRENT:**

ZONING NR-SU  
PARCEL SIZE (AC/SQ. FT.) 15 acre +/- site size

**LEGAL DESCRIPTION:**

LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_ Tract A COA Water Treatment Facility

SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

6000 Alexander Blvd NE

ANNEXATION [ ]

**SITE DEVELOPMENT PLAN:**

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SUBDIVISION\* [ ] AMENDMENT [X]

SECTOR, AREA, FAC, COMP PLAN [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

AMENDMENT (Map/Text) [X]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

NEW CONSTRUCTION [X]

# OF UNITS: \_\_\_\_\_

EXPANSION OF EXISTING DEVELOPMENT [ ]

BUILDING SIZE: 50,000 (sq. ft.)

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

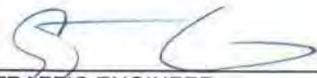
APPLICANT OR REPRESENTATIVE SMPC Architects, Dave Cook DATE 8-27-18  
d.cook@smpcarchitects.com 255.8668  
(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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

8/28/18  
\_\_\_\_\_  
DATE

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

TIS -SUBMITTED    /   /    \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /    TRAFFIC ENGINEER

August 28, 2018

**Chair**

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

**Vice Chair**

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County of Bernalillo  
Commissioner, District 1

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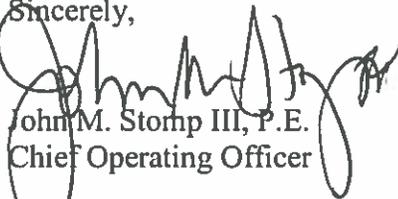
Derek Bohannon, Chair, Council District 5  
Environmental Planning Commission (EPC)  
City of Albuquerque  
Planning Department  
Plaza del Sol Building  
600 Second Street, NW  
Albuquerque, NM 87102

Dear Mr. Bohannon:

Re: Letter of Authorization - Development Review Application

The Water Utility Authority authorizes SMPC Architects to act as our agent in the development of designs and submissions of documents for approval for our proposed new Customer Services and Operations Facilities located at the San Juan-Chama Drinking Water Treatment Plant at 6000 Alexander Blvd., NE. We specifically require approval of an amended site development plan and resulting building permits.

Sincerely,



John M. Stomp III, P.E.  
Chief Operating Officer

cc: Dave Cook, SMPC Architects  
Kris Cadena, Principal Engineer, ABCWUA

# PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.

When you submit these PRT notes to meet the requirement in Table 6-1-1 you will be charged a \$50 PRT fee with the application.

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____

Applicant Name: SMPC Architects-Dave Cook Phone#: 255.8668 Email: d.cook@smpcarchitects.com

**APPOINTMENT DATE & TIME:** \_\_\_\_\_

**PLEASE RESPOND TO THE FOLLOWING QUESTIONS:** NR-SU. Sand UPC: 101606133843910153  
Gravel Extr & Rel

Size of Site: 163 acres Existing Zoning: M-1 zone Proposed Zoning: NR-SU  
Act & Uses perm in

Previous case number(s) for this site: Z-97-114, Z-98-51, S-99-94, DRB-98-165

Applicable Overlays or Mapped Areas: TR A Plat of Tract A City of Albq  
Watertreatment Facil

Residential: Type and No. of Units Proposed: \_\_\_\_\_

Commercial: Estimated building square footage: 45,000 sf No. of Employees: 130-300

Mixed Use: Project specifics: Admin office, warehouse, maintenance shops

**LOCATION OF REQUEST:**

Physical Address: 6000 Alexander Blvd NE Zone Atlas Page (Please identify the subject site on the map and attach) \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

Customer service, call center, dispatch, management offices, field crew training and support,  
maintenance shops, vehicle maintenance, parts warehouse, public and employee parking,  
fleet parking, secure storage yard, PV parking shade structures

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:** (Please be specific so our staff can do the appropriate research.)

Site plan revision approval is being requested. What is the planning history, approval  
procedure, development restrictions and limitations, and planning concerns.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-220 Date: JULY 30, 2018 Time: 3 PM

Address: 6000 Alexander Blvd NE

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Maggie Gourd COULD

Code Enforcement: Ricardo Vialpando

Fire Marshall: \_\_\_\_\_

Transportation: Meggan Magdander

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: revise site plan

**SITE INFORMATION:**

Zone: NR-SU Size: 163 acres

Use: water treatment plant Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: consistency Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

Parking: Table 5-5-1 MR Area: \_\_\_\_\_

Landscaping: Section 5-6 Street Trees:

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: see table 5-1-3

\*Neighborhood Organization/s: \_\_\_\_\_

*\*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](http://www.cabq.gov/neighborhoods/resources).*

**PROCESS:** Amend  
Type of Action: update site plan  
Review and Approval Body: EPC Is this PRT a requirement?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Address: \_\_\_\_\_

NOTES: This request would be a major amendment to the existing site plan and would require approval from EPC, see Section 6-4(1).

Development on the site must meet relevant IDO standards or varied by the site plan

See Section 5-5-1 for parking

See Section 6-4 5-1-1 for Dimensional standards  
for procedures

5-11 for building design

6-1-1 for notice requirements

NA contact from office of Neighborhood Coordination

The applicant may wish to participate in the follow up zone change process offered by the city and request the NRBZ, non-residential Business Park zone that is the same as many of the surrounding properties - See abc-zone.com/post-ido-voluntary-zone-conversion-process

ABWUA for availability statement

check with fire Marshall for layout and fire



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Water Utility Authority, John Stomp (Operations)</b>		Phone: <b>505.289.3150</b>
Address: <b>6000 Alexander Blvd NE</b>		Email: <b>jstomp@abcwua.org</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87107</b>
Professional/Agent (if any): <b>SMPC Architects, Dave Cook</b>		Phone: <b>505.255.8668</b>
Address: <b>219 Central NW Suite 800</b>		Email: <b>d.cook@smpcarchitects.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Proprietary Interest in Site: <b>none</b>	List all owners: <b>Water Utility Authority</b>	

**BRIEF DESCRIPTION OF REQUEST**

**Major amendments to existing site plan requiring EPC approval. Development to meet IDO standards for parking, buildings, landscaping, hydrology.**

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

Lot or Tract No.: <b>Tr A Plat of Tract A COA Water treatment Facility</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: <b>101606133843910153</b>
Zone Atlas Page(s): <b>F-16</b>	Existing Zoning: <b>M-1</b>	Proposed Zoning: <b>NR-SU (IDO)</b>
# of Existing Lots:	# of Proposed Lots: <b>15 acre development</b>	Total Area of Site (acres): <b>162 acres</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <b>6000 Alexander Blvd NE</b>	Between: <b>On Mission between Alexander and Chappell</b>	and:
--	---	------

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

**Z-97-114, Z-98-51, S-99-94, DRB-98-165**

Signature:	Date: <b>8-30-18</b>
Printed Name: <b>Dave Cook</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**FORM P1: SITE PLAN – EPC**

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

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

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

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- 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
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

**SITE PLAN – EPC**

**MASTER DEVELOPMENT PLAN**

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

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

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

**VARIANCE – EPC**

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

<p><b><i>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.</i></b></p>	
<p><b>Signature:</b> _____</p>	<p><b>Date:</b> _____</p>
<p><b>Printed Name:</b> _____</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

**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@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing?  if 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 first class 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

<b><i>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.</i></b>		
<b>Signature:</b>	<b>Date:</b>	
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>		
Project Number:	Case Numbers	
	-	
	-	
	-	
<b>Staff Signature:</b>		
<b>Date:</b>		



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

---

**DATE:**

**SUBJECT:**

**Case Number(s):**

**Agent:**

**Applicant:**

**Legal Description:**

**Zoning:**

**Acreage:**

**Zone Atlas Page(s):**

**CERTIFICATE OF NO EFFECT:**      **Yes**      **No**

**CERTIFICATE OF APPROVAL:**      **Yes**      **No**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:**

**RECOMMENDATIONS:**

**SUBMITTED BY:**

**SUBMITTED TO:**

\_\_\_\_\_  
Date



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** WUA Customer Service and Operations Facilities Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tr A Plat of Tract A COA Water Treatment Facility  
City Address: 6000 Alexander Blvd NE

**Applicant:** Water Utility Authority Contact: John Stomp (Operations)  
Address: 6000 Alexander Blvd NE, Albuquerque, NM  
Phone#: 505.289.3150 Fax#: \_\_\_\_\_ E-mail: jstomp@abcwua.org

**Other Contact:** AECOM Contact: Rick Tietgens  
Address: 6501 Americas Parkway , Suite 900, Albuquerque, 87110  
Phone#: 505-855-7407 Fax#: 505-855-7555 E-mail: rick.tietgens@aecom.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_  DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes  No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION  HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- \_\_\_\_\_ 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?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ GRADING/ PAD CERTIFICATION
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 8/30/2018 By: Rick Tietgens

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

Revised: October 18, 2018

City of Albuquerque Planning Dept  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102  
505.924.3860  
Attn: Planning Department

Re: EPC Submittal for ABC Water Utility Authority Customer Service and  
Operations Facility (WUA)  
6000 Alexander Blvd NE

EPC Commissioners:

I. Introduction

As agents for the ABC WUA we are submitting an amended site development plan and landscape variance request for EPC approval. The previously approved plan in 2004 was for the first phase of the City of Albuquerque Water Treatment Plant, and this current submittal has a separate site boundary on the same property.

We have notified all required neighborhood associations, and individual property owners (names and buffer map provided by the Office of Neighborhood Coordination). Forms, notices, and proof of mailings are attached. We have received no requests for a meeting from the associations—only three requests for site plans which we provided.

Attached is the letter of authorization from the property owner, zone atlas map Z-16, sign posting agreement, Archeological Certificate, signed TIS, PRT application and notes, completed Site Plan Checklist, and scaled Vicinity Plan, Site Plan, Elevations, Grading & Drainage Plan, Utility Plan, Landscape Plan, and Lighting Plan. Also included are three full size sheets and the entire set of electronic drawings for the 2004 approved site plan.

The ABC WUA proposes to relocate their Customer Service and Operations Facilities from Pino Yards to the south side of their San Juan-Chama Surface Water Treatment Plant site to provide better service to their customers. New facilities will include approximately 47,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The 21-acre site boundary includes parking for the public, employees and fleet vehicles, plus storage yards. The public entrance will be off Mission Avenue NE along the south side of the site.

The property has approximately 165 acres; it is one of the largest in the area and is uniquely situated to support large critical municipal utility functions because it is self-contained and insulated from surrounding neighborhoods. The subject property size and location is critical to the successful utility processing of river and ground water supply for the city of Albuquerque and requires enormous amounts of energy expended to do so. A large five mega-watt Photovoltaic (PV) System is proposed over the employee and fleet parking lots (not the visitor lot) as a responsible alternative to meet the *community* energy need while conserving limited petroleum-based energy.

The PV system will form a shade canopy over the parking areas. The PV collectors will be mounted on a structural support approximately 18' high and will cover parking areas, drainage medians and islands, and some vehicle aisles. A typical application drawing and photo is included.

Collector arrays are becoming more common in parking lots throughout the city. The PV system will not have a negative effect on public health, safety, or welfare, nor will it have adverse impact on surrounding properties. There is little or no visibility of the PV panels from neighboring properties or from Mission Avenue NE. The installation of a PV System does not negatively affect the intent of the IDO but rather supports sustainable development.

The advantages of the PV system are the use of an alternative clean energy source and increased paved area shading which adds to the overall site cooling effect.

## II. Justification pursuant to IDO section [14-16-6-6\(M\)\(3\)](#)

We request a landscape variance for not providing the required trees within 100 feet of every parking space [14-16-5-6(F)(2)(c)]. The total required number of trees is provided, but they are instead located around the perimeter of the PV systems. The total parking count requires approximately 65 trees and the plan indicates around 97 total trees provided. The inclusion of PV panels in the employee and fleet parking lots will prevent the growth of shade trees because the trees will not receive enough light and if planted too close to the PV panels the trees will reduce the efficiency of the PV panels. These PV panels will cover large portions of the paved surface and will achieve the code's goal of shading the parking lots. The intent of locating the parking lot trees close to spaces to provide shade and cool paved surfaces is thus met by the significantly more shade from the PV panels.

## Review and Decision Criteria

1. *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity including, but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*

Applicant's Justification: The solar angles and areas required for an efficient PV system require a large area with critical size and fit. The location of the array is constrained by the existing sediment beds and water treatment facilities. These conditions were not foreseen in the 2004 site development plan because the technology was not as accessible at the time. The conditions for a feasible alternate PV energy source have changed recently because of the development of new technologies. The ratio of solar exposure to area of available land is high and has only recently become cost effective. If the required parking lot trees were located within 100 feet of each parking space, the PV collectors would be divided into smaller pieces, thus reducing coverage and efficiency. Adjacent PV collectors could prevent young trees from growing, thus departing from landscape best practices for healthy trees. Any adjacent trees that did achieve maturity could shade the solar collectors, preventing efficient output.

There are special circumstances applicable to the subject property, not self-imposed, such as changing PV technology that requires large surface areas necessary to meet the large energy demand for water treatment plant, located over the fleet and employee parking areas because it is the only available expansive space with optimal orientation; this creates practical difficulties in meeting the strict requirements of landscaping located under the PV array.

2. *The Variance will not be materially contrary to the public safety, health, or welfare.*

Applicant's Justification: The Variance will not be materially contrary to the public safety, health, or welfare, because it will be positioned high above and out of the way of vehicular and pedestrian circulation, with supports located out of pathways and driveways. It will not generate any heat, noise, gas, radiation, odor, or other harmful effects, but will rather provide beneficial shade over circulation and parking spaces. This will extend the lifespan of vehicles, surfaces and lower interior temperatures experienced by occupants. The shrub plantings and perimeter shade trees will serve to

soften and provide pleasant experiences in parking lots, along pedestrian pathways, and the driveways around the perimeter of the PV system.

3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

Applicant's Justification: The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure because the 21-acre subject site boundary is within and enveloped by the larger 165 acre property, thus isolating it from surrounding neighborhoods and other sensitive uses. The arrangement of trees around the perimeter of the PV system buffers the PV system from the street and properties to the south, thus having minimal adverse impact.

4. *The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

Applicant's Justification: The Variance will not materially undermine the intent and purpose of the IDO or the NR-SU zone because it complies with one of the basic goals of the IDO - promoting more sustainable development 4-16-1-3(l) *Encourage the conservation and efficient use of water and other natural resources.*

5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*

Applicant's Justification: This Variance request is the minimum necessary to avoid extraordinary hardship or practical difficulties because it only avoids the practical difficulty of successfully growing exterior trees in totally shaded conditions. The required numbers of trees and areas of landscaped area will be exceeded in the overall landscape design.

Sincerely,

Dave Cook, Project Manager  
SMPC Architects

October 31, 2018

David S. Campbell  
Planning Director  
600 2<sup>nd</sup> St. NW, third floor,  
Albuquerque, NM 87102

Re: Project #2018-001355  
SI-2018-00123 Major Amendment to Site Plan  
ABCWUA Customer Service & Operations Facilities

Dear Mr. Campbell:

As agents for ABCWUA we request an alternative landscape plan approval based on IDO 14-16-5-6(C)(16). The ABCWUA plans to install solar PV panels over the entire employee and fleet vehicle storage parking areas. The required amount of landscaping including number of trees for the parking lots will still be provided, but we request the trees not be subject to the 100-foot proximity to parking spaces requirement (14-16-5-6(F)(2)(d)). We propose locating parking lot trees around the perimeter of the lots instead. The PV will provide more shading to reduce heat island effect at the paved areas while decreasing the ABC WUA's carbon footprint and providing a renewable on-site energy source.

This alternative approach addresses the following criteria:

*5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.*

The increased perimeter landscaping trees will add even more to the visually attractive, sustainable landscapes that aid in the creation of a quality public realm. The proposed solar PV canopies will provide shade and mitigate heat-island effects.

*5-6(C)(16)(b) Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.*

The proposed landscaping will not include vegetation that is prohibited or invasive or listed as noxious weeds.

*5-6(C)(16)(c) Do not include a reduction of tree planting requirements.*

There will be no reduction of tree planting requirements. The required number of parking lot trees are distributed around the parking areas.

*5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.*

By locating the required numbers of trees at perimeter locations, the buffers will be greater than otherwise required.

*5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.*

The required street trees and demonstration garden landscaping will provide superior visual appearance from the street. The solar PV arrays are located away from the street with limited visibility.

*5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.*

The design exceeds the landscape requirements and will exceed the levels of carbon dioxide absorption otherwise provided. The solar PV panels will provide more shade than trees to reduce heat island effects on the site. The solar PV panels will reduce the ABC WUA's overall carbon footprint.

The provision of solar PV panels and the required number of parking lot trees together show the ABC WUA's commitment to sustainable development and to the region's sustainable water supply.

We look forward to a favorable approval.

Sincerely,

A handwritten signature in black ink that reads "D. Cook". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Dave Cook, Project Manager  
SMPC Architects



01 November 2018

Dave Cook, Project Manager  
SMPC Architects  
219 Central Ave NW  
Albuquerque, NM 87102

RE: Alternative Landscape Plan – PR-2018-001355

Dear Mr. Cook,

Upon review of your request letter dated October 31, 2018 and the corresponding alternative landscape plan, I have determined that this alternative landscape plan for the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) facility at 6000 Alexander NE meets the criteria of Section 14-16-5-6(C)(16), and therefore is approved per the following findings:

PO Box 1293

Albuquerque

NM 87103

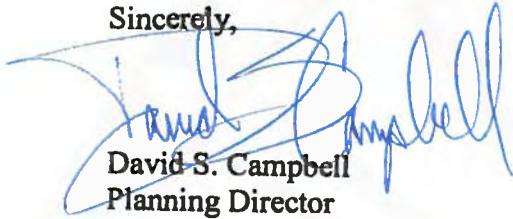
[www.cabq.gov](http://www.cabq.gov)

1. The applicant has submitted a Site Plan – EPC for proposed improvements and additions to the existing ABCWUA water treatment facility.
2. The proposed landscape plan meets all applicable Integrated Development Ordinance (IDO) development standards for landscape, except 14-16-5-6(F)(2)(c)2: “No parking space may be more than 100 feet from a tree trunk.”
3. The applicant is proposing to install solar PV structures in the parking areas. Required parking lot trees will be located around the perimeter of the parking areas.
4. The IDO Alternative Landscape Plan criteria of Section 14-16-5-6(C)(16) are met as follows:
  - a. The alternative landscape plan is consistent with purpose of Section 14-16-5-6 because: the required number of parking lot trees are still being provided, albeit at the perimeter of the parking area; the alternative approach provides a quality visual component and other public benefits including the use of native and low-water use species, improved air quality, and providing shade to mitigate heat-island effects from both the trees and the solar PV canopies.
  - b. The proposed landscaping will not include vegetation that is prohibited or invasive or listed as noxious weeds.
  - c. There will be no reduction of tree planting requirements. The required numbers of parking lot trees are distributed around the parking areas.

- d. By locating the required numbers of trees at perimeter locations, the buffers will be greater than otherwise required.
  - e. The design exceeds the landscape requirements and will exceed the levels of carbon dioxide absorption otherwise provided. The solar PV canopies/panels will provide more shade than trees to reduce heat island effects on the site and this renewable energy source will reduce the ABCWUA's overall carbon footprint.
5. The provision of both the required number of parking lot trees and solar PV canopies/panels demonstrate the ABCWUA's commitment to quality, sustainable development and to the region's sustainable water supply.

I commend the ABCWUA for their innovative, alternative landscape plan that is consistent with the purpose of the IDO's landscape regulations and that furthers ongoing coordination with the City of Albuquerque and the region.

Sincerely,



David S. Campbell  
Planning Director

xc: files

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

**Neighborhood Meeting Inquiry For:**

Environmental Planning Commission

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

**Contact Name**

Dave Cook

**Telephone Number**

505.232.6313

**Email Address**

d.cook@smpcarchitects.com

**Company Name**

SMPC Architects

**Company Address**

219 Central NW, Suite 800

**City**

Albuquerque

**State**

NM

**ZIP**

87102

**Legal description of the subject site for this project:**

TR A Plat of Tract A City of Albq Watertreatment Facil

**Physical address of subject site:**

6000 Alexander Blvd NE

**Subject site cross streets:**

Between Renaissance Blvd and Chappel Dr. north of Mission Ave.

**Other subject site identifiers:**

163 acre Water Utility Authority Water Treatment Facility

**This site is located on the following zone atlas page:**

F16

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

application/pdf: 2459349 bytes

## **Neighborhood Meeting Request to Applicable Associations**

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

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

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

## **Neighborhood Meeting Notice Checklist**

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

- A copy of ONC's "Neighborhood Meeting Notice Email" outlining any applicable associations;
- Proof that the meeting occurred, including:
  - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
  - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Subsection 14-16-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: <https://abc-zone.com/>.

## Neighborhood Meeting Request

Address: 6000 Alexander Blvd NE  
Property Owner: Albuquerque Bernalillo Co. Water Utility Authority (ABC WUA)  
Applicant: SMPC Architects (Dave Cook)  
Mailing Address: 219 Central Ave. NW, Suite 800, Albuquerque, NM 87102  
Phone: 505-255-8668  
Email: d.cook@smpcarchitects.com

### Summary of approval request:

The ABC WUA proposes to relocate their Customer Service and Operations Facilities from Pino Yards to the south side of their San Juan-Chama Surface Water Treatment Plant site to provide better service to their customers. New facilities will include about 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The 15 acre site includes parking for public, employees and fleet, plus a storage yard. Entrance will be off Mission Blvd. along the south side of the site.

Please notify applicant within 15 days if a neighborhood meeting is desired. The meeting will then occur within 30 days.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Hodgin NA	Cathy	Intemann	cathyintemann@yahoo.com	3816 Delamar NE	Albuquerque	NM	87110	5055142857	5058884227
Hodgin NA	Kathy	Kleyboecker	kathykleyboecker@yahoo.com	3912 Morningside Drive NE	Albuquerque	NM	87110	5053507908	
El Camino Real NA	Chris	Christy	cchristy4305@gmail.com	PO Box 27288	Albuquerque	NM	87125	5055070912	
El Camino Real NA	Linda	Trujillo	trujilloabqbc@comcast.net	PO Box 27288	Albuquerque	NM	87125	5054140595	5053441704
Vista Del Norte Alliance	Fred	Harsany	fharsany@comcast.net	PO Box 6270	Albuquerque	NM	87197		5053440822
Vista Del Norte Alliance	Janelle	Johnson		PO Box 6270	Albuquerque	NM	87197		5053440822
Greater Gardner & Monkbridge NA	Marcia	Finical	marcia_finical@yahoo.com	141 Griegos Road NW	Albuquerque	NM	87107	5055504560	
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant NW	Albuquerque	NM	87107	5052212626	
Los Alamos Addition NA	Don	Dudley	don.dudley@dondudleydesign.com	302 Sandia Road NW	Albuquerque	NM	87107	5052806820	5052438100
Los Alamos Addition NA	Jeremy	Wilcox	jeremywilcox@gmail.com	305 Sandia Road NW	Albuquerque	NM	87107	5056997898	
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW, #116	Albuquerque	NM	87102	5052702462	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	87113		5058973052
North Edith Commercial Corridor Association	Christine	Benavidez	christinebnvdz@aol.com	10417 Edith NE	Albuquerque	NM	87113		5058973340
North Edith Commercial Corridor Association	Robert	Warrick	rlwarric@centurylink.net	444 Niagara NE	Albuquerque	NM	87113		5053451773
North Valley Coalition	Peggy	Norton	nvcabq@gmail.com	P.O. Box 70232	Albuquerque	NM	87197		5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganbq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
District 7 Coalition of Neighborhood Associations	David	Haughawout	phoebe99999@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435

OSUNA LLC & OSUNA PROPERTIES LLC &  
ETAL C/O ATTN LAND DEPARTMENT  
NORTH TOWER  
13724 ELENA GALLEGOS PL NE SUITE 300  
ALBUQUERQUE NM 87111-8325

MAYS DANIEL A  
6050 NOBLE DR NE  
ALBUQUERQUE NM 87107

PARISH JAMES D & LINDSAY D  
617 NIAGARA NE  
ALBUQUERQUE NM 87113-1015

1420 MISSION LLC  
1420 MISSION AVE NE  
ALBUQUERQUE NM 87107

RYDER TRUCK RENTAL INC C/O  
PROPERTY TAX DEPARTMENT  
PO BOX 025719  
MIAMI FL 33102-5719

HOBSON RICHARD R  
6301 TOKAY ST NE  
ALBUQUERQUE NM 87113

MEGALAND LLC  
PO BOX 26146  
ALBUQUERQUE NM 87125-6146

GALLARDO JORGE R & MORALES  
MARIA G  
627 VINEYARD RD NE  
ALBUQUERQUE NM 87113

CRAIG AURELIA  
6401 EDITH BLVD NE  
ALBUQUERQUE NM 87107-5916

CLAY OLEN D & KATHY  
6305 TOKAY ST NE  
ALBUQUERQUE NM 87113-1018

PENA GERMAN  
6411 TOKAY ST NE  
ALBUQUERQUE NM 87113

STOELTJE CLIFFORD A  
708 NOBLE PL NE  
ALBUQUERQUE NM 87107-4919

OSUNA LLC & BROCE PAMELA &  
HARMON MARILOU & BAKER JANI &  
BENOIT JOLENE  
13724 ELENA GALLEGOS PL NE  
ALBUQUERQUE NM 87111

DURAN FRANK D  
1609 LOS ARBOLES AVE NW  
ALBUQUERQUE NM 87107-1019

PURCELL TIRE COMPANY  
301 N HALL ST  
POTOSI MO 63664

GRIEGO STEPHEN A  
9509 KANDACE DR NW  
ALBUQUERQUE NM 87114-4134

SUNWEST TR INC CUST FOR MONTY  
CARRICO SEP IRA C/O DURAN  
BRONSON A & ETAL  
PO BOX 94327  
ALBUQUERQUE NM 87199-4327

FLORES MICHAEL & DEANNA  
6040 NOBLE DR NE  
ALBUQUERQUE NM 87107-4921

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103

SANDIA SCHOOL  
532 OSUNA RD NE  
ALBUQUERQUE NM 87113-1031

CLAY OLIN D ETUX  
6305 TOKAY RD NE  
ALBUQUERQUE NM 87113

CLAY OLEN & KATHY S  
6305 TOKAY RD NE  
ALBUQUERQUE NM 87113

HIGDON JAMES HUGH & CAROL ANN  
6052 NOBLE DR NE  
ALBUQUERQUE NM 87107

CRAIG AURELIA  
6401 EDITH BLVD NE  
ALBUQUERQUE NM 87107-5916

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

ROLLING FRITO-LAY SALES LP C/O  
GEORGE MCELROY & ASSOC  
3131 S VAUGHN WAY SUITE 301  
AURORA CO 80014-3509

STOELTJE CLIFFORD A  
708 NOBLE DR NE  
ALBUQUERQUE NM 87107-4919

MITCHELL MARJORIE JOANN & HUNT  
SHIRLEY FRANCES  
75 ROAD 3118  
AZTEC NM 87410-9544

CRAIG AURELIA  
6401 EDITH BLVD NE  
ALBUQUERQUE NM 87107-5916

MEGALAND LLC  
PO BOX 26146  
ALBUQUERQUE NM 87125-6146

GURULE RAMON JR  
620 WILLOW RD NE  
ALBUQUERQUE NM 87113-1025

ORTIZ REYNALDO & STELLA  
707 NOBLE PL NE  
ALBUQUERQUE NM 87107

KINDRICK JOHN H & JEAN C  
626 VINEYARD NE  
ALBUQUERQUE NM 87113

SIMS DALE & JEAN  
622 VINEYARD NE  
ALBUQUERQUE NM 87113

HOBSON NANCY A  
624 VINEYARD RD NE  
ALBUQUERQUE NM 87113-1023

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

LIFESTYLES APTS  
4920 UNION WAY DR NE  
ALBUQUERQUE NM 87107

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

MITCHELL MARJORIE JOANN & HUNT  
SHIRLEY FRANCES  
75 ROAD 3118  
AZTEC NM 87410-9544

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

MALDONALDO JOE E  
6410 ARNO ST NE  
ALBUQUERQUE NM 87107

SANDIA SCHOOL  
532 OSUNA RD NE  
ALBUQUERQUE NM 87113

SANDIA SCHOOL  
532 OSUNA RD NE  
ALBUQUERQUE NM 87113



# 6000 Alexander

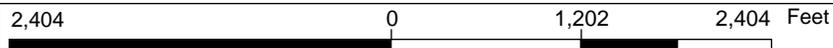


## Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

## Notes

Buffer: 205ft.  
ROW: 105ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
7/31/2018 © City of Albuquerque

1: 14,423

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Delivery Receipt of Emails sent to Neighborhood Organizations:

Tags Groups Find Add-ins Bluebeam

Delivered: Neighborhood Meeting Request  
postmaster@abcwua.org  
Sent Thu 8/9/2018 5:03 PM  
To Veda Lucero

**Your message has been delivered to the following recipients:**

[John Stomp - Albuquerque Bernalillo County Water Utility Authority \(jstomp@abcwua.org\)](mailto:jstomp@abcwua.org)  
(jstomp@abcwua.org)

Subject: Neighborhood Meeting Request

Tags Groups Find Add-ins Bluebeam

Relayed: Neighborhood Meeting Request  
Microsoft Outlook  
Sent Thu 8/9/2018 5:03 PM  
To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[michael@drpridham.com](mailto:michael@drpridham.com)

Subject: Neighborhood Meeting Request

Tags Groups Find Add-ins Bluebeam

Relayed: Neighborhood Meeting Request  
Microsoft Outlook  
Sent Thu 8/9/2018 5:03 PM  
To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[cchristy4305@gmail.com](mailto:cchristy4305@gmail.com)

[nvcabq@gmail.com](mailto:nvcabq@gmail.com)

[dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)

[jeremywilcox@gmail.com](mailto:jeremywilcox@gmail.com)

Subject: Neighborhood Meeting Request

Tags	Groups	Find	Add-ins	Bluebeam
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Relayed: Neighborhood Meeting Request  
Microsoft Outlook  
Sent Thu 8/9/2018 5:03 PM  
To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rlwarric@centurylink.net](mailto:rlwarric@centurylink.net)

Subject: Neighborhood Meeting Request

Tags	Groups	Find	Add-ins	Bluebeam
------	--------	------	---------	----------

Relayed: Neighborhood Meeting Request  
Microsoft Outlook  
Sent Thu 8/9/2018 5:03 PM  
To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[trujilloabqbc@comcast.net](mailto:trujilloabqbc@comcast.net)

[fharsany@comcast.net](mailto:fharsany@comcast.net)

[phoebe99999@comcast.net](mailto:phoebe99999@comcast.net)

Subject: Neighborhood Meeting Request

Tags

Groups

Find

Add-ins

Bluebeam

Relayed: Neighborhood Meeting Request.

Microsoft Outlook

Sent Thu 8/9/2018 5:03 PM

To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[cathyintemann@yahoo.com](mailto:cathyintemann@yahoo.com)

[kathykleyboecker@yahoo.com](mailto:kathykleyboecker@yahoo.com)

[marcia\\_finical@yahoo.com](mailto:marcia_finical@yahoo.com)

Subject: Neighborhood Meeting Request

Tags

Groups

Find

Add-ins

Bluebeam

Relayed: Neighborhood Meeting Request

Microsoft Outlook

Sent Thu 8/9/2018 5:03 PM

To Veda Lucero

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[anvanews@aol.com](mailto:anvanews@aol.com)

[christinebnvdz@aol.com](mailto:christinebnvdz@aol.com)

[newmexmba@aol.com](mailto:newmexmba@aol.com)

[lmartin900@aol.com](mailto:lmartin900@aol.com)

Subject: Neighborhood Meeting Request

Tags	Groups	Find	Add-ins	Bluebeam
------	--------	------	---------	----------

Delivered: Neighborhood Meeting Request

postmaster@outlook.com

Sent Thu 8/9/2018 5:03 PM

To Veda Lucero

**Your message has been delivered to the following recipients:**

[mwr505@hotmail.com](mailto:mwr505@hotmail.com)

**Subject: Neighborhood Meeting Request**

Tags	Groups	Find	Add-ins	Bluebeam
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Relayed: Neighborhood Meeting Request

Mail Delivery System <MAILER-DAEMON@in-011.lax.mailroute.net>

Sent Thu 8/9/2018 5:03 PM

To Veda Lucero

This is the mail system at host in-011.lax.mailroute.net.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<[don.dudley@dondudleydesign.com](mailto:don.dudley@dondudleydesign.com)>: delivery via 127.0.0.1[127.0.0.1]:10024: 250 2.0.0 from MTA(smtp:[127.0.0.1]:10025): 250 2.0.0 Ok: queued as 41mkLf0tqYz1JBdm

Tags	Groups	Find	Add-ins	Bluebeam
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Delivered: Neighborhood Meeting Request

postmaster@outlook.com

Sent Thu 8/9/2018 5:03 PM

To Veda Lucero

**Your message has been delivered to the following recipients:**

[wood\\_cpa@msn.com](mailto:wood_cpa@msn.com)

**Subject: Neighborhood Meeting Request**

Neighborhood Meeting Request - Message (HTML)

File Message BLUEBEAM Tell me what you want to do

Delete Archive Reply Reply All Forward Message Tracking Move To Manager Team Email Move Tags Editing Zoom

This message was sent on 8/9/2018 5:03 PM.  
 Status Totals: delivered to 1 recipient(s)

Recipient	Delivery
Veda Lucero	Delivered: 8/9/2018 5:03 PM
John Stomp - Albuquerque Bernalillo County Water Utility Authority (jstomp@abcwua.org)	
Dave Cook	
cathyintemann@yahoo.com	
kathykleyboecker@yahoo.com	
cchristy4305@gmail.com	
trujilloabqbc@comcast.net	
fharsany@comcast.net	
marcia_finical@yahoo.com	
wood_cpa@msn.com	
don.dudley@dondudleydesign.com	
jeremywilcox@gmail.com	
mwr505@hotmail.com	
anvanews@aol.com	
christinebnvdz@aol.com	
rlwarric@centurylink.net	
nvcbq@gmail.com	
newmexmba@aol.com	
dlreganabq@gmail.com	
michael@drpridham.com	
phoebe99999@comcast.net	
lmartin900@aol.com	

7015 0640 0001 5410 9256

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*Domestic Mail Only*

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Stoeltje Clifford A  
 Street and Apt. No., or PO Box No.  
 Jos Noble Drive NE  
 City, State, ZIP+4®  
 ABQ NM 87107-4919

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

7015 0640 0001 5410 9249

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

AURORA, CO 80014

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Rolling Into Lay Up Co George  
 Street and Apt. No., or PO Box No.  
 5131 S Vaughn Way Ste 301  
 City, State, ZIP+4®  
 Aurora CO 80014-3509

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

7015 0640 0001 5410 9232

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Hobson Richard R  
 Street and Apt. No., or PO Box No.  
 6301 Tokay St NE  
 City, State, ZIP+4®  
 ABQ NM 87113

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

7015 0640 0001 5410 9218

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Sandia School  
 Street and Apt. No., or PO Box No.  
 532 Osuna RD NE  
 City, State, ZIP+4®  
 ABQ NM 87113-1031

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

7015 0640 0001 5410 9058

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Craig Aurelia  
 Street and Apt. No., or PO Box No.  
 1052 Edith Blvd NE  
 City, State, ZIP+4®  
 ABQ NM 87107-5916

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

7015 0640 0001 5410 5487

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To  
 Haddon James Hugh & Carol Ann  
 Street and Apt. No., or PO Box No.  
 1052 Noble Drive NE  
 City, State, ZIP+4®  
 ABQ NM 87107

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

7015 0640 0001 5410 5456

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Flores Michael & Deanna  
Street and Apt. No., or PO Box No.  
6040 Noble Drive NE  
City, State, ZIP+4®  
ALBUQUERQUE NM 87107-4921

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

7015 0640 0001 5410 7740

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Craig Aurelia  
Street and Apt. No., or PO Box No.  
6401 Edith Blvd NE  
City, State, ZIP+4®  
ALBUQUERQUE NM 87107-5916

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

7015 0640 0001 5410 7733

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

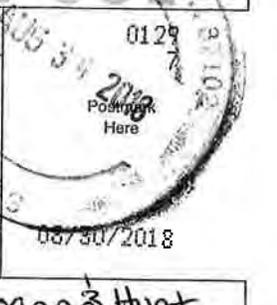
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

AZTEC, NM 87410

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Mitchell Marjorie Joann & Hunt  
Street and Apt. No., or PO Box No.  
75 Road 3118  
City, State, ZIP+4®  
AZTEC NM 87410-9544

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

7015 0640 0001 5410 5456

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

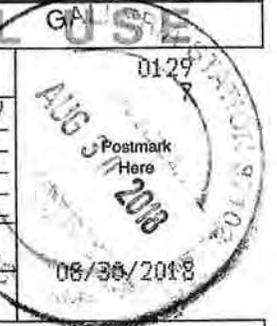
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Sunwest TR Inc - Monty Carrico  
Street and Apt. No., or PO Box No.  
PO Box 94327  
City, State, ZIP+4®  
ALBUQUERQUE NM 87199-4327

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

7015 0640 0001 5410 7757

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

POTOSI, MO 63664

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Purcell Tire Company  
Street and Apt. No., or PO Box No.  
301 N Hall ST  
City, State, ZIP+4®  
POTOSI MO 63664

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

7016 3560 0001 0305 0641

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Duran Frank D  
Street and Apt. No., or PO Box No.  
1609 Los Arboles Ave NW  
City, State, ZIP+4®  
ALBUQUERQUE NM 87107-1019

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

7290 50E0 0305 0627  
7016 3560 0000 9102

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Gallardo Jorge R & Morates Mariach  
Street and Apt. No., or PO Box No.  
627 Vineyard RD NE  
City, State, ZIP+4®  
Albuquerque NM 87113



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

0650 50E0 0305 0627  
7016 3560 0000 9102

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Maldonado, Joe E  
Street and Apt. No., or PO Box No.  
410 Arno St NE  
City, State, ZIP+4®  
Albuquerque, NM 87107



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

0850 50E0 0305 0572  
7016 3560 0000 9102

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
MIAMI, FL 33102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Ryder Truck Rental Inc C/O  
Street and Apt. No., or PO Box No.  
PO Box 025719  
City, State, ZIP+4®  
Miami FL 33102-5719



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

0650 50E0 0305 0572  
7016 3560 0000 9102

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Maus Daniel A  
Street and Apt. No., or PO Box No.  
1655 Noble drive NE  
City, State, ZIP+4®  
Albuquerque NM 87107



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

0950 50E0 0305 0572  
7016 3560 0000 9102

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Stoehje Clifford A  
Street and Apt. No., or PO Box No.  
708 Noble drive NE  
City, State, ZIP+4®  
Albuquerque NM 87107-4919



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

0650 50E0 0305 0702  
7016 3560 0000 9102

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
Lifestyles Apts  
Street and Apt. No., or PO Box No.  
4420 Unionway Dr NE  
City, State, ZIP+4®  
Albuquerque, NM 87107



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

7016 3560 0001 0305 0710

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **AMAFCFA**  
Street and Apt. No., or PO Box No.: **2600 Prospect Ave NE**  
City, State, ZIP+4®: **Albuquerque NM 87107-1836**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0001 0305 0696

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **Hobson, Nancy A**  
Street and Apt. No., or PO Box No.: **624 Vine yard NE**  
City, State, ZIP+4®: **Albuquerque Nm 87113-1023**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0001 0305 0542

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **Clayden 3 Kathy's**  
Street and Apt. No., or PO Box No.: **6305 Tokay RD NE**  
City, State, ZIP+4®: **Albuquerque NM 87113**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0001 0305 0220

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AZTEC, NM 87410

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **Mitchell, Marjorie Joann & Hunt**  
Street and Apt. No., or PO Box No.: **Shirley Frances 75 Road 3118**  
City, State, ZIP+4®: **Aztec NM 87410-9544**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0001 0305 0603

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **Sandia School**  
Street and Apt. No., or PO Box No.: **532 Osuna Rd NE**  
City, State, ZIP+4®: **Albuquerque NM 87113**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0001 0305 0610

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

Sent To: **ABCWUA**  
Street and Apt. No., or PO Box No.: **PO Box 1293**  
City, State, ZIP+4®: **Albuquerque, NM 87103-1293**

PS Form 3806, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Sims, Dale & Jean  
Street and Apt. No., or PO Box No.  
Loose Vineyard NE  
City, State, ZIP+4®  
Albuquerque, Nm 87113  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6990 5060 0300 0688

U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87125

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Board of education  
Street and Apt. No., or PO Box No.  
P.O. Box 25704  
City, State, ZIP+4®  
Albuquerque NM 87125-0704  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6550 5060 0300 0552

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
City of Albuquerque  
Street and Apt. No., or PO Box No.  
P.O. Box 1293  
City, State, ZIP+4®  
Albuquerque NM 87103  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5250 5060 0300 0533

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ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Ciriego STEPHAN A  
Street and Apt. No., or PO Box No.  
9209 Sandace DR NW  
City, State, ZIP+4®  
Albuquerque NM 87114-4134  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9250 5060 0300 0520

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Ortiz, Reynaldo & Stella  
Street and Apt. No., or PO Box No.  
107 Noble Pl NE  
City, State, ZIP+4®  
Albuquerque, NM 87107  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5990 5060 0300 0665

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Gurule, Ramon Jr  
Street and Apt. No., or PO Box No.  
620 Willow Rd NE  
City, State, ZIP+4®  
Albuquerque, Nm 87113-1025  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6590 5060 0300 0650

7016 3560 0001 0305 0634

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



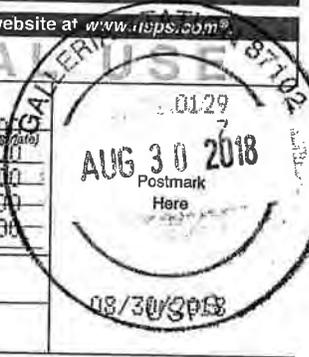
Sent To  
Pena Gremian  
Street and Apt. No., or PO Box No.  
6411 Tokay ST NE  
City, State, ZIP+4®  
Albuquerque NM 87113  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 5410 5470

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
City of Albuquerque  
Street and Apt. No., or PO Box No.  
PO Box 12938  
City, State, ZIP+4®  
ABQ NM 87103  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 5410 9263

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Parish James D & Lindsay  
Street and Apt. No., or PO Box No.  
6411 Tokay ST NE  
City, State, ZIP+4®  
ABQ NM 87113-1015  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 5410 9225

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
ALBUQUERQUE, NM 87113

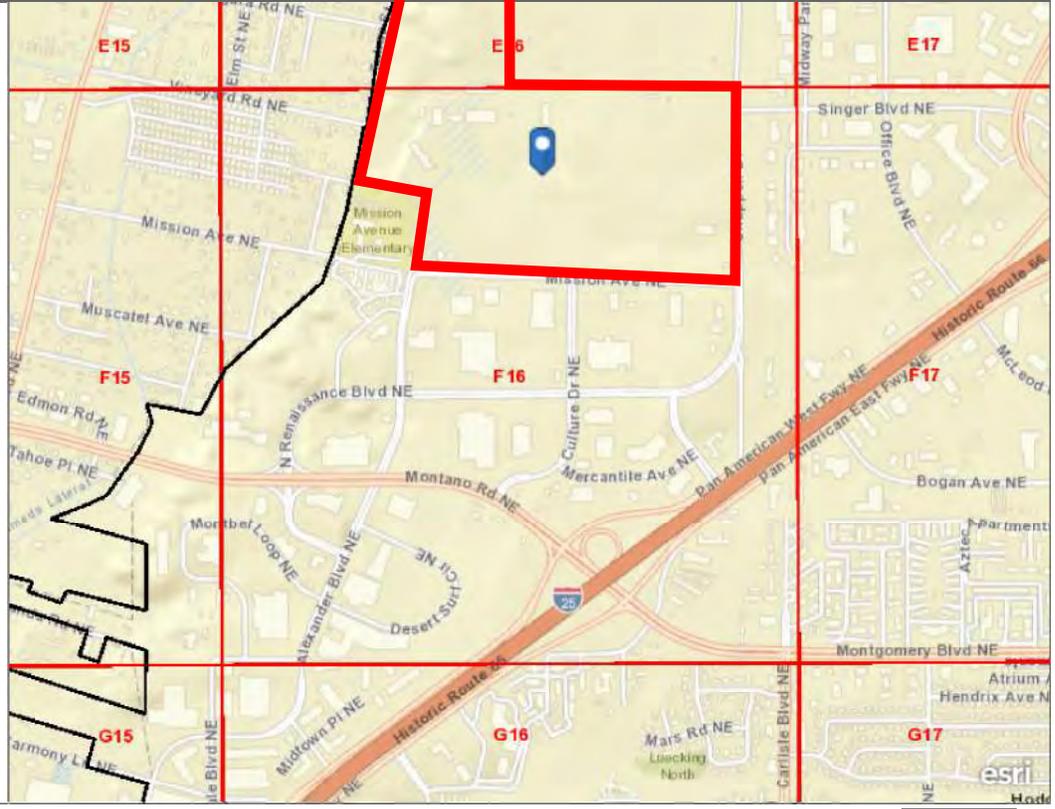
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95



Sent To  
Clay Olin D Etux  
Street and Apt. No., or PO Box No.  
6305 Tokay RD NE  
City, State, ZIP+4®  
Albuquerque NM 87113  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

### Zone Atlas

- zoneatlas
- City Limits 
- Zone Atlas Grid 



City Zone Atlas Pages

0.2mi

City of Albuquerque, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

# 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:** \_\_\_\_\_

SITE PLAN REDUCTIONS

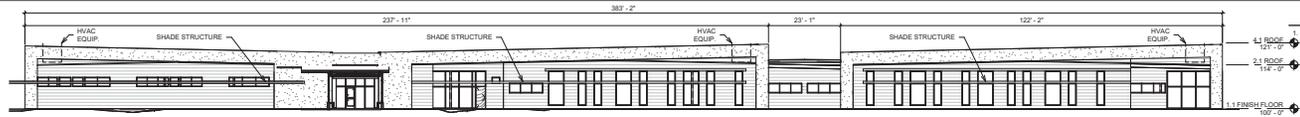




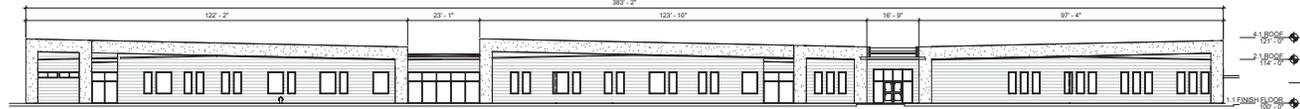




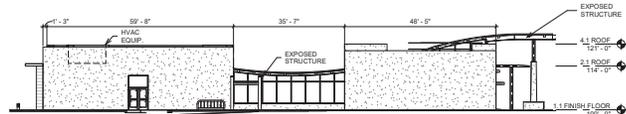




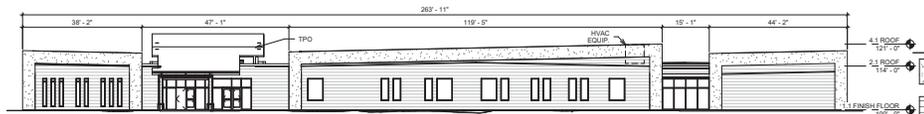
**K3 OPERATIONS WING - SOUTH ELEVATION**  
1/16" = 1'-0"



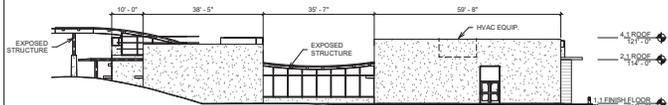
**J3 OPERATIONS WING - NORTH ELEVATION**  
1/16" = 1'-0"



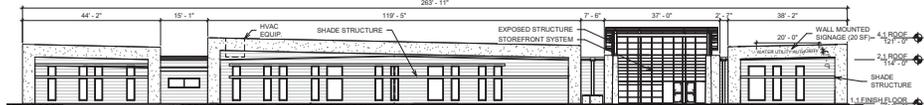
**H1 CUSTOMER SERVICE + OPERATIONS - WEST ELEV**  
1/16" = 1'-0"



**H5 CUSTOMER SERVICE WING - NORTH ELEVATION**  
1/16" = 1'-0"



**G1 CUSTOMER SERVICE + OPERATIONS - EAST ELEV**  
1/16" = 1'-0"



**G5 CUSTOMER SERVICE WING - SOUTH ELEVATION**  
1/16" = 1'-0"

**GENERAL NOTES**

1. IF THIS SHEET IS NOT 30" X 42", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.

**REFERENCE KEYNOTES**

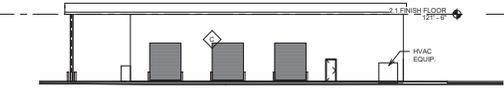
**SHEET KEYNOTES**

**MATERIALS LEGEND**

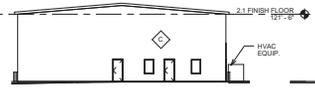
- OPERATIONS BUILDING - WALL ASSEMBLY  
EPIS  
COLOR TAN
- OPERATIONS BUILDING - WALL ASSEMBLY  
METAL PANEL  
COLOR TERRACOTA
- METAL BUILDINGS - WALL ASSEMBLY  
METAL PANEL  
COLOR TAN
- ALL EXPOSED STRUCTURE SHALL BE PAINTED IN EARTH TONES
- ALL STOREFRONT SYSTEMS SHALL BE CLEAR. FRAMES SHALL BE CLEAR NATURAL ALUMINUM. AND DOORS SHALL BE PAINTED TO MATCH WALLS
- ALL ROOF-MOUNTED HVAC EQUIPMENT LOCATED ON THE OPERATIONS BUILDING SHALL BE LOCATED BEHIND PERMET SCREEN WALLS. THEY SHALL BE APPROXIMATELY 6'-0" X 12'-0" X 6'-0"
- ALL GROUND-MOUNTED HVAC EQUIPMENT SHALL BE APPROXIMATELY 5'-0" X 7'-0" X 4'-0"
- PREMISE ADDRESS SIGNS SHALL BE WALL-MOUNTED WITH # LETTERS AND LOCATED NEAR BUILDING ENTRANCES



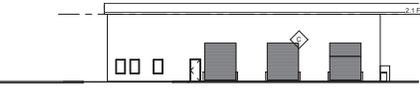
**WUA CUSTOMER SERVICE AND OPERATIONS FACILITIES PHASE III**  
6000 Alexander Blvd NE  
Albuquerque, NM 87107



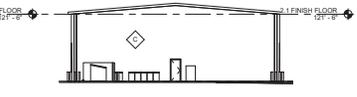
**B1 VEHICLE MAINTENANCE - NORTH ELEVATION**  
1/16" = 1'-0"



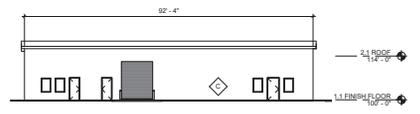
**B4 VEH. MAINT. - WEST ELEV**  
1/16" = 1'-0"



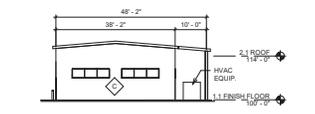
**B6 VEHICLE MAINTENANCE - SOUTH ELEVATION**  
1/16" = 1'-0"



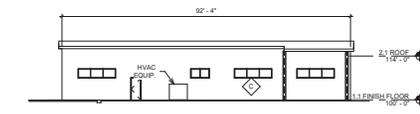
**B10 VEH. MAINT. - EAST ELEV**  
1/16" = 1'-0"



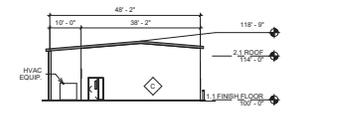
**F1 SHOPS - NORTH ELEVATION**  
1/16" = 1'-0"



**F4 SHOPS - WEST ELEVATION**  
1/16" = 1'-0"



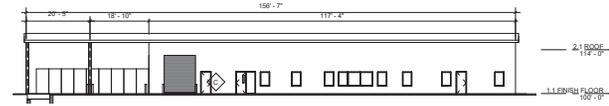
**F7 SHOPS - SOUTH ELEVATION**  
1/16" = 1'-0"



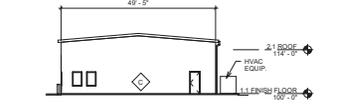
**F10 SHOPS - EAST ELEVATION**  
1/16" = 1'-0"



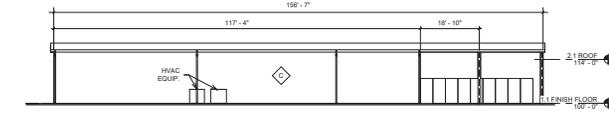
**C1 FREE-STANDING STREET SIGN**  
1/2" = 1'-0"



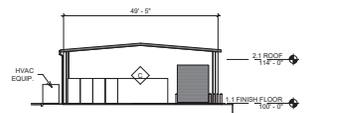
**D5 WAREHOUSE - NORTH ELEVATION**  
1/16" = 1'-0"



**D10 WAREHOUSE - WEST ELEVATION**  
1/16" = 1'-0"



**C5 WAREHOUSE - SOUTH ELEVATION**  
1/16" = 1'-0"



**C10 WAREHOUSE - EAST ELEVATION**  
1/16" = 1'-0"

NO.	DATE	DESCRIPTION

**BUILDING ELEVATIONS**

**EPC 5**  
SHEET

# CITY OF ALBUQUERQUE WATER TREATMENT PLANT ALBUQUERQUE, NEW MEXICO

Project 1003170



**BUILDING INFORMATION**

**OWNER:** CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
WATER UTILITY DIVISION  
5501 PINK AVE. NE, BLDG. J  
ALBUQUERQUE, NM 87109  
TEL: (505) 857-8200

**ZONING:** SU-1 FOR SAND AND GRAVEL EXTRACTION  
AND RELATED ACTIVITIES USES PERMISSIVE  
IN THE M-1 ZONE

**LOT AREA:** 7,049,750 SQ. FT. (161.84 ACRES)

**BUILDING AREA:** 334,300 SQ. FT. (7.68 ACRES)

**DRYING BED AREA:** 214,120 SQ. FT. (4.92 ACRES)

**LEGAL DESCRIPTION:** 161.84 ACRES UNPLATTED TRACT IN  
ELENA GALLEGOS GRANT, SEC. 27 & 34,  
T11N, R3E, WEST OF CHAPPELL DRIVE,  
NORTH OF MISSION ROAD, N.E.

## DECEMBER 2003

**PROJECT NUMBER:** 1003170

**Application Number:** 04DRB-01330 (S8P)

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Feb. 19, 2004, and the Findings and Conditions in the Official Notification of Decision are satisfied.

<i>[Signature]</i>	9/18/04
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	9/8/04
Utilities Development	Date
<i>[Signature]</i>	9/18/04
Parks and Recreation Department	Date
<i>[Signature]</i>	9/8/04
City Engineer	Date
<i>[Signature]</i>	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	9-8-04
Solid Waste Management	Date
<i>[Signature]</i>	9/14/04
DRB Chairperson, Planning Department	Date

### INDEX OF DRAWINGS

SEQ. NO.	SHEET NO.	DESCRIPTION
1 OF 20	G-1	COVER SHEET, INDEX OF DRAWINGS AND LOCATION MAP
2 OF 20	C-1	CONTEXT MAP - SITE DATA
3 OF 20	C-2	DIMENSIONED SITE PLAN AND UTILITY LAYOUT
4 OF 20	C-3	PRELIMINARY GRADING PLAN
5 OF 20	L-1	LANDSCAPE PLAN - OVERALL SITE
6 OF 20	L-2	LANDSCAPE PLAN - ADMINISTRATION BUILDING AREA
7 OF 20	L-3	LANDSCAPE PLAN - DETAILS
8 OF 20	A-2	ADMINISTRATION BUILDING-LAYOUT PLAN
9 OF 20	A-3	ADMINISTRATION BUILDING-OVERALL ELEVATION
10 OF 20	A-4	ADMINISTRATION BUILDING-ENLARGED ELEVATION
11 OF 20	A-5	ADMINISTRATION BUILDING-ENLARGED ELEVATION
12 OF 20	A-6	PROCESS BUILDING ELEVATION KEY PLAN
13 OF 20	A-7	RAPID MIX AND SETTLED WATER PUMP STATION - ELEVATIONS
14 OF 20	A-8	FLOCCULATION AND SEDIMENTATION FACILITY - ELEVATIONS
15 OF 20	A-9	OZONE BUILDING - ELEVATIONS
16 OF 20	A-10	FILTRATION FACILITY - ELEVATIONS
17 OF 20	A-11	CHEMICAL FACILITY - ELEVATIONS
18 OF 20	A-12	FINISHED WATER PUMP STATION - ELEVATIONS
19 OF 20	A-13	GRAVITY THICKENERS, GRAVITY THICKENER PUMP STATION AND OZONE CONTACTORS - ELEVATIONS
20 OF 20	A-14	BACKWASH WASTE EQUALIZATION TANK AND FINISHED WATER STORAGE TANKS - ELEVATIONS



**Zone Atlas Page F-16-Z**  
by Michael Bergman, C.E.D.

**LEGEND:** PROJECT LOCATION (A) = PHASE 1 WATER TREATMENT PLANT FACILITIES  
PROJECT LOCATION (B & C) = FUTURE DEVELOPMENTS

**VICINITY MAP**  
(ZONE ATLAS MAP NO. E & F-16)

PRELIMINARY

DESIGN	DATE	REVISION	BY	APPROVED
DR				
CHK				
APVD				

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



CITY OF ALBUQUERQUE  
NEW SURFACE WATER TREATMENT PLANT  
ALBUQUERQUE, NEW MEXICO

**PHASE 1  
COVER/INDEX SHEET**

SHEET 1 of 20  
DWG: G-1  
DATE: July 26, 2004  
PRD: 175666 TP

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2MHILL AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.

**SITE INFORMATION**

**PROPOSED USE:**  
 PROVIDE STORAGE AND WATER TREATMENT FACILITIES FOR THE POTABLE WATER SYSTEM FOR THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

**CURRENT ZONING:**  
 SU-1 FOR SAND AND GRAVEL EXTRACTION AND RELATED ACTIVITIES USES PERMISSIVE IN THE M-1 ZONE

**PROPOSED ZONING:**  
 SU-1 FOR SAND AND GRAVEL EXTRACTION AND RELATED ACTIVITIES USES PERMISSIVE IN THE M-1 ZONE

**ACREAGE:**  
 161.84 ACRES (TOTAL)  
 91.84 ACRES (PHASE 1)  
 70 ACRES (FUTURE PHASES)

- SITE LIGHTING:**
- PUBLIC ACCESS ROAD/ADMINISTRATION AREA  
 HEIGHT - 25 FEET  
 480 VOLT CASCIORRUS MEDIUM VOLTAGE ARM MOUNT LUMINAIRE WITH CUTOFF OPTICS ON 25-FOOT POLE
  - TREATMENT PROCESS AREA  
 HEIGHT - 45 FEET  
 480 VOLT M-400 MEDIUM VOLTAGE ARM MOUNT LUMINAIRE WITH CUTOFF OPTICS ON 45-FOOT POLE

- PARKING:**
- APPLICABLE CODES
    - 1997 NEW MEXICO BUILDING CODE, CHAPTER 11 ACCESSIBILITY, FOR REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
    - ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE, REVISED 2002

- STANDARDS
  - PARKING SPACES REQUIRED PER USE -
    - OFFICE: 1 SPACE PER 200 SF NET (LEASABLE) AREA
    - WAREHOUSE: 1 SPACE PER 2000 SF NET AREA
    - PUBLIC ASSEMBLY: 1 SPACE PER 4 PEOPLE (SEATING)
  - HANDICAPPED (ACCESSIBLE) PARKING SPACES REQUIRED
    - 1 TO 25: 1 HC SPACE REQUIRED OF WHICH 1 TO BE FOR VAN 25 TO 35: 2 HC SPACE REQUIRED OF WHICH 1 TO BE FOR VAN 35 TO 50: 3 HC SPACE REQUIRED OF WHICH 1 TO BE FOR VAN 50 TO 100: 4 HC SPACE REQUIRED OF WHICH 1 TO BE FOR VAN
    - TYPICAL SPACE TO BE 12 BY 20
      - PARKING STALL TO BE 8.0' WIDE; AISLE TO BE 3.5' WIDE, MINIMUM
  - VEHICLES NOT TO OVERHANG SIDEWALKS
    - 1 SPACE OR RACK FOR EACH 20 PARKING SPACES, OR MORE

- CALCULATIONS
  - OFFICE (B) OCCUPANCY  
 GROSS AREA 10,200 SF  
 LESS SERVICE AREAS 1,620 SF  
 NET AREA 8,574 SF  
 REQUIRED STALLS = 8,574 SF/200 SF/STALL = 43 STALLS
  - ASSEMBLY (A3) OCCUPANCY - TRAINING ROOM  
 8 ROWS @ 7 SEATS PER ROW = 56 PEOPLE  
 REQUIRED STALLS = 56 PEOPLE / 4 PEOPLE/STALL = 14 STALLS
  - WAREHOUSE (F1) OCCUPANCY - MAINTENANCE  
 NET AREA 5,719 SF  
 REQUIRED STALLS = 5,719 SF/2,000 SF/STALL = 3 STALLS

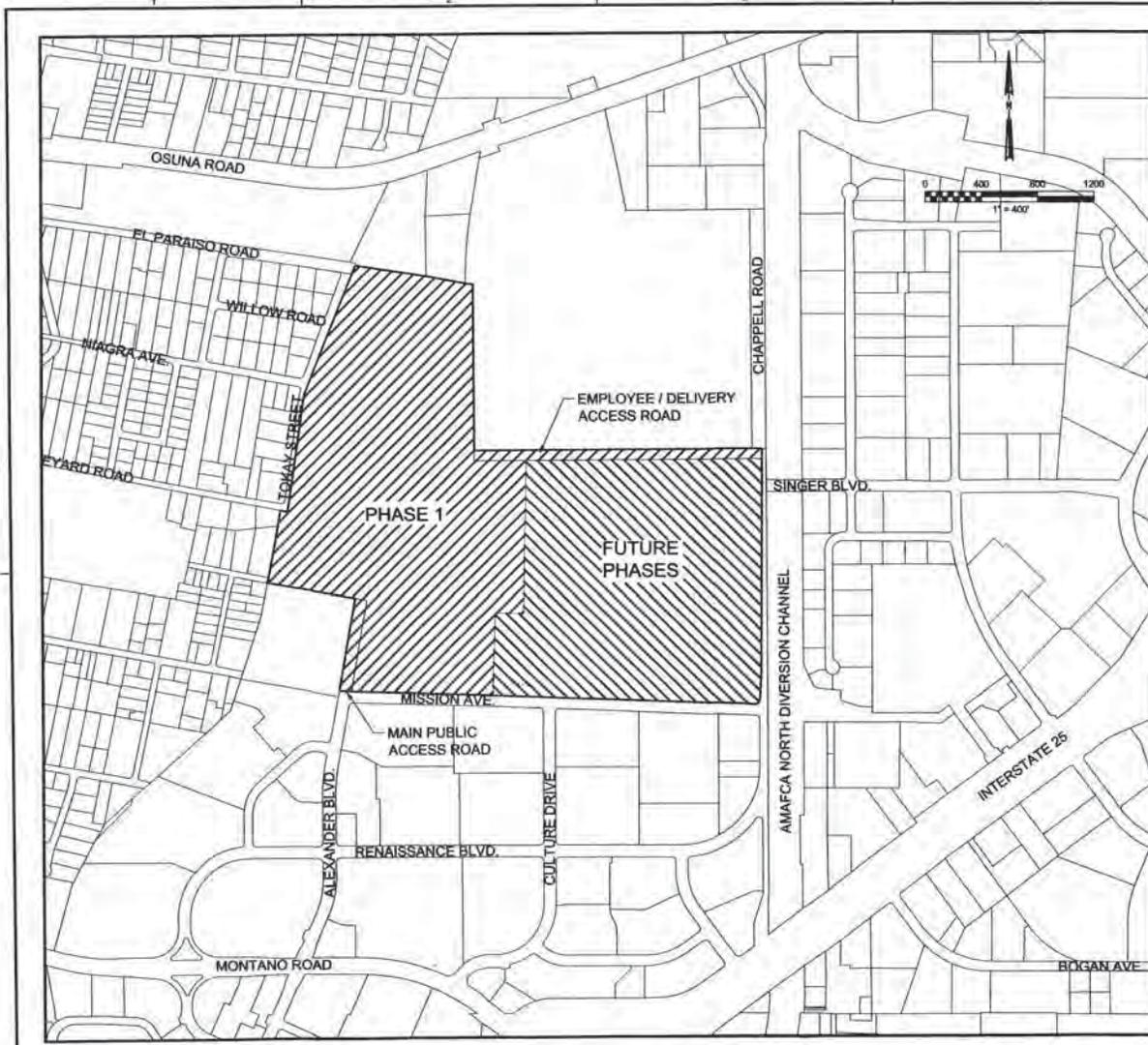
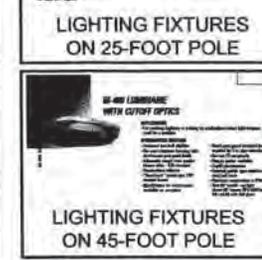
TOTAL STALLS REQUIRED = 43 + 14 + 3 = 60 STALLS

- STALLS PROVIDED
 

FRONT	30 STALLS
REAR	3 STALLS
MAINTENANCE	5 STALLS
EMPLOYEE	22 STALLS
<b>TOTAL PROVIDED</b>	<b>60 STALLS</b>

- HANDICAPPED (ACCESSIBLE) STALLS
  - 4 SPACES REQUIRED - 6 SPACES PROVIDED
  - 2 IN FRONT
  - 1 IN REAR
  - 1 IN MAINTENANCE
  - 2 IN EMPLOYEE PARKING

- BIKES
  - 3 SPACES OR RACKS REQUIRED - 4 PROVIDED
  - 2 IN FRONT
  - 1 IN REAR
  - 1 IN MAINTENANCE



DESIGN									
DATE									
BY									
APPROVED									
NO.		DATE		REVISION		BY	APPROVED		

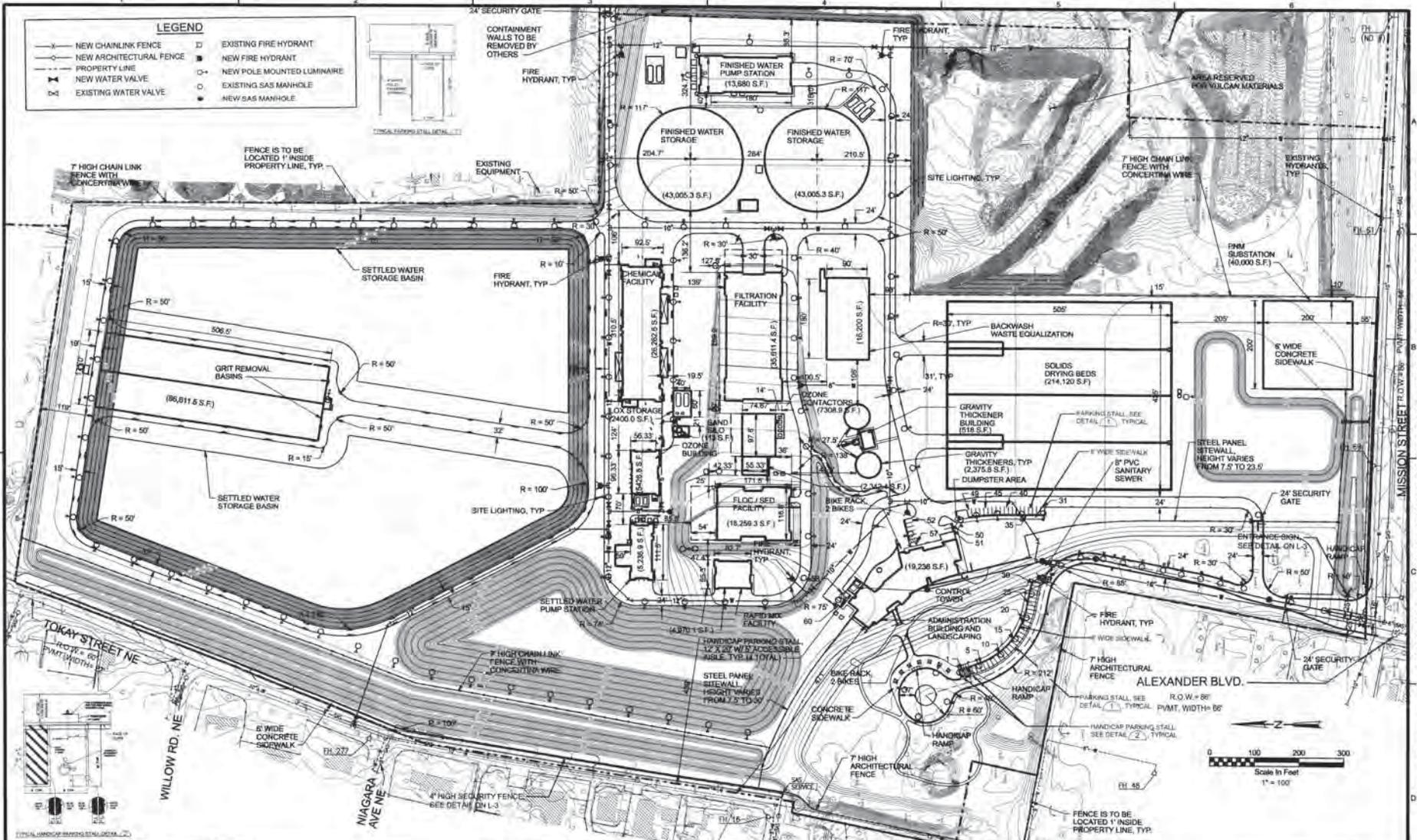
**CH2MHILL**

CITY OF ALBUQUERQUE  
 WATER TREATMENT PLANT  
 ALBUQUERQUE, NEW MEXICO

PHASE 1  
 CONTEXT MAP  
 AND SITE DATA

SHEET	2 of 20
DWG.	C-1
DATE	DECEMBER 2003
PROJ.	1755662.TP

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**LEGEND**

—	NEW CHAINLINK FENCE	□	EXISTING FIRE HYDRANT
—	NEW ARCHITECTURAL FENCE	■	NEW FIRE HYDRANT
—	PROPERTY LINE	○	NEW POLE MOUNTED LUMINAIRE
—	NEW WATER VALVE	○	EXISTING SAS MANHOLE
—	EXISTING WATER VALVE	●	NEW SAS MANHOLE

USCH	I NESS								
DR	I GOODKIN								
CHK									
APVD		NO.	DATE	DESCRIPTION	APVR	N.	BY	APVD	
		NO.	DATE	REVISION					

**CH2MHILL**

CITY OF ALBUQUERQUE  
WATER TREATMENT PLANT  
ALBUQUERQUE, NEW MEXICO

PHASE 1  
DIMENSIONED SITE PLAN & UTILITY LAYOUT

SHEET	3 of 20
DWG.	C-2
DATE	DEC 30, 2003
PROJ.	175569.TP
PLOT TIME:	16:50:29

FILENAME: sproc1300c\_175569.dgn PLOT DATE: 02-SEP-2004

MISSION STREET TO DVP 286 - PLOT NUMBER 86

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REUSE OF DOCUMENTS

Albuquerque Bernalillo County Water Utility Authority

# Customer Service and Operations Facilities

October 31st, 2018





## Overview

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
CUSTOMER SERVICE AND OPERATIONS FACILITIES

**SMPC**Architects  
PRINCIPLES OF DESIGN.



## Customer Parking



## Customer Service Entrance

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
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**Employee Entrance**



## Overview

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