Environmental Planning Commission

Staff Report

Agent: High Mesa Consulting Group
Applicant: Mark 3S, Inc.
Request: Site Development Plan for Subdivision
Legal Description: Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres
Location: Holly Avenue NE, between Ventura Street and Holbrook Street
Size: Approximately 2 acres
Zoning: SU-2 Mixed Use
Proposed Zoning: No change

Staff Recommendation

APPROVAL of Case 17EPC-40034, a Site Development Plan for Subdivision, based on the Findings beginning on page 10, and subject to the Conditions of Approval beginning on page 12.

Staff Planner:
Catalina Lehner, AICP - Senior Planner

Summary of Analysis

The request is for a site development plan for subdivision (SPS) for an approx. 2 acre site, located on Holly Ave. NE, just east of Ventura St. NE. This request was deferred in September to allow for correct advertising.

Last month, the EPC approved an associated site development plan for building permit and SPS for a school expansion. Most of Lot 8 will be a part of the school, but a portion of Lot 8 is included in the current request with Lots 6 and 7. The request would create the lots and extend infrastructure in preparation for future development.

The subject site is in an Area of Consistency. The La Cueva Sector Development Plan applies and contains applicable design regulations.

The Vineyard Estates NA, the Heritage East Association of Residents, and the District 4 Coalition were notified as required. The City notified property owners within 100 feet of the subject site. There is no known opposition. Staff recommends approval subject to minor conditions.

City Departments and other interested agencies reviewed this application from 08/07/2017 to 08/24/2017
Agency comments used in the preparation of this report begin on Page 14.
Table of Contents

I. Introduction.................................................................3

II. Analysis of Applicable Ordinances, Plans, and Policies..............5

III. Site Development Plan for Subdivision................................7

IV. Agency and Neighborhood Concerns..................................8

V. Conclusion.....................................................................9

Findings and Recommendation.............................................10

Attachments
I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>SU-2/R-T</td>
<td>Area of Consistency La Cueva Sector Development Plan</td>
<td>Single-family housing</td>
</tr>
<tr>
<td>South</td>
<td>R-D (south of Paseo del Norte Blvd.)</td>
<td>Area of Consistency Heritage Hills East Sector Development Plan</td>
<td>Roadway, single-family housing</td>
</tr>
<tr>
<td>East</td>
<td>SU-2/Mixed Use</td>
<td>Area of Consistency La Cueva Sector Development Plan</td>
<td>Private school, preschool, landscaping business (not operating)</td>
</tr>
<tr>
<td>West</td>
<td>SU-1/C-1</td>
<td>Area of Consistency La Cueva Sector Development Plan</td>
<td>Grocery store</td>
</tr>
</tbody>
</table>

II. INTRODUCTION

Request

The applicant proposes to create a site development plan for subdivision (SPS) for Lot 6, Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres (the “subject site”). Lots 6 and 7 are vacant and have never been developed.

Lot 8, which contained a landscaping business that has relocated, has been mostly incorporated into an expansion of the private school and daycare facility to the west (Project #1005237/17EPC-40033 and 17EPC-40034). However, a small portion of Lot 8 is proposed to be included with Lots 6 and 7, which are intended to be subdivided and provided with infrastructure so they can be sold and developed in the future.

The subject site is approximately 2 acres and is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP), which is mostly equivalent to the C-1 zone of the Zoning Code. Design regulations will apply to the future development.

EPC Role

This request is before the EPC because EPC review is required for all SU-2 zoned properties in the LCSDP area (p. 26 of the Plan). The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

History/Background

The property was zoned SU-2/Mixed Use upon adoption of the LCSDP in July 2000 (Council Bill No. R-00-50, Enactment 65-2000). The zoning map is Exhibit 12 in the LCSDP.
In September 2017, the EPC approved amendments to the 2015 site development plan for subdivision (SPS) and a site development plan for building permit (SPBP) for the school and daycare facilities (Project #1005237, 17EPC-40032 and 17EPC-40033), which expanded the school campus to the west onto most of Lot 8.

Lot 8 used to contain a landscaping business, which had to obtain County special use permits to operate (CSU-88-38, CSU-92-12). Most of Lot 8 will become part of the expanded school campus. The remaining portion of Lot 8 is proposed to be included with Lots 6 and 7, which have never been developed and are the subject of the current request.

At the September 2017 hearing, the EPC approved an amendment to the existing site development plan for subdivision (SPS) for Tracts A and B, Mark 3S Holly Development (Project #1005237/17EPC-40033), which are east of the subject site and contain a school campus (elementary school and daycare facility). The amendment allows expansion of the school campus to create a new Tract C on Lot 8, continuation of the public utility easement, continuation of curb and gutter, and revised lot lines. The new Tract C will contain another daycare facility, and was approved via a as an amendment to the existing site development plan for building permit for the school (Project #1005237/17EPC-40032).

**Context**

The subject site is in the far northeast part of the City, in an area designated an Area of Consistency by the Comprehensive Plan. It is within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is not in a designated activity center.

North of the subject site is a gated subdivision of single-family homes. To the south is a multi-use trail and Paseo del Norte Blvd. East of the subject site is the school and daycare campus (Project #1005237). To the west is a grocery store. The intersection of Paseo del Norte Blvd. and Ventura St. has a retail pharmacy and a specialty grocery store.

**Transportation System**

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classifications of roadways. Paseo del Norte is designated as a Principal Arterial. Ventura St. is designated as a Collector Street, and Holly Ave. is designated as a Local Street.


**Comprehensive Plan Corridor Designation**

Paseo del Norte Blvd. is designated as a Commuter Corridor. The intent of this corridor type is to facilitate long-distance auto trips across town. These roadways are access-controlled and tend to have higher traffic volume and speeds than other roadways.

**Trails/Bikeways**

A paved multi-use trail runs along the northern side of Paseo del Norte Blvd., south of the subject site.
Transit

There is no current transit service in this segment of Paseo Del Norte Blvd. and none is planned at this time. ABQ Ride Route 2 runs north-south along Ventura St., between the Eubank Gate of KAFB and a turn-around on Academy Blvd. and Layton St. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment).

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Definitions (§14-16-1-5)

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.

Zoning

The subject site is zoned SU-2/Mixed Use pursuant to the LCSDP (see p. 29-31 of the Plan). The SU-2/Mixed Use zone is intended to provide a mix of mutually-supporting retail, service, office, and residential uses. No particular uses are proposed at this time.

The SU-2/Mixed Use zone allows uses as regulated in the C-1 zone, with certain exceptions and additions that differ from the C-1 zone. Gas stations, car washes, and auto repair uses, when adjacent to residentially zoned property, are prohibited. However, townhomes and restaurants with full service liquor are allowed permissively in the SU-2/Mixed Use zone while they are not allowed permissively in the C-1 zone.

Albuquerque / Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. The few, applicable policies are listed below:

Chapter 4- Community Identity

Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

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

Future development on the subject site would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the La Cueva Sector Development Plan (LCSDP). The request furthers Goal 4.1- Character.
The new development would be of a quality consistent with the existing development on the subject site and nearby in the area. The request furthers Policy 4.1.1-Distinct Communities.

Chapter 5- Land Use

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

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

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes. The request generally furthers Goal 5.1- Centers & Corridors.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate. The request furthers Policy 5.1.2- Development Areas.

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

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

The subject site is located in an Area of Consistency, where neighborhoods and stability are desired. Growth is generally desired in Areas of Change. Future development would generally reinforce the character of the surrounding area because the design regulations of the LCSDP would apply. However, some permissive uses in the SU-2/Mixed Use zone (which refers to the C-1 zone with exceptions) may be more intense than desired and could impact neighbors (ex. auto repair, car wash, drive-up facilities). Therefore, the request partially furthers Goal 5.6-City Development Areas.

Future development would generally enhance the character of the existing single-family neighborhoods nearby, but it could be more intense than desired in the area and potentially impact neighbors. The request partially furthers Policy 5.6.3-Areas of Consistency.

La Cueva Sector Development Plan (LCSDP)-Rank III

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north.
The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The LCSDP contains general Guiding Principles (p. 4) and Guiding Land Use Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31). The following overarching Guiding Principles and Guiding Land Use Principles apply to the request:

1.3- Guiding Principles (p. 4): The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the LCSDP.

Bullet 4: Land uses that are compatible with existing development.

_The request would result in future development pursuant to the SU-2/Mixed Use zone of the LCSDP, which is equivalent to the C-1 zone with exceptions. The exceptions are auto repair, car wash, and gas station, but these could be built on the subject site because they would not abut a residentially-zoned property. The land uses would be generally compatible, but some could have negative impacts. The request partially furthers Bullet 4._

5.1- Guiding Principles (p. 25)

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population.

_The request would facilitate future development of a variety of retail and service businesses that would generally help meet the needs of the area’s growing population. The request furthers Guiding Principle 2._

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

_Future development would be required to comply with the design requirements of the LCSDP, and therefore would be of a similar architectural style and design quality as existing development. The request furthers Principle 9._

**IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The proposed site development plan for subdivision (SPS) is related to a proposal for a SPS amendment and site development plan for building permit (SPBP) amendment approved by the EPC at the September 2017 hearing (Project #1005237), which allowed for a westward expansion of a school campus. The applicant had acquired Lot 8, the site of a former landscaping business, and the SPS amendment included an eastern portion of Lot 8.

The current request is for a SPS for a portion of Lot 8 and the vacant land west of Lot 8 and east of the grocery store. The applicant intends to create Tract D (1.0863 acres, which includes a western portion of Lot 8) and Tract E (0.8943 acres) and extend infrastructure such as sidewalk and curb and gutter. Though the lots to the east are labeled “not a part”, it would be helpful to fade them back for clarity and to label the proposed lot lines.
Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

*Site Development Plan for Subdivision:* An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.

A SPS is required to address the items specified in the above definition. The setbacks need to be specified in the SPS notes.

**La Cueva Sector Development Plan (LCSDP) Design Regulations**

The LCSDP contains design regulations that, over time, have created quality development that lends a certain character to the area. The design regulations (LCSDP, p. 30-38) apply to all SU-2 zoned properties, including the subject site and the future development upon it. Future development on the subject site will return to the EPC for review. SPS Note 7 should be revised for clarity, and state that future development shall comply with the LCSDP.

**VI. AGENCY & NEIGHBORHOOD CONCERNS**

**Reviewing Agencies**

City departments and other interested agencies reviewed this application from 8/8/2017 to 8/18/2017. Transportation Development staff has several comments regarding parking spaces, trail connections, etc., and notes that it’s unclear what is being amended. The ABCWUA offered several comments. The Solid Waste Management Division (SWMD) commented regarding the refuse enclosure location. PNM offered its standard comments. Agency comments begin on p.14 of this report.

**Neighborhood/Public**

The applicant notified the Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs (see attachments). The City notified property owners within 100 feet of the subject site, as required (see attachments).

As of this writing, Staff has received three phone calls: two from neighbors and one from a neighboring business owner. All inquired about the project but were not opposed to it. One caller was concerned about views. Staff received a letter from a neighbor indicating that they would not be able to attend the hearing (see attachment).

A representative of the Homeowner’s Association across the street from the subject site showed up at the September EPC hearing regarding the related proposal for the school expansion (Project #1005237). Staff met with him, explained the request and process, and answered his questions. He is not opposed, but mostly wanted to know what kind of future development would be allowed. There is no known opposition.
VII. CONCLUSION

The request is for a site development plan for subdivision (SPS) for Lot 6, Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, an approximately 2 acre site on Holly Ave. NE, between Ventura St. and Holbrook St., zoned SU-2/Mixed Use. The applicant proposes to create Lot 6 and Lot 7 and extend infrastructure to them in preparation for future development.

The La Cueva Sector Development Plan (LCSDP) applies and contains design regulations for all SU-2 zoned properties. Staff finds that the request mostly furthers applicable Goals and policies, and notes that the future development will be required to comply with the design regulations.

The Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs were notified as required, as were property owners within 100 feet of the subject site. A facilitated meeting was not held. As of this writing, Staff has received three phone calls and one walk-in customer. All inquired about the project but were not opposed. There is no known opposition. Staff recommends approval subject to minor conditions.
FINDINGS –17EPC-40034-October 12, 2017-Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2 acres.

2. The applicant intends to subdivide the subject site into two lots and provide infrastructure, so that the lots can be sold and developed in the future.

3. At the September 2017 hearing, the EPC approved a related project (Project #1005237/17EPC-400332 and 40033), an amendment to the existing site development plan for subdivision and a site development plan for building permit for Tracts A and B, Mark 3S Holly Development, which are east of the subject site. The proposal will allow for expansion of the existing school campus via creation of a new Tract C on most of Lot 8 and a new building for a daycare facility. The current request is related to Project #1005237 because it contains the remainder of Lot 8.

4. The subject site is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/Mixed Use zone references the C-1 zone, with certain exceptions.

5. The design requirements of the LCSDP, the Common Design Regulations for All SU-2 Zoned Properties and RT Development in the RD Zone, will apply to future development on the subject site(s).

6. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:

   A. Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

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

      Future development on the subject site would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the LCSDP.

      The new development would be of a quality consistent with the existing development on the subject site and nearby in the area.
B. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate.

8. The request furthers the following, applicable Guiding Principles of the LCSDP:

A. Guiding Principle 2 (p. 25): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population.

The request would facilitate future development of a variety of retail and service businesses that would generally help meet the needs of the area’s growing population.

B. Guiding Principle 9 (p. 25): Future development would be required to comply with the design requirements of the LCSDP, and therefore would be of a similar architectural style and design quality as existing development.

9. Conditions of approval are needed to clarify the submittal.

10. The applicant The Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs were notified as required, as were property owners within 100 feet of the subject site. A facilitated meeting was not held. As of this writing, Staff has received three phone calls and one walk-in customer. All inquired about the project but were not opposed. There is no known opposition.

RECOMMENDATION - 17EPC-40034-October 12, 2017

APPROVAL of 17EPC-40034, a Site Development Plan for Subdivision, for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2 acres, zoned SU-2/Mixed Use, based on the preceding findings and subject to the following conditions of approval.
CONDITIONS OF APPROVAL - 17EPC-40034-October 12, 2017- Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.

3. Definition of Site Development Plan for Subdivision: The setbacks shall be specified.

4. La Cueva Sector Development Plan (LCSDP):
   A. Add a note stating that development on the lots shall return to the EPC pursuant to the LCSDP.
   B. Clarify Note 7. The LCSDP design standards shall apply to future development.

5. Clarification:
   A. Label and clearly indicate the proposed lot lines.
   B. Use fade-back for the “not a part” portion.
   C. Add a reference to the related project, Project #1005237/17EPC-40033 and 17EPC-40034.

6. The following conditions from Transportation Staff shall be met:
   A. Infrastructure and/or ROW dedications may be required at DRB.
   B. All work within the public ROW must be constructed under a COA Work Order.
   C. Curb, gutter, sidewalk and roadway section improvements will be required at DRB.

7. The following conditions from PNM shall be met:
   A. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.
   B. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project.
Contact: Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697

C. Screening should 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. Please refer to the PNM Electric Service

Catalina Lehner
Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:
Mark 3S Inc., 1720 Louisiana Blvd NE, ABQ, NM 87110
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Karl Benedict, 9415 DeVargas Loop NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Paul Jessen, 9304 San Rafael Ave. NE, ABQ, NM 87109
Vineyard Estates NA., Elizabeth Meek, 8302 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA. Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
Dist. 4 Coalition of NAs, Michael Pridham, 6413 Northland Ave NE, ABQ, NM 87109
Dist. 4 Coalition of NAs, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
CITY OF ALBUQUERQUE AGENCY COMMENTS

Note: Some agency comments were made before the current request (a new SPS) was assigned its own project number to differentiate it from the related Project #1005237, approved at the September 2017 EPC hearing. Any comments that do not affect the current request were removed by Planning Staff.

PLANNING DEPARTMENT

Zoning Enforcement
Spoke with Catalina re: parking.

Office of Neighborhood Coordination

Long Range Planning
No comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC-40038 Site Development Subdivision
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.
- Curb, gutter, sidewalk and roadway section improvements will be required at DRB.

Hydrology Development
In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Conceptual Grading and Drainage Plan and Drainage Report prior to that DRB approval, addressing the below site specific comments, the criteria stated in the Development Process Manual, and the design guidelines in the Standard Specifications for Public Works Construction.

Hydrology Review Engineer: Dana Peterson, PE dpeterson@cabq.gov, 924-3695

SITE SPECIFIC COMMENTS:
- Stormwater quality volume will need to be retained on-site for all new impervious areas, including roof drainage
- Capacity of the Holly SD line and the proposed developed flow assumptions will need to be verified.

GENERAL:
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson
(dpeterson@cabq.gov) or Reneé Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.

- The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.

- Final Drainage Reports should have an appendix with all supporting documentation

- When determining allowable discharge from a site:
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

**New Mexico Department of Transportation (NMDOT)**

For COA's future planning purposes, due to existing and ongoing development on Holly Ave., NMDOT does NOT support or recommend the intersection of Holbrook St. and Holly Ave. to be signalized, at this time or in the future. This is due to its proximity to the signalized intersection of NM 423 & Ventura. Please refer to the State Access Management Manual (SAMM) Chapter 8, Section 18.B (4) Comer Clearance.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

17EPC-40034 Site Development Plan for Subdivision- No adverse comment.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**
Site Plan Subdivision: No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

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<th>1005237</th>
<th>Site Plan for Building Permit and Site Plan for Subdivision for 2.49 acres on Holly between Ventura and Holbrook NE; for an office/day care facility</th>
<th>Paseo Del Norte Commuter Corridor</th>
<th>There is no current transit service in this segment of Paseo Del Norte and none is planned.</th>
<th>Route 2 runs north-south along Ventura between the Eubank Gate of KAFB and a turn-around on Academy and Layton. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.</th>
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<td>17EPC-40032 &amp; 33</td>
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Reviewed. No comments.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.

2. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project.

   Contact: Mike Moyer, PNM Service Center
   4201 Edith Boulevard NE, Albuquerque, NM 87107
   Phone: (505) 241-3697

3. Screening should 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
Figure 1: Looking north, standing on the subject site.

Figure 2: Looking south, standing on the subject site, at Holly Ave. and the subdivision across the street.
Figure 3: Looking east, from the subject site, at the former site of the landscaping business (Lot 8).

Figure 4: Looking west at the grocery store, from the subject site.
Figure 5: Looking east, down Holly Ave. The subject site is on the left (north).
HISTORY
OFFICIAL NOTIFICATION OF DECISION

September 15, 2017

Project# 1011354
17EPC-40034 Site Development Plan for Subdivision

LEGAL DESCRIPTION:
The above action for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20)

Staff Planner: Catalina Lehner

PO Box 1354
Albuquerque, NM 87103

FINDINGS:
1. The request is for a site development plan for subdivision (SPS) for an approx. 2 acre, vacant site located on Holly Ave. NE, just east of Ventura St.
2. The request pertains to Lots 6 and 7, but also to a portion of Lot 8. The portion of Lot 8 was inadvertently omitted from the legal description, so the request must be re-advertised.
3. A 30 day deferral is needed to ensure correct advertising.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by SEPTEMBER 29, 2017. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning
OFFICIAL NOTICE OF DECISION
Project #1011354
September 14, 2017
Page 2 of 2

Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan’s life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,

[Signature]
Suzanne Lubar
Planning Director

SL/CL

cc: Mark 3S Inc., 1720 Louisiana Blvd NE, ABQ, NM 87110
    High Mesa Consulting Group, 6010-B Midway Park Blvd NE, ABQ, NM 87109
    Heritage East Assoc. of Residents, Karl Benedict, 9415 DeVargas Loop NE, ABQ, NM 87109
    Heritage East Assoc. of Residents, Paul Jessen, 9304 San Rafael Ave. NE, ABQ, NM 87109
    Vineyard Estates NA, Elizabeth Meek, 8302 Mendocino Dr. NE, ABQ, NM 87122
    Vineyard Estates NA, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
    Dist. 4 Coalition of NAs, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
    Dist. 4 Coalition of NAs, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
ZONING

Please refer to the La Cueva Sector Development Plan and the Zoning Code (C-1 zone)
City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

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

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

STORM DRAINAGE (Form D)
- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Plan(s), Zoning Code, or Subd. Regulations
- Text Amendment to Adopted Rank 1, 2 or 3
- Street Name Change (Local & Collector)

L A PEACE / PROTEST of...
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

APPLICATION INFORMATION:
Professional/Agent (if any): High Mesa Consulting Group
ADDRESS: 6010-B Midway Park Blvd NE
CITY: Albuquerque STATE: NM ZIP: 87109
PHONE: 505-345-4250 FAX: 505-345-4254
E-MAIL: gmeans@highmesacg.com

APPLICANT: Mark 3S Inc
ADDRESS: 1720 Louisiana Blvd NE
CITY: Albuquerque STATE: NM ZIP: 87110
PHONE: 505-271-1288
FAX:
E-MAIL: tpapel@flash.net

Proprietary interest in site: Owner
List all owners:

DESCRIPTION OF REQUEST: Site plan for subdivision - Mark 3S Holly Development - West

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. __Lots 6, 7, & 8__ Block __Unit __
Subdiv/Addn/TBKA ____________
Existing Zoning __SU-2__ Proposed zoning __No Change__ MRGCD Map No __N/A__
Zone Atlas page(s) __C-20__
UPC Code: 102006437103740126, 102006435503740127

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):

Project # 1005237

CASE INFORMATION:
Within city limits? __Yes__ Within 1000 ft of a landfill? __NO__
No. of existing lots: __3__ No. of proposed lots: __2__ Total site area (acres): __1.98__

LOCATION OF PROPERTY BY STREETS: On or Near __Holly Ave NE__
Between __Ventura St NE__ and __Hollbrook St NE__

Check if project was previously reviewed by: Sketch Plat/Plan __ or Pre-application Review Team (PRT) __ Review Date: __5-16-17__

SIGNATURE:__
(Print Name) _J. Graeme Means, P.E._
DATE: __08/02/2017__

Applicant: __Agent__ __X__

FOR OFFICIAL USE ONLY

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

Application case numbers
17 EPC 40034
Action S.F. Fees
S85 C#8 F
A0V
Total $325.00 $50.00 $75.00 $510.00

Hearing date __Sept.14,2017__
Revised: 11/2014

Project # 1005237

Staff signature & Date
8-3-17
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24” x 36”
☐ IP MASTER DEVELOPMENT PLAN (EPC11)
☐ Scaled Site Development Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
☐ Site Development Plans and related drawings reduced to 8.5” x 11” (1 copy)
☐ Zone Atlas map with the entire property(ies) clearly outlined
☐ Letter briefly describing, explaining, and justifying the request
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
☐ Completed Site Development Plan for Subdivision and/or Building Permit Checklist
☐ Sign Posting Agreement
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24” x 36”
☐ SITE DEVELOPMENT PLAN AND/OR WAIVER OF STANDARDS FOR WIRELESS TELECOMM FACILITY (WTF) (EPC17) Maximum Size: 11” x 17”
☐ Scaled Site Development Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
☐ Site Development Plan for Subdivision, if applicable, previously approved or
☐ simultaneously submitted. (Folded to fit into an 8.5” by 14” pocket) 20 copies
☐ Site Development Plans and related drawings reduced to 8.5” x 11” (1 copy)
☐ Zone Atlas map with the entire property(ies) clearly outlined and crosshatched (to be photocopied)
☐ Letter briefly describing, explaining, and justifying the request
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
☐ Sign Posting Agreement
☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:
☐ Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
☐ Distance to nearest existing free standing tower and its owner’s name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v)
☐ Registered engineer or architect’s stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
☐ Office of Neighborhood Coordination inquiry response based on ½ mile radius, notification letter, certified mail receipts
☐ Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24” x 36”
☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)
☐ Proposed amended Site Development Plan (folded to fit into an 8.5” by 14” pocket) 20 copies
☐ DRB signed Site Development Plan being amended (folded to fit into an 8.5” by 14” pocket) 20 copies
☐ DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit)
☐ 20 copies
☐ Site plans and related drawings reduced to 8.5” x 11” (1 copy)
☐ Zone Atlas map with the entire property(ies) clearly outlined
☐ Letter briefly describing, explaining, and justifying the request
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
☐ Sign Posting Agreement
☐ Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

J. Graeme Means
Applicant name (print)
Applicant signature/date

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

Application case numbers
17 EPC 40034

Form revised June 2017
8-3-17

Project # 100529
Planner signature/date

10139
City of Albuquerque
Planning Department
600 2nd Street NW
Plaza Del Sol

July 19, 2017

To Whom It May Concern:

Mark3S is the owner Tracts A & B, MARK 3S HOLLY DEVELOPMENT and Lots 6, 7, 8, and West- Half 9, Block 20, North Albuquerque, Acres, Tract 3, Unit 3.

We hereby authorize High Mesa Consulting Group to make EPC, and any other planning and construction submittals on our behalf for this project. If you have any questions or concerns, please feel free to contact me at (505)720-6817 or via email at tnpatel@flash.net.

Sincerely,

Swati (Tina) Patel
Secretary, Mark3S Inc.

Cc. Amit Patel, President
    Hemal Patel, Treasurer
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: High Mesa Consulting Group  DATE OF REQUEST:  7/31/17  ZONE ATLAS PAGE(S): C-20

CURRENT:
ZONING  _SU-2_  
PARCEL SIZE (AC/SQ. FT.)  1.98 AC  

LEGAL DESCRIPTION:
LOT OR TRACT #  Lots 6, 7, & 8  BLOCK #  20  
SUBDIVISION NAME  North Albuquerque Acres  

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

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

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

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

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

APPLICANT OR REPRESENTATIVE  [Signature]  DATE  7-31-17  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3594

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

THRESHOLDS MET?  YES [X]  NO [ ]  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  [Signature]  DATE  07-31-17  

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

TIS  SUBMITTED [ ]  [ ]  [ ]
FINALIZED [ ]  [ ]  [ ]  TRAFFIC ENGINEER  [Signature]  DATE  

Revised January 20, 2011
August 2, 2017

Karen Hudson
EPC Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Site Plan for Subdivision
Mark 3S Holly Development - West

Dear Mrs. Hudson:

On behalf of our clients, Mark 3S, we are requesting site plan for subdivision to facilitate platting and infrastructure construction for future mixed use development.

Transmitted are the following items in support of the subject requests:

- EPC Application and Supplemental Form P(1), along with related fees
- Proposed Site Development Plan for Subdivision (20 copies)
- Site plans and related drawings reduced to 8.5” x 11” (1 copy)
- Zone Atlas Page C-20 with the site clearly outlined
- Letter briefly describing, explaining, and justifying the request (Incorporated Within this Letter)
- Letter of Authorization from the property owner
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Subdivision Checklist
- Traffic Impact Study (TIS) form with required signature
- CD Containing all Submittal Materials and Supporting Documents

In conjunction with the planned expansion of the Montessori One Preschool and Elementary School, Mark 3S has acquired additional property to the west of their current site, and plans to replat the property and complete the frontage infrastructure. The property will be marketed for sale to potential developers who would then submit project specific submittals to the EPC for Site Plan for Building Permit along with any amendment that may be required to this Site Plan for Subdivision, if their proposed development warrants such.
The future development and submittals will be independent of the Montessori one campus, and will be required to conform to the goals, policies, and Land Use Principles of the Comprehensive Plan and La Cueva Sector Development Plan.

The site will be served by existing public water, sanitary sewer and storm drain facilities in Holly Ave N.E. constructed by previous projects. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter in conjunction with this project.

Please schedule this matter for the next Appropriate EPC Hearing. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,
HIGH MESA CONSULTING GROUP

[Signature]
J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures

xc: Mark 3S w/enclosures
NOTIFICATION &
NEIGHBORHOOD INFORMATION
City of Albuquerque

7/7/2017

J. Graeme Means
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
505-345-4250
gmeans@highmesacg.com

Dear J. Graeme Means:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed EPC project recorded as Tract A and B of Mark 3S Holly development, Lots 6, 7, 8 and West half 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3 located on 6300 Holly Ave NE, Albuquerque, NM 87122 zone map C-20.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA’s / HOA’s that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify both of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or ONC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department
ATTACHMENT A

HERITAGE EAST ASSOC. OF RESIDENTS (HER) “R”
Karl Benedict e-mail: kbene@unm.edu
9415 DeVargas Loop NE/87109 837-1844 (h)
Paul Jessen e-mail: willpawl@msn.com
9304 San Rafael Ave. NE/87109 821-6077 (h)
NA E-mail: hear.president@gmail.com

VINEYARD ESTATES N.A. (VYE) "R"
*Elizabeth Meek e-mail: djesmeek@comcast.net
8302 Mendocino Dr. NE/87122 508-0806 (h)
Tony Huffman e-mail: thuffman663@comcast.net
9712 Sand Verbena Trl. NE/87122-3667 259-9723 (c)

DISTRICT 4 COALITION OF N.A.’S
*Michael Pridham, 6413 Northland Ave. NE/87109 321-2719 (c) 872-1900 (w),
e-mail: michael@drpridham.com
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 823-2456 (h), 259-9723 (c),
e-mail: thuffman663@comcast.net
DISTRICT 4 COALITION OF N.A.’S

- Michael Pridham
  6413 Northland Ave. NE, Albuquerque NM, 87109
  (505) 321-2719 (c), 872-1900 (w)
- Tony Huffman
  9712 Sand Verbena Trl. NE, Albuquerque NM, 87122
  (505) 259-9723 (c)

Via Certified Mail – Return Receipt Requested

Project Title: Mark 3S Holly Development
Type of Request: Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.
Current Legal Description: Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3
Developer: Mark 3S
Agent/Engineer: High Mesa Consulting Group
Contact: J. Graeme Means, PE, Principal

This project is scheduled to be heard before the Environmental Planning Commission on September 14, 2017. The meeting will be held at 600 2nd St. NW, Plaza Del Sol’s hearing room, basement level of the building.

On behalf of our client, Mark 3S, the owners of Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3, we are requesting an amendment to a site plan for subdivision and site plan for building permit to allow for expansion of the Montessori One campus, and a new site plan for subdivision for remaining undeveloped property to the west of the expansion.

Affected neighborhood associations and homeowner associations may request a facilitated meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facility meeting request must be received by ADR by: August 13, 2017.

If you have any questions regarding this information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

J. Graeme Means, PE.
Principal

GM:RJC
Enclosures
xc: Mark 3S, with enclosures

Principals: Charles G. Cala, Jr., P.S. · Juan M. Cala · Joseph M. Solomon, Jr., P.S. · J. Graeme Means, P.E. · Joseph E. Gonzales

In Memoriam: Jeffrey G. Mortensen, P.E.
HERITAGE EAST ASSOC. OF RESIDENTS (HER) “R”
- Karl Benedict
  9415 DeVargas Loop NE, Albuquerque NM, 87109
  (505) 837-1844 (h)
- Paul Jessen
  9304 San Rafael Ave. NE, Albuquerque NM, 87109
  (505) 821-6077 (h)

**Project Title:** Mark 3S Holly Development

**Type of Request:** Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.

**Current Legal Description:** Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3

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Sincerely,

HIGH MESA CONSULTING GROUP

J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures
xc: Mark 3S, with enclosures

---

**Principals:** Charles G. Cala, Jr., P.S.  •  Juan M. Cala  •  Joseph M. Solomon, Jr., P.S.  •  J. Graeme Means, P.E.  •  Joseph E. Gonzales

**In Memoriam:** Jeffrey G. Mortensen, P.E.
VINEYARD ESTATES N.A. (VYE) “R”
- Elizabeth Meek
  8302 Mendocino Dr NE, Albuquerque NM, 87122
  (505) 508-0806 (h)
- Tony Huffman
  9712 Sand Verbena Trl. NE, Albuquerque NM, 87122
  (505) 259-9723 (c)

Project Title: Mark 3S Holly Development
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If you have any questions regarding this information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures
xc: Mark 3S, with enclosures

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.
TO:

Tony Huffman
DISTRICT 4 COALITION OF N.A.'S
9712 Sand Verbena Trl. NE
Albuquerque, NM 87122

HIGH-MESA Consulting Group
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
TO:

Paul Jensen
HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"
9324 San Rafael Ave. NE
Albuquerque, NM 87109
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, Sept. 14, 2017  1005237 - 1011354
Zone Atlas Page: C-20
Notification Radius: Neighborhood Associations
  100ft plus r.o.w

Cross Reference and Location: On or near Holly Ave. NE between Ventura St. NE and Hollbrook St. NE

Applicant: Mark 3S Inc.
  1720 Louisiana Blvd. NE
  ABQ, NM 87110

Agent: High Mesa Consulting Group
  6010-B Midway Park Blvd. NE
  ABQ, NM 87110

Special Instructions:

Notice must be mailed from the
City 15 days prior to the meeting.

✓ PLN Generated buffer map & address labels
☐ Applicant Generated buffer map & address labels

✓ PLN Certified mail outs
☐ Applicant Certified mail outs

Date Mailed: 08/23/17

Signature: [Signature]
DWJ FMY PTRS LIMITED PTNS
970 ANTELOPE AVE NE
ALBUQUERQUE NM 87122

GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

SANDWEISS DANIEL
9232 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

CUATRO PRIMOS LLC
5115 COORS BLVD NW SUITE A
ALBUQUERQUE NM 87120

HAN SANG M
9232 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

MARK3S INC
9300 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

HOECH REAL ESTATE CORPORATION
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122

ARMIJO JEFF L & HEATHER J
9204 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VIGIL PETE III
8212 COPPER LEAF TRl NE
ALBUQUERQUE NM 87122-1042

PROUTY TIMOTHY J & CHANDLER LINDA J
9409 MACALLAN RD NE
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ROESCH MARK E & KIM A
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CRIST DOUGLAS M
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PETE RSON MAE
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ALBUQUERQUE NM 87112-1012

STATEN MATTHEW L & MELINDA O TRUSTEES
STATEN LTV
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JONAS FREDERICK M & M SANDRA
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RIVERA-WEST ROXANNE D
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HOLLY LAND LLC
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WHITTAKER GLENDA M & WILLIAM J
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LEE SUNG-HEE
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HENNESSEY ROBERT E & KELLY
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DE LILLA ERNESTO M & JULIA I
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SMALL DONALD M & NANCY ROBERTS-SMALL
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CHEN HAO-CHIH & LIU HAUI-LUN
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ALBUQUERQUE NM 87122-2606

BERGMAN ROSS D & KAMI M
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LINDSAY ROLAND O TRUSTEE UNDER THE DEL
LINDSAY LTV
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ALBUQUERQUE NM 87109-6448

KOKULIS STEVEN M & DANIELLE
9209 MACALLAN RD NE
ALBUQUERQUE NM 87109

WHITE TERRY L & SHEILA L
9319 MACALLAN RD NE
ALBUQUERQUE NM 87109-6457

OLIVE JANETTE M & CHARLES J
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ALBUQUERQUE NM 87122

WATKINS LEANOR T & JON P
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ALBUQUERQUE NM 87122-2606

BURTON MATTHEW AUSTIN & MEGAN PAIGE
8208 GRAPE VIEW CT NE
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SITE DEVELOPMENT PLAN REDUCTIONS