



## **Environmental Planning Commission**

**Agenda Number: 2**  
**Project #: PR-2018-001499 (1004245)**  
**Case #: RZ-2018-00028**  
**Hearing Date: October 11, 2018**

### **Staff Report**

<b>Agent</b>	Howard Balmer
<b>Applicant</b>	Westway Homes, LLC
<b>Request</b>	<b>Zone Map Amendment (zone change)</b>
<b>Legal Description</b>	Lots 4-9 of Block 7, Lots 10-11 and 13 of Block 8, Lot 12 of Block 9, and Lots 2-10 of Block 14, Unit 5, Paradise Hills
<b>Location</b>	on McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW
<b>Size</b>	Approximately 8 acres
<b>Existing Zoning</b>	R-1B
<b>Proposed Zoning</b>	MX-L

### **Staff Recommendation**

**APPROVAL of RZ-2018-00028, based on the Findings beginning on Page 15.**

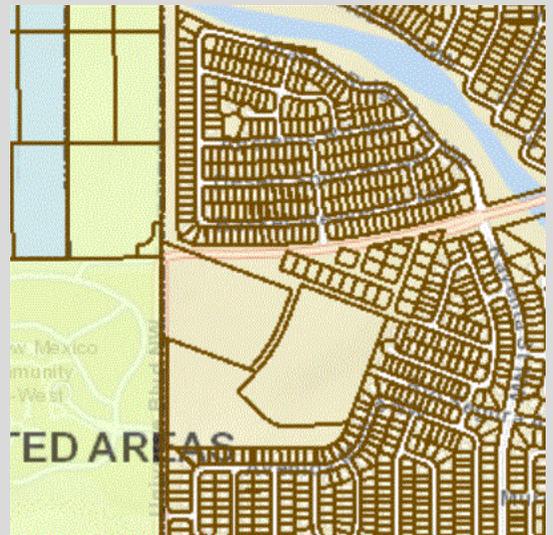
**Staff Planner**  
**Catalina Lehner, AICP-Senior Planner**

### **Summary of Analysis**

The request is for a zone map amendment for an approximately 8 acre vacant site, consisting of several lots on the south side of McMahon Blvd. in the far northwestern portion of the City. The lots are zoned R-1B. The applicant wants to change the lots' zoning to MX-L in order to develop multi-family uses and neighborhood commercial uses.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan. The zone map amendment has been adequately justified pursuant to the IDO's Review and Decision criteria for zone map amendments based upon the use being more advantageous to the community.

The affected neighborhood organization is the Westside Coalition, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested. Staff has not been contacted. There is no known opposition. Staff recommends approval.



***Table of Contents***

I. Introduction.....3  
II. Analysis of Applicable Ordinances, Plans, and Policies.....4  
III. Agency and Neighborhood Concerns.....13  
IV. Conclusion.....14  
Findings and Recommendation.....15

Attachments

**I. INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-1B	Area of Consistency	Vacant
<i>North</i>	R-1B, MX-L	Area of Consistency	Vacant, single-family homes
<i>South</i>	MX-L, R-1A	Area of Consistency	Vacant
<i>East</i>	R-1A, MX-L	Area of Consistency	Single-family homes
<i>West</i>	Right-of-way, MX-L	Area of Consistency	Vacant

***Request***

The request is for a zone map amendment (zone change) for an approximately 8 acre, vacant site consisting of 19 lots and located on the southern side of McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW.

The subject site is zoned R-1B. The applicant is requesting a zone change to MX-L (Mixed Use-Light zone) in order to develop multi-family uses and neighborhood commercial uses. The idea is to replat the lots and vacate the unnamed internal streets, so that the future uses would have access to McMahon Blvd. and the zoning would match the zoning of the three, larger tracts to the south.

***EPC Role***

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

***Context***

The subject site is located in a developing area characterized by vacant land and single-family homes. The CNM West campus is approximately a quarter-mile to the west. The Calabacillas Arroyo is approximately a quarter-mile to the east. North of the subject site are the single-family homes of the Anasazi Ridge subdivision. South of the subject site are the single-family homes of the Seville subdivision. South and west of the subject site are three, large undeveloped tracts.

The subject site is not located in a designated Activity Center. The CNM Universe Activity Center is about a quarter-mile to the west. It is a Developing Activity Center that is located in unincorporated Bernalillo County. The Calabacillas Arroyo is not designated as Open Space at this location; that designation begins east of Unser Blvd. NW.

### ***History***

The subject site is part of a larger annexation that occurred sometime in the 1980s. The subject site was given R-1 zoning.

In July 2005, the EPC approved a zone change on the subject site from R-1 to SU-1 for C-1 Uses (see attachment). At that time, the present alignment of McMahan Blvd. NW did not exist. The request included a site development plan for subdivision, with design standards, for the Anasazi Ridge Commercial Center. The neighborhood commercial center, however, did not develop.

In May 2014, the EPC approved a zone change on the subject site from SU-1 for C-1 Uses back to R-1 (see attachment). McMahan Blvd. NW was in its present-day configuration. Upon adoption of the IDO, the R-1 zoning was in place, so the subject site was converted to its current zoning of R-1B.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. McMahan Blvd. is a Regional Principal Arterial. Universe Blvd. is a Minor Arterial.

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

The subject site fronts McMahan Blvd. NW, which the Comprehensive Plan designates as a Commuter Corridor. Commuter Corridors are intended for long-distance trips across town by automobile. Universe Blvd. NW and Kayenta St. NW are not designated corridors.

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

A designated bicycle lane and a paved, multi-use trail run along McMahan Blvd. NW. A bicycle land and paved trail are proposed, but not yet built, along Universe Blvd. NW.

### ***Transit***

The subject site fronts a Commuter Corridor and is not served by Transit. ABQ Ride Route 162-Ventana Ranch Commuter, serves CNM west and is about 3000 feet from the subject site. No additional service is planned.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

The subject site is currently zoned R-1B [Single-Family Zone District, B-IDO 14-16-2-3(B)], which was assigned as a conversion from R-1 upon adoption of the IDO. Permissive uses include single-family homes, cluster development, cottage development, duplexes, a small community residential facility, and religious institutions.

---

The request proposes to change the subject site's zoning to MX-L (Mixed Use, Low Intensity Zone District- IDO 14-16-2-4(B)). The purpose of the MX-L zone is to provide for neighborhood-scale convenience shopping needs, townhouses, low-density multi-family dwellings, and civic and institutional uses to serve the surrounding area. Allowable uses are listed in Table 4-2 of the IDO.

#### *Definitions*

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

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

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

#### Chapter 4: Community Identity

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.

Future development on the subject site under the MX-L zone, which the request would make possible, would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6(E)), and building design standards (14-16-4-11). These would help ensure appropriate scale and location of development and character of building design. The mix of uses is unknown, but would be limited to uses allowable in the MX-L zone. The request generally furthers Policy 4.1.4.

#### Chapter 5: Land Use

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would not result in development that would "capture regional growth". By definition, the MX-L zone provides for neighborhood commercial (small scale) uses and is not in a designated Center, so Policy 5.1.5 does not apply.

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 on the southern side of McMahan Blvd., a designated Commuter Corridor, and in an Area of Consistency that is intended to remain stable. The purpose of the MX-L zone is to provide neighborhood-scale convenience shopping, townhouses, multi-family

dwellings, and civic and institutional uses subject to the regulations of the IDO. Relative to the surrounding area characterized by single-family homes, the more-intense development that the request would make possible would be along McMahon Blvd. The request furthers Policy 5.1.2- Development Areas.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Future development on the subject site under the MX-L zone, especially if combined with the adjacent tracts already zoned MX-L, could offer a wide range of services to meet the needs of nearby residents, though the subject site is not located in a designated Activity Center. The request generally furthers Policy 5.1.6- Activity Centers.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request for a mixed-use zone would allow a mixture of non-residential and relatively dense residential uses that could help create a healthy, sustainable, and distinct community in this developing area near the CNM West campus. The request would make possible development of commercial uses along McMahon Blvd. and close to the surrounding neighborhoods on the north and south sides of this corridor. It's possible that some may ride bicycles (there is a designated bicycle lane along McMahon Blvd.) or walk, which would facilitate a healthier community. The request furthers Policy 5.2.1- Land Uses.

Policy 5.4.2-Westside Jobs: Foster employment opportunities on the West Side.

The request is for a mixed-use zone that would allow neighborhood commercial, multi-family residential, townhouses, and civic and institutional uses. To the extent that non-residential uses develop on the subject site (rather than all residential uses), the request would help foster employment opportunities on the West Side. Generally, the request furthers Policy 5.4.2- Westside Jobs.

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 characterized by single-family homes, the Calabacillas Arroyo, and the CNM West campus. The request would facilitate development of neighborhood commercial uses, multi-family uses, and civic/institutional uses. More intense uses would not be allowed in the MX-L zone. All future development would be subject to IDO standards that would help protect and enhance the character of the existing neighborhood. The request generally furthers Policy 5.6.3-Areas of Consistency.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The request could increase mixed-use development, but not infill within Centers or TDM programs. If non-residential uses develop, they could help reduce the need for auto travel

because nearby residents would have access to services closer to their homes. The request generally furthers Policy 6.1.3-Auto Demand.

Policy 6.4.2- Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

Generally, locating non-residential uses close to existing and future residential uses can help reduce automobile trips and improve the viability of multi-modal transportation options. However, the connection between automobile emissions and air quality is no longer a significant issue because, as of 2016, Albuquerque/Bernalillo County fulfilled its 20-year commitment as a carbon-monoxide (CO) maintenance area. Policy 6.4.2- Air Quality, does not apply.

Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would allow development of a variety of housing types: multi-family, townhouse, and live-work, which would attract additional types of residents and households to the area and serve a variety of income levels. Though these housing options are typically more affordable than single-family homes, they would be market rate and could be more or less expensive. Improvement and conservation of housing don't apply. The request generally furthers Policy 9.1.1- Housing Options.

Policy 9.3.2- Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The "other areas" are areas outside of designated Centers and not along transit corridors. The subject site is in an "other" area. The request would allow for development of multi-family residential and townhouses, which are relatively more dense than existing housing in the area. Such future housing would provide more housing options near developing services on the subject site and on the vacant MX-L parcels to the south. The request furthers Policy 9.3.2- Other Areas.

Staff adds the following citations:

Policy 5.1.12- Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

McMahon Blvd. is a designated Commuter Corridor and a limited-access roadway. The subject request would allow auto-oriented development as allowed by the proposed zone, MX-L. The request generally furthers Policy 5.1.12- Commuter Corridors.

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.

The subject site and the surrounding area is designated an Area of Consistency, though the three large, vacant tracts that abut the subject site to the south are zoned MX-L (formerly SU-1 for C-1 Uses). The area surrounding the subject site is characterized by residential uses (single-family and multi-family). The request would place a mixed-use zone (MX-L) between the vacant tracts and McMahon Blvd. NW, so the subject site would be consistently zoned with the tracts and subject to the same character and intensity allowed by the already present MX-L zone. Generally, Areas of Consistency are intended to remain stable, but in this case the growth would abut a designated commuter corridor for most of the subject site and growth on the subject site's eastern side would be subject to IDO requirements for neighborhood edges and buffering. The request furthers Goal 5.6-City Development Areas.

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

#### Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

#### Justification & Analysis

The zone change justification letter analyzed here, received on September 28, 2018, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1B (Single-Family Residential Zone). The requested zoning is MX-L (Mixed Use, Low Intensity Zone District). The reason for the request is to allow development of multi-family uses and neighborhood commercial uses.

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

- A. A proposed zone change must be found to be consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

*The proposed zone change is consistent with the health, safety, and welfare of the City of Albuquerque, and is not in conflict with a preponderance of applicable Goals and Policies in the ABC Comp Plans as amended, and other applicable plans by the City.*

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

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

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

*The subject property is wholly located in an Area of Consistency and furthers the Goals of the Comp Plan and strengthens the community by providing a variety of market-rate housing types, allowing for further development of transportation corridors, and assists the City in providing employment, shopping and commercial activity. Criteria 1 and 2 do not apply.*

*Criteria 3 is accomplished because we meet the intent of the Comp Plan and the IDO. The applicant has demonstrated a healthy and advantageous benefit of a variety of market-rate housing options, job generation, shopping, and providing a transition between single-family development and more intense development along this Corridor. Another advantage is that trip generation will be diminished.*

The zone change request to MX-L would be more advantageous to the community than the current zoning (R-1B) because it would facilitate non-residential development and multi-family development in an area that is characterized by single-family development, a community college, and along a Commuter Corridor. Staff finds the following with respect to the applicant's policy analysis:

Applicable citations: Policy 4.1.2-Identity and Design; Policy 5.1.2-Development Areas; Policy 5.1.6-Activity Centers; Policy 5.2.1-Land Uses; Policy 5.4.2-Westside Jobs; Policy 5.6.3-Areas of Consistency; Policy 6.1.3-Auto Demand; Policy 6.4.2-Air Quality; Policy 9.1.1-Housing Options; Policy 9.3.2-Other Areas.

Non-applicable citation: Policy 5.1.1- Desired Growth.

The zone change to MX-L would result in an approximately 8 acre parcel having the same zoning as the larger, vacant parcels adjacent to the south. The MX-L zone would be placed adjacent to McMahan Blvd. NW, a designated Commuter Corridor, and would enable development of neighborhood commercial services and multi-family residential options in the area. These could serve existing residents and perhaps attract new ones, and potentially result in uses that serve the nearby Community College.

Though generally growth is not intended to be directed to an Area of Consistency, the larger, vacant parcels to the south are already zoned MX-L (previously SU-1 for C-1 Uses). The request furthers policies with respect to development areas, some activity center policies (because it could support the CNM Activity Center), land uses, West-side jobs, and housing variety.

Staff concludes that the applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning. The response to Criterion B is sufficient.

- C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.

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

*By definition, the MX-L zone is a multi-use, neighborhood specific, non-destination commercial, retail and low-density multi-family development meant to mitigate uses not compatible with neighborhoods. The IDO provides for appropriate buffering, height restrictions, step, back and landscaping. Conformance to the IDO shall apply.*

*All **permissive** uses of the MX-L zone are limited to the following from Table 4-2-1 of the IDO:*

<i>Dwelling, live-work</i>	<i>Dwelling, multi-family</i>
----------------------------	-------------------------------

---

<i>Assisted living facility or nursing home</i>	<i>Other indoor entertainment</i>
<i>Community residential facility, small</i>	<i>Hotel or motel</i>
<i>Community residential facility, medium</i>	<i>Car wash</i>
<i>Community residential facility, large</i>	<i>Light vehicle repair</i>
<i>Group home, small</i>	<i>Paid parking lot</i>
<i>Group home, medium</i>	<i>Parking structure</i>
<i>Group home, large</i>	<i>Bank</i>
<i>Sorority or fraternity</i>	<i>Club or event facility</i>
<i>Adult or child day care facility</i>	<i>Commercial services</i>
<i>Community center or library</i>	<i>Medical or dental clinic</i>
<i>Elementary or middle school</i>	<i>Office</i>
<i>High school</i>	<i>Personal and business services</i>
<i>Museum or art gallery</i>	<i>Research or testing facility</i>
<i>Parks and open space</i>	<i>Bakery goods or confectionery shop</i>
<i>Religious institution</i>	<i>Farmers' market</i>
<i>Vocational school</i>	<i>General retail, small</i>
<i>Community garden</i>	<i>Grocery store</i>
<i>Veterinary hospital</i>	<i>Solar energy generation</i>
<i>Other pet services</i>	<i>Utility, electric</i>
<i>Health club or gym</i>	<i>Utility, other major</i>
<i>Residential community amenity</i>	<i>Freestanding, Wireless</i>
<i>Restaurant</i>	<i>Telecommunications Facility</i>
<i>Tap room or tasting room</i>	

*Most permissive uses in the MX-L zone contribute to the sense of community and promote the live, work, play concepts in the Comp Plan. One permissive use that could have a negative impact is a car wash, but the IDO has a setback requirement and the likelihood of a car wash is reduced because the subject site would be incorporated with the adjoining MX-L properties to the south.*

The requested MX-L (Mixed-Use-Low Intensity Zone) includes more uses, such as non-residential uses, which the existing R-1B zone does not. The table above shows the permissive uses in the MX-L zone, which must be considered for harmfulness to the adjacent property, neighborhood, or community. Light vehicle repair could also potentially be harmful to nearby residences east of the subject site, but the IDO setback and buffering requirements would apply. A drive-through is a conditional, accessory use that could potentially be considered harmful, though the IDO has use-specific standards for drive-throughs that would help mitigate their impact. The response to Criterion D is sufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*Requirements 3 and 4 are met. The City is building-out McMahon Blvd. NW. The applicant has been discussing the transfer of some City property (landlocked by parcels that comprise the subject site) with the City, and intends to continue the discussion subject to the zone change approval. Water and sewer have been requested, and they are available as indicated by a prior availability statement. Once the MX-L parcels are consolidated, MRCOG staff indicates that a full-access intersection would be allowed.*

*This development will not require any un-programmed capital expenditures by the City. The zone change is located within the City limits and all infrastructure is established.*

Requirement 3 applies. Future requests will go to the DRB for replatting and/or subdivision actions, which require that Infrastructure Improvement Agreements are in place. Private discussions provide context, but do not serve as a formal development agreement (which typically have to go through the City Council process). The response to Criterion E is sufficient.

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

*The main justification is appropriate land uses, employment, housing options, and auto demand. There is a side justification due to the subject property being located on a major arterial, so this criteria could be a secondary justification. The applicant has proven that a preponderance of applicable policies justify the change.*

The subject site is located on McMahon Blvd. NW, a Regional Principal Arterial, but the applicant's justification is not completely based on the property's location. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion B. The response to Criterion F is sufficient.

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

*With any kind of development, economics is one component of the project. We believe that combining the triangular-shaped property with the adjacent MX-L parcels will best provide uses and access points and will benefit the City. The applicant has demonstrated that the zone change is justified, and we believe that the zone change will benefit the surrounding neighborhoods.*

---

*The cost of land or other economic considerations pertaining to the applicant are not a determining factor for a change of zone. The location and proximity of facilities are a major consideration. The applicant believes that the request furthers specific City policies and asks for no specific consideration regarding any economic issue.*

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

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
  2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
  3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*This Zone Map Amendment does not impose a spot zone or strip zone due to the fact that two large MX-L parcels abut the subject properties. This zone request will in fact be consistent with the two large MX-L parcels to the south.*

*Also, the applicant believes that the property will act as a transition because it is adjacent to the large MX-L properties to the south, located near a future major intersection and along a Regional Principal Arterial and Commuter Corridor, and near an identified Activity Center.*

The request would not result in a spot zone because it does not pertain to one premise. The request would not result in a strip zone either, because it would not result in a strip of land along a street. Rather, the request would create a large area of MX-L zoned property that encompasses approximately 30 acres at the SE corner of McMahon Blvd. NW and Universe Blvd. NW. The response to Criterion H is sufficient.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application from 9/4/2018 to 9/17/2018. Few agency comments were received. Long Range Planning notes that the Comprehensive Plan intends that neighborhood-serving businesses be within walking distance of neighborhoods, and that the zone change would provide opportunities for retail, services, and housing.

The Water Utility Authority stated that an availability statement was issued for the subject site in 2016, but that it has expired. A new availability statement will be needed. Albuquerque Public Schools (APS) noted that future development will be a strain on the school system. Sunset View Elementary School is over-capacity and Tony Hillerman Middle School is nearing capacity.

The Mid-Region Council of Governments (MRCOG) commented that McMahon Blvd. NW is a limited access facility. Full intersections can only be at approximately 1000-foot intervals, and T intersections or right-in/right-out driveways can be no closer than approximately 400 feet to adjacent intersections. Agency comments begin on p.20.

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

The Westside Coalition was required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant reports that he has received two phone calls, one from an individual and another from a representative of the Anasazi HOA. Both were inquires about the request. As of this writing, Staff has not received any comments. A facilitated meeting was neither requested nor held.

#### ***IV. CONCLUSION***

The request is for a zone map amendment (zone change) for an approximately 8 acre, vacant site consisting of 19 lots and located on McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW. The subject site is zoned R-1B. The applicant is requesting a zone change to MX-L (Mixed Use-Low Intensity zone) in order to develop multi-family uses and neighborhood commercial uses.

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes based upon the proposed zone district being more advantageous to the community than the current zoning.

The affected neighborhood organization is the Westside Coalition, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested. Staff has not been contacted. There is no known opposition. Staff recommends approval.

---

**FINDINGS - RZ-2018-00028 (1004245), October 11, 2018- Zone Map Amendment (Zone Change)**

1. The request is for a zone map amendment (zone change) for an approximately 8 acre, vacant site consisting of 19 lots and located on the southern side of McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW, zoned R-1B.
2. The applicant is requesting a zone change to MX-L (Mixed Use-Light zone) in order to develop multi-family uses and neighborhood commercial uses. The idea is to replat the lots and vacate the unnamed internal streets, so that future uses would be accessible from McMahon Blvd. NW and the zoning would match the zoning of the three larger tracts to the south.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. No area or sector development plans apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

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.

The subject site and the surrounding area is designated an Area of Consistency, though the three large, vacant tracts that abut the subject site to the south are zoned MX-L (formerly SU-1 for C-1 Uses). The area surrounding the subject site is characterized by residential uses (single-family and multi-family). The request would place a mixed-use zone (MX-L) between the vacant tracts and McMahon Blvd. NW, so the subject site would be consistently zoned with the tracts and subject to the same character and intensity allowed by the already present MX-L zone. Generally, Areas of Consistency are intended to remain stable, but in this case the growth would abut a designated commuter corridor for most of the subject site and growth on the subject site's eastern side would be subject to IDO requirements for neighborhood edges and buffering.

6. The request furthers the following, applicable Comprehensive Plan policies from the Land Use Chapter:
  - A. 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 on the southern side of McMahon Blvd., a designated Commuter Corridor, and in an Area of Consistency that is intended to remain stable. The purpose of the MX-L zone is to provide neighborhood-scale convenience shopping, townhouses, multi-

family dwellings, and civic and institutional uses subject to the regulations of the IDO. Relative to the surrounding area characterized by single-family homes, the more-intense development that the request would make possible would be along McMahan Blvd.

- B. Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Future development on the subject site under the MX-L zone, especially if combined with the adjacent tracts already zoned MX-L, could offer a wide range of services to meet the needs of nearby residents, though the subject site is not located in a designated Activity Center.

- C. Policy 5.1.12- Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

McMahan Blvd. is a designated Commuter Corridor and a limited-access roadway. The subject request would allow auto-oriented development as allowed by the proposed zone, MX-L.

- D. Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request for a mixed-use zone would allow a mixture of non-residential and relatively dense residential uses that could help create a healthy, sustainable, and distinct community in this developing area near the CNM West campus. The request would make possible development of commercial uses along McMahan Blvd. and close to the surrounding neighborhoods on the north and south sides of this corridor. It's possible that some may ride bicycles (there is a designated bicycle lane along McMahan Blvd.) or walk, which would facilitate a healthier community.

- E. Policy 5.4.2-Westside Jobs: Foster employment opportunities on the West Side.

The request is for a mixed-use zone that would allow neighborhood commercial, multi-family residential, townhouses, and civic and institutional uses. To the extent that non-residential uses develop on the subject site (rather than all residential uses), the request would help foster employment opportunities on the West Side.

- F. 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 characterized by single-family homes, the Calabacillas Arroyo, and the CNM West campus. The request would facilitate development of neighborhood commercial uses, multi-family uses, and civic/institutional uses. More intense uses would not be allowed in the MX-L zone. All future development

would be subject to IDO standards that would help protect and enhance the character of the existing neighborhood.

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

- A. 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.

Future development on the subject site under the MX-L zone, which the request would make possible, would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-4-11). These would help ensure appropriate scale and location of development and character of building design. The mix of uses is unknown, but would be limited to uses allowable in the MX-L zone.

- B. Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The request could increase mixed-use development, but not infill within Centers or TDM programs. If non-residential uses develop, they could help reduce the need for auto travel because nearby residents would have access to services closer to their homes.

- C. Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would allow development of a variety of housing types: multi-family, townhouse, and live-work, which would attract additional types of residents and households to the area and serve a variety of income levels. Though these housing options are typically more affordable than single-family homes, they would be market rate and could be more or less expensive.

- D. Policy 9.3.2- Other Areas (Housing): Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The “other areas” are areas outside of designated Centers and not along transit corridors. The subject site is in an “other” area. The request would allow for development of multi-family residential and townhouses, which are relatively more dense than existing housing in the area. Such future housing would provide more housing options near developing services on the subject site and on the vacant MX-L parcels to the south.

8. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response (see Criterion B, below), that the request would be consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The zone change to MX-L would result in an approximately 8 acre parcel having the same zoning as the larger, vacant parcels adjacent to the south. The MX-L zone would be placed adjacent to McMahan Blvd. NW, a designated Commuter Corridor, and would enable development of neighborhood commercial services and multi-family residential options in the area.
- The request furthers policies with respect to development areas, some activity center policies (because it could support the CNM Activity Center), land uses, West-side jobs, and housing variety.
- C. Criterion C: This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.
- D. Criterion D: The requested MX-L (Mixed-Use-Low Intensity Zone) includes more uses, such as non-residential uses, which the existing R-1B zone does not. The table above shows the permissive uses in the MX-L zone, which must be considered for harmfulness to the adjacent property, neighborhood, or community. Light vehicle repair could also potentially be harmful to nearby residences east of the subject site, but the IDO setback and buffering requirements would apply. A drive-through is a conditional, accessory use that could potentially be considered harmful, though the IDO has use-specific standards for drive-throughs that would help mitigate their impact.
- E. Criterion E: Requirement 3 applies. Future requests will go to the DRB for replatting and/or subdivision actions, which require that Infrastructure Improvement Agreements are in place.
- F. Criterion F: The subject site is located on McMahan Blvd. NW, a Regional Principal Arterial, but the applicant's justification is not completely based on the property's location. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as the applicant has demonstrated.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies.
- H. Criterion H: The request would not result in a spot zone because it does not pertain to one premise. The request would not result in a strip zone either, because it would not result in a strip of land along a street. Rather, the request would create a large area of MX-L zoned

property that encompasses approximately 30 acres at the SE corner of McMahon Blvd. NW and Universe Blvd. NW.

9. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
  
10. The Westside Coalition was required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments). A facilitated meeting was neither requested nor held. Staff was not contacted. There is no known opposition to the request.

***RECOMMENDATION - RZ-2018-00028, October 11, 2018***

**APPROVAL of Project #: 2018-001499 (1004245), Case #: RZ-2018-00028, a zone change from R-1B to MX-L, for Lots 4-9 of Block 7, Lots 10-11 and 13 of Block 8, Lot 12 of Block 9, and Lots 2-10 of Block 14, Unit 5, Paradise Hills, an approximately 8 acre site located on McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW, based on the preceding Findings.**

---

***Catalina Lehner, AICP  
Senior Planner***

Notice of Decision cc list:

Westway Homes LLC, 9600 Tennyson St. NE, ABQ, NM 87122  
Howard Balmer, 3205 Chandra Lane SE, Rio Rancho, NM 87124  
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
Westside Coalition of NAs, Harry Hendrickson, 10592 Rio del Sol NW, ABQ, NM 87114  
Kevin Morrow [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
Kathy Berglund [kberglund@cabq.gov](mailto:kberglund@cabq.gov)

---

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Office of Neighborhood Coordination***

#### ***Long Range Planning***

This site was zoned C-1 for 15 years until a zone map amendment in 2014 to R-1B. The site is within an Area of Consistency. MX-L would be consistent with the zoning to the west. In general, this area is largely single-family. A zone map amendment to MX-L would provide more opportunities for supporting retail and services for the surrounding neighborhoods as well as more housing options to support a wide range of families and potentially students attending CNM.

In general, the ABC Comprehensive Plan recommends that neighborhood-serving businesses be within walking distance of neighborhoods and that a wide range of housing options are available to create complete communities. Long Range supports this zone map amendment request.

### ***CITY ENGINEER***

#### ***Transportation Development***

No objection to the request.

#### ***Hydrology Development***

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

NMDOT has no comments.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

No comment.

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

1. RZ-2018-00028 – Zone Map Amendment (Zone Change)  
Identification: UPC – 101006612331020802
  - a. No adverse comment to the proposed zone map amendment.
  - b. Service requirements were last addressed 04/01/2016 in Availability Statement 160303. This statement has since expired.

---

c. Once development is desired obtain an Availability Statement for the new developments. Requests can be made at the link below:

- i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***City Forester***

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division-*** No comment.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Not on a Corridor. Not on a Route. Commuter Route 162 has a terminus at the CNM West Campus, about 3000 feet walking distance from this site. No additional service is currently planned. No comment.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No objections.

***ALBUQUERQUE PUBLIC SCHOOLS***

APS Case Comments: The request for a zone change from R-1B to MX-L, for the construction of a residential and commercial development, has direct impacts on Albuquerque Public Schools. A residential development at this location will have impacts on Sunset View Elementary School, Tony Hillerman Middle School, and Cibola High School. At present, Sunset View Elementary School is over-capacity, and development will be a strain on the school. Tony Hillerman Middle School is nearing capacity.

- i. **Residential Units: 49**
- ii. **Est. Elementary School Students: 13**
- iii. **Est. Middle School Students: 6**
- iv. **Est. High School Students: 6**
- v. **Est. Total # of Students from Project: 25**

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

**School Capacity**

<b>School</b>	<b>2017-2018 40<sup>th</sup> Day Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Sunset View Elementary School	713	660	-53
Tony Hillerman Middle School	1143	1180	37
Cibola High School	1892	2100	208

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

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

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

***MID-REGION COUNCIL OF GOVERNMENTS***

McMahon Blvd NW is a limited access facility. Current policy allows for full intersections at approximately 1000-foot intervals, and T intersections or right-in/right-out driveways provided they are no closer than approximately 400 feet to adjacent intersections. The Roadway Access Committee is currently in the process of updating access control policies, and the present draft includes no allowable access anywhere between Universe and Kayenta Blvds. in the project area. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

***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.
2. It is 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



Figure 1: Looking south, at the subject site, from McMahon Blvd. NW.

Figure 2: Looking north, from the same location on McMahon Blvd. NW, at the entrance to the Anasazi Ridge Subdivision (Atlatl St.).

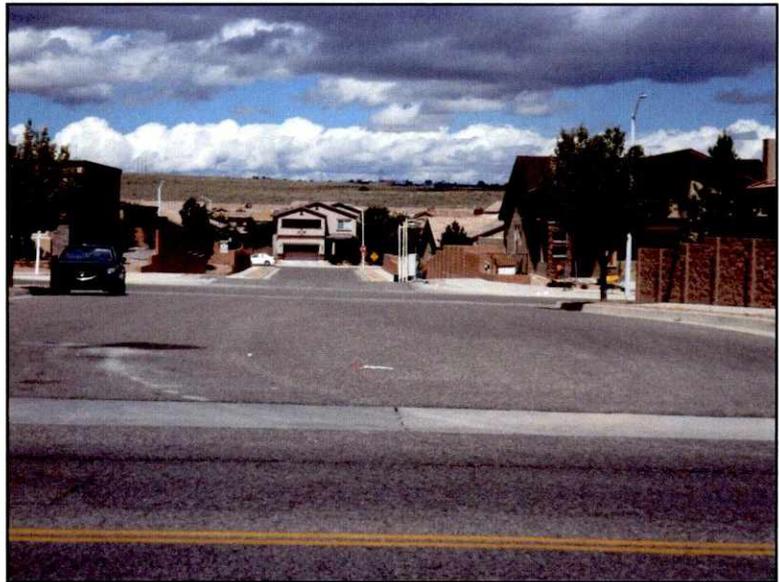


Figure 3: Looking west, from the subject site. CNM is in the background.

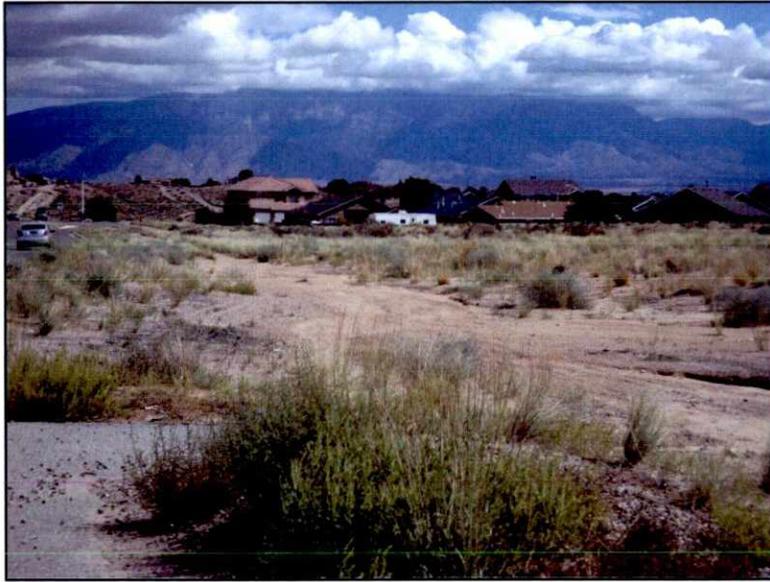


Figure 4: Looking east, from the subject site, at the adjacent single-family homes.

Figure 5: Looking at the subject site's eastern side, from McMahon Blvd. NW.



Figure 6: Looking NE, at the subject site and adjacent tracts zoned MX-L, from Universe Blvd., in front of CNM.

## HISTORY

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

May 8, 2014

Anasazi Ridge, LLC  
6539 Basket Weaver Ave  
Albuquerque, NM 87114

**Project# 1004245**  
14EPC-40004 Zone Map Amendment  
(Zone Change)

### LEGAL DESCRIPTION:

For Lots 4-9 Block 7, Lots 10-12 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5, located McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd, containing approximately 7 acres.

Staff Planner: Lorena Patten-Quintana

PO Box 1293

Albuquerque

New Mexico 87103

On May 8, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1004245, 14EPC-40004, a request for a Zone Map Amendment (Zone Change), based on the following Findings:

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

### FINDINGS:

1. This is a request for a Zone Map Amendment for Lots 4-9 Block 7, Lots 10-12 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5 containing approximately 7 acres and located on the south side of McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd.
2. The applicant proposes to change the zone from SU-1 / C-1 to R-1 for vacant property consisting of 19 platted lots.
3. The subject site is in the Established Urban Area of the Comprehensive Plan and within the area of the West Side Strategic Plan.

OFFICIAL NOTICE OF DECISION

Project #1004245

May 8, 2014

Page 2 of 4

4. The City of West Side Strategic Plan Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, and the West Side Strategic Plan and are incorporated herein by reference and made part of the record for all purposes.
5. The applicant has justified the Zone change request pursuant to *Resolution 270-1980* as follows:
  - A. Section 1A: The request is consistent with adjacent development, and will not change the character of the area.
  - B. Section 1B: The request is consistent with adjacent development. The property was originally zoned R-1 and was changed to C-1 to accommodate a commercial development that was never completed.
  - C. Section 1C: The applicant has adequately justified how the requested Zone Map Amendment furthers a preponderance of the applicable Goals and Policies in the Comprehensive Plan.

Policy II.B.5.a – Full range of urban land uses. The zone change from SU-1/ C-1 to R-1 would bring the property into zoning consistent with the R zoning of surrounding properties.

Policy II.B.5.d - New development respects neighborhood values, natural environmental conditions and scenic resources. The request would permit development that is less intense than the current zoning and is consistent with adjacent development.

Policy II.B.5.e. – New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The property is on McMahon Boulevard which is identified as an Enhanced Transit Corridor, and adjacent to CNM employment and educational opportunities. The request would permit development that is compatible with existing development.

Policy II.B.7.h - Changing zoning to commercial, industrial or office uses outside the Activity Centers is discouraged. The request changes the zoning on property located outside of a designated Community Activity Center from commercial to residential.

Policy II.C.1.b - Automobile travel's adverse effects on air quality reduced through a balanced land use/transportation system. The request would provide for single-family residential development on McMahon Boulevard, an Enhanced Transit Corridor, potentially adding transit riders.

The requested Zone Map Amendment furthers applicable policies in the West Side Strategic Plan.

Policy 1.1: High density and non-residential development occur within Community and Neighborhood Centers. Low density residential development not within the Centers.

OFFICIAL NOTICE OF DECISION

Project #1004245

May 8, 2014

Page 3 of 4

The subject site is not within a designated Community or Neighborhood Center. The zone change from SU-1/ C-1 to R-1 would decrease the intensity of permissible development on a site located adjacent to and outside of the designated Community Center.

Policy 4.6 Height: Community Centers would be areas of higher density, with taller buildings. Outlying areas would have lower density, lower buildings. The requested zone change to R-1 would allow for residences up to 26 feet in height, outside of a designated West Side Center, consistent with the height of dwellings in the area.

Policy 4.10: Promote land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation. The requested zone change site would be located within walking distance of ABQ Ride Route 162, thereby making transit potentially attractive to residents.

- D. Section 1D: The request is more advantageous to the community as it will enable development that is consistent with the adjacent development, and will not change the character or increase the intensity of development in the area.
  - E. Section 1E: There are no uses contained in the R-1 zone change request that would be harmful to adjacent property, the neighborhood or the community.
  - F. Section 1F: The request would not result in any major or un-programmed capital expenditures by the City.
  - G. Section 1G: Residential development would be more viable than commercial, thus while the main reason for the zone change is economic, the justification is also based on consistency with uses on adjacent properties.
  - H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.
  - I. Section 1I: The request does not create a "spot zone."
  - J. Section 1J: The request does not create a "strip zone."
6. Representatives from the West Side Coalition, and property owners within 100 feet of the subject site were notified. A facilitated meeting was neither offered nor requested. No comments were received from notified property owners. There is no known opposition to the request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 23, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION

Project #1004245

May 8, 2014

Page 4 of 4

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 decision.

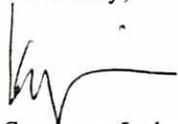
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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.

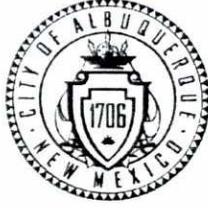
DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/LPQ/mc

cc: Jim Strozier, Consensus Planning, 302 8<sup>th</sup> St. NW, Albuquerque, NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120  
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque, NM 87120



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: July 22, 2005

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004245\***  
05EPC-00931 EPC Site Development Plan-  
Subdivision  
05EPC-00930 Zone Map Amendment

Capital Alliance Investments, LLC  
6300 Jefferson St. NE, Suite 102  
Albuq. NM 87109

**LEGAL DESCRIPTION:** for all or portions of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), **Paradise Hills, Unit 5**, a zone map amendment from R-1 to SU-1/C-1, located along a proposed westerly extension of MCMAHON BOULEVARD, MW, between UNIVERSE BOULEVARD, NW and KAYENTA BOULEVARD, NW, (A-10) David Stallworth, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to approve Project 1004245/ 05EPC – 00177, a zone map amendment from R-1 (Single-family Residential, 5000 sq. ft. min. lot size) to SU-1/C-1 for all or a portion of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), Paradise Hills, Unit-5 Subdivision, based on the following Findings.

### FINDINGS:

1. This is a request for consideration and approval of a zone map amendment from R-1 (Single-family Residential, 5000 sq. ft. min. lot size) to SU-1/C-1 for all or a portion of **Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), Paradise Hills, Unit-5 Subdivision**
2. The subject request and the accompanying site development plan satisfactorily address issues regarding adequate buffering and impact mitigation as well as ensure that the project offers a visually amenable development and a beneficial contribution to the surrounding area, in accordance with *Policies II.B.5.d* and *II.B.5.l* of the *City/County Comprehensive Plan*.

11. There is no known opposition to this request.

---

On July 21, 2005 the Environmental Planning Commission voted to approve Project 1004245/ 05EPC – 00178, a site development plan for subdivision for all or a portion of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), Paradise Hills, Unit-5 Subdivision, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for consideration and approval of a site development plan for subdivision for all or a portion of **Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), Paradise Hills, Unit-5 Subdivision**
2. The subject request and the accompanying zone map amendment satisfactorily address any issues regarding adequate buffering and impact mitigation as well as ensure that the project offers a visually amenable development and a beneficial contribution to the surrounding area, in accordance with *Policies II.B.5.d and II.B.5.l of the City/County Comprehensive Plan.*
3. Commercial development is an appropriate use of the project site. The project site will eventually abut a proposed westerly extension of the McMahan Boulevard public street right-of-way, and the applicant shall be responsible for any required utility extensions, in accordance with *Policies II.B.5.e of the City/County Comprehensive Plan.*
4. The subject request and the accompanying zone map amendment will mitigate potential adverse impacts, and development of this site could result in a potential employment and revenue generator, in accordance with *Policy II.B.5.i of the City/County Comprehensive Plan.*
5. The subject request and the accompanying zone map amendment provide for the access and circulation requirements governing limited access principal arterials, as outlined in the Development Process Manual, and access is subject to MTB approval, in accordance with *Policy II.B.5.k of the City/County Comprehensive Plan.*
6. The applicant is authorized to request a site development plan for subdivision purposes on the subject property.
7. There is no known neighborhood or other opposition to this request.

**CONDITIONS:**

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. The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.
3. With respect to engineering considerations, the following conditions shall apply:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - c. Cross access to adjacent properties shall be provided.
  - d. Site plan shall comply and be designed per DPM Standards.
  - e. Platting must be a concurrent DRB action.
  - f. The access to McMahan Boulevard at Atlantic Drive is limited to right-in, right-out access only, unless the separation between this intersection and the adjacent intersections of Universe/McMahan and Kayenta/McMahan is 1,000 feet or greater, consistent with the Long Range Roadway System.
4. With respect to considerations regarding site plan layout and configuration, the following conditions shall apply:
  - a. The applicant shall clearly demonstrate the area being replatted in a fashion similar to the vicinity map and include a reference statement including volume, page and recordation date of the previous Paradise Heights, Unit-5 Subdivision.
  - b. All existing and proposed easements must be shown on the final site plan.
  - c. All design guidelines for the subdivision shall be placed on one separate sheet, and the conceptual utility plan for the proposed subdivision shall be integrated onto the primary site plan spatial.

8. With respect to considerations regarding landscaping, the following conditions shall apply:
  - a. Provisions 1-E and 1-O appear to be duplicative. Provision 1-O shall be omitted.
  - b. Provision 1-G shall be revised to read as follows: "75% of landscape areas must be covered with living vegetative material. Drought-tolerant turf shall be limited to 20% of the total landscape area. Xeriscape plant materials are strongly encouraged."
  - c. Provision 1-H shall be revised to read as follows: "One tree is required for each twenty-five linear feet of public street right-of-way. Streetscape shall contain a 60/40 mix of deciduous to evergreen trees."
  - d. Provision 1-J shall be revised to include a minimum height for trees between 10 to 12 feet.
  - e. Provisions 1-K and 1-R appear to be duplicative. 1-K shall be amended to read as follows: "Spray-type sprinklers shall be prohibited. All proposed underground and drip irrigation systems shall be installed in compliance with the City's Water Conservation Ordinance. The property owner shall be responsible for the maintenance and continued operation of all on-site irrigation systems." Provision 1-R shall be omitted.
  - f. Provision 1-L shall be revised to read as follows: " All planting areas not covered in turf or live organic materials shall have a ground covering of crushed rock, river rock, or similar materials..."
  - g. The wording "industrial park area" shall be stricken from Provision 1-P
  - h. The applicant shall revise provision 1-Q to include a suggested plant palette that is broken down by planting categories, such as trees, shrubs, hedging, etc., and contains both botanical and common names for vegetation.
  
9. With respect to considerations regarding architecture and signage standards, the following conditions shall apply:
  - a. Provision 7B-1 and 7B-9 shall be omitted in order to encourage architectural eclecticism.
  - b. Provision 7B-2 shall be revised to read as follows: "Maximum building height for all buildings shall be 26 feet"
  - c. Provisions 7B-4 shall include the following wording: "Design consistency for all facades that can be seen from any point along a public street shall be required."
  - d. Provision 7B-11 shall be revised to read as follows: "Highly reflective surfaces, exposed or untreated precision block walls, attached mansard roofs plastic or vinyl fascias or awnings, and materials with high maintenance requirements shall be prohibited."
  - e. An additional provision prohibiting outdoor paging and loudspeaker systems shall be included.
  - f. An additional provision prohibiting pre-engineered metal buildings with masonry or other veneers shall be included.
  - g. Provision 7B-24 shall be omitted.
  - h. Provision 6-B shall exclude the terminology, "free-standing." The following additional restriction shall be included: "Pylon or pole-mounted on-premise signage shall be prohibited."
  - i. Provision 6-D shall be amended to read as follows: "One wall sign per business shall be permitted on the façade where the primary entrance is located. Building signage shall not exceed 6% of any façade area."
  - j. Provisions 6-G, 6-H, and 6-J shall be omitted.

OFFICIAL NOTICE OF DECISION  
JULY 21, 2005  
PROJECT #1004245  
PAGE 6 OF 6

- k. Provision 6-Q shall include the following: "All on-site illuminated signage shall be installed or positioned in such fashion as to offer minimal distraction or disturbance to area residents and shall remain off between 11:00 PM and sunrise.
10. The project shall comply with all Solid Waster Management Department ordinances and requirements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 5, 2005** IN THE MANNER DESCRIBED BELOW. 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 DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Richard Dineen  
Planning Director

RD/DS/ac

cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199

## ZONING

Please refer to IDO §14-16-2-4(B) and  
§14-16-4-2- Allowable Uses table  
for specifics regarding the MX-L zone district

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 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 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 checked="" 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: WESTWAY HOMES LLC Phone: 212-7000  
 Address: 9600 TENNYSON ST NE Email: mikef@thewestway.com  
 City: ALBUQUERQUE NM State: NM Zip: 87122  
 Professional/Agent (if any): HOWARD BALMEN Phone: 340-4733  
 Address: 3205 CHANDRA LN SE Email: homefest@yahoo.com  
 City: RIO RANCHO State: NM Zip: 87124  
 Proprietary Interest in Site:  List all owners: WESTWAY HOMES LLC

**BRIEF DESCRIPTION OF REQUEST**

REZONE FROM R-1B back to ORIGINAL ZONE OF MX-L (C-1)

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

Lot or Tract No.: LOTS 49, LOT 10-11, LOT 12, LOTS 2-10 Block: 7, 8, 12, 14 Unit: 5  
 Subdivision/Addition: PARADISE HILLS MRGCD Map No.: UPC Code:  
 Zone Atlas Page(s): A-10-7 Existing Zoning: R-1B Proposed Zoning: MX-L  
 # of Existing Lots: 18 # of Proposed Lots: 1 Total Area of Site (acres): +/- 6.9800

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: McMAHON BLVD Between: KAYENTA and: UNIVERSE

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

# 14EPC-40004 PROJECT # 1004295

Signature: Howard Balmen Date: 8-28-18  
 Printed Name: HOWARD BALMEN  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
RZ-2018-00028	ZMA-EPC	\$ 860
-	-	-
-	-	-

Meeting/Hearing Date: ~~October 11, 2018~~ October 11, 2018 Fee Total: \$860  
 Staff Signature: [Signature] Date: 8-30-18 Project # PR-2018-001499

**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)**

- No 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

<p><b>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.</b></p>	
<p>Signature: <i>Howard Balmer</i></p>	<p>Date: <i>8-28-18</i></p>
<p>Printed Name: <i>HOWARD BALMER</i></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: <i>DR2018-001499</i></p>	<p>Case Numbers: <i>R2-2018-00028</i></p>
<p>-</p>	
<p>-</p>	
<p>Staff Signature: <i>[Signature]</i></p>	
<p>Date: <i>8-30-18</i></p>	
	

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: WESTWAY HOMES LLC DATE OF REQUEST: 8/29/18 ZONE ATLAS PAGE(S): A-10-2

CURRENT:  
ZONING R-1B  
PARCEL SIZE (AC/SQ. FT.) 6.98 ac

LEGAL DESCRIPTION:  
LOT OR TRACT # 4-9, 10-4, 12, 2-10 BLOCK # 7, 8, 12, 14  
SUBDIVISION NAME \_\_\_\_\_

REQUESTED CITY ACTION(S):  
ANNEXATION [ ]  
ZONE CHANGE [ ]: From R-1B To MX-L  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

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

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

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

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

APPLICANT OR REPRESENTATIVE Howard Bel DATE 8-28-18

(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  BORDERLINE [ ]

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

Notes: As site develops a new TIS form will be required

**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.**

[Signature]  
TRAFFIC ENGINEER

8/29/18  
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    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

To: Mr. Derek Bohannon  
From: Michael Fietz  
Subject: Letter of Authorization

August 3, 2018

Dear Mr. Bohannon,

Please allow this letter to serve notice, that Westway Homes LLC, the owners of the following properties (see list below), has hereby appointed Howard Balmer as the agent of record for the Zone Map Amendment request. This shall include all EPC meetings, correspondence, notices, staff meetings, and all representations between the City of Albuquerque and Westway Homes LLC concerning the properties listed.

Paradise Heights Unit 5 Block 7 Lots 4-9  
Unit 5 Block 8 Lots 10-11  
Unit 5 Block 12 Lot 12  
Unit 5 Block 14 Lots 2-10



---

Howard Balmer  
3205 Chandra Ln Se  
Rio Rancho, NM 87124  
505-340-4733  
[homefest@yahoo.com](mailto:homefest@yahoo.com)



---

Michael Fietz  
Managing Partner, Westway Homes LLC  
9600 Tramway Blvd NE  
Albuquerque, NM 87122  
505-212-7000

August 28, 2018

Mr. David Campbell, Director  
Planning Department  
City of Albuquerque  
600 Second Ave  
Albuquerque, NM 87102

Re: Zone Map Amendment

Westway Homes, LLC is pleased to submit the following Zone Map Amendment package for your review and consideration. We look forward to working with staff and the EPC in a successful process and conclusion. Should you have questions, concerns, or a need of additional material, please feel free to contact me at anytime.

Sincerely,

A handwritten signature in blue ink that reads "Howard Balmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Howard Balmer, Agent  
3205 Chandra Ln Se  
Rio Rancho, NM 87124  
505-340-4733  
homefest@yahoo.com

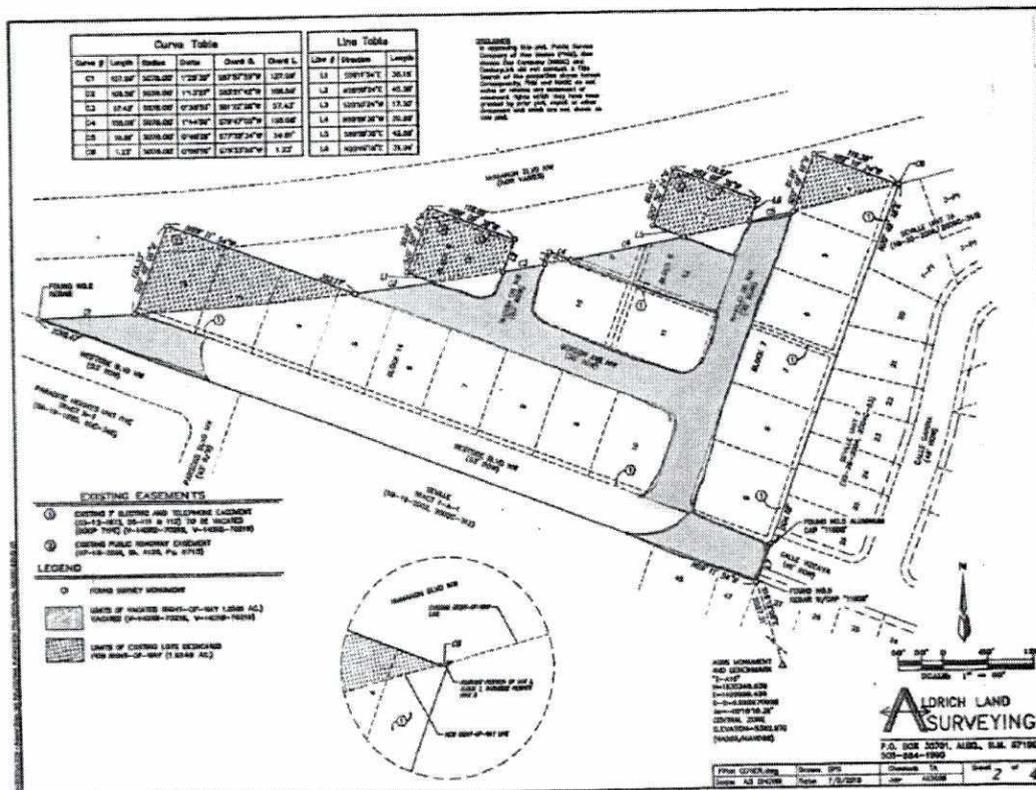
August 29, 2018

Mr. Derek Bohannon, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Ave NW  
Albuquerque, NM 87102

**Re: Zone Change Request, Paradise Heights Unit 5 Block 7 Lots 4-9, Block 8 Lots 10-11, 13, Block 9 Lot 12, Block 14, Lots 2-10 consisting of +/- 6.98 acres from R-1B to MX-L**

Howard Balmer, agent for Westway Homes LLC (the applicant) is requesting a **Zone Map Amendment (ZMA)** for the aforementioned property located on the Westside along McMahon Blvd. Please allow this letter to serve as the justification and response to IDO Part 14-16-6-7(F)(3). We respectfully request that the Environmental Planning Commission approve the requested **ZMA** from R-1B to MX-L.

This request pertains to several antiquated platted lots along McMahon Blvd NW and across from Atlatl Blvd near the intersection of McMahon NW and Universe Blvd NW. The map below depicts several lots that are located in the right of way of McMahon Blvd NW and will be discussed later in the justifications. The orange color is City of Albuquerque property.



During a previous DRB action concerning a site plan on this site, Westway Homes and City staff discussed a preliminary agreement concerning the trade of properties whereby The City would receive all properties in the McMahon right of way and Westway Homes would receive the street right of ways internal to the site and the lots shown as Block 8 Lots 9 and 12. The city properties are again shaded in orange and the McMahon properties are shown in dark gray. This was a verbal agreement and was to be memorialized after completion of the DRB approval. Westway Homes intention is to pursue this exchange of properties with the City of Albuquerque after the completion of this zone change request.

### **Background**

All the subject lots are located along McMahon Blvd NW as depicted on the IDO Zone Atlas Map, page A-10-Z. In 1999, the City of Albuquerque passed Resolution 249 establishing the land use policies and goals, transit policies and The Transportation and Land use map for the Westside/McMahon Corridor of the West Side Strategic Plan(WSSP) and was later incorporated into the ABC Comp Plan in 2014 and subsequently the IDO in May 2018. This map depicts the subject properties as C-1 under the old zoning classifications and in fact had C-1 as the zone in effect. The City of Albuquerque owns lot 9 and 12 of Block 8 due to a purchase for McMahon Blvd NW right of way which was zoned C-1.

In 2014, the previous land owners applied for and were successful in requesting a zone change from C-1 to R-1, with the two City of Albuquerque lots being excluded from this change. Upon the IDO conversion in May 2018 the subject properties were zoned as R-1B to reflect the 2014 converted R-1 zoning. The City lots were zoned MX-L as the C-1 zoning remained from the previous classifications. This is shown in the map above as lots 9 and 12 and are colored in orange.

### **Proposed Zoning**

The proposed zoning request is a return to the MX-L(C-1) zoning in effect when the WSSP was amended in 1999 to reflect the continued growth on the West Side. In fact, the MX-L(C-1) for the subject property was in effect before the adjacent properties were built upon for single family housing.

### **IDO Criteria**

We respectfully request the Zone Map Amendment to MX-L based on the following review as listed in IDO Part 14-16-6-7(F)(3)

**Criteria A** The proposed zone change is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans by the city.

*The proposed zone changes are consistent with the health, safety, and welfare of the City of Albuquerque and not in conflict with the applicable Goals and Policies in the ABC Comp Plan, as amended, the MRCOG 2040 Long Range Roadway System map, nor the City of Albuquerque's IDO as shown in the following Analysis:*

## Albuquerque and Bernalillo County Comprehensive Plan, 2017

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

*The requested zone change will help facilitate the mix of uses in a neighborhood area by allowing for the potential use for townhouse development and/or low density multi-family dwellings, and neighborhood scale, non-destination commercial and retail development, thus meeting the mix of uses component.*

*In addition, the subject property is located along an identified Commuter Corridor and regional principal arterial as depicted in the MRCOG 2040 Long Range Roadway Plan, ABC Comp Plan figure 5.4 Centers and Corridors and located next to an ABC Comp Plan Identified Activity Center figure 5.2, thereby meeting the location component of this policy.*

*While recognizing that at the current time there is no site plan or use, the ABC Comp Plan and IDO are very explicit in how a future potential development will integrate and enhance the surrounding neighborhoods thru the use of landscape requirements, buffering, infrastructure, building heights and setbacks.*

- Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into sustainable patterns.

*The ABC Comp Plan recommends neighborhood scale business development that is within walking distance and/or supplies a mix of housing options. This ZMA will allow for the encouragement of smaller scale, higher density multi-family housing, job generation from neighborhood commercial development, and providing neighborhood scale retail shopping. Specifically, this policy encourages this type of development in order to increase housing density and options, and to create shopping and work places that are walkable and bike friendly along corridors in and next to centers.*

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.

*This goal is met because the subject property is located along an identified Community Corridor as defined in the ABC Comp Plan and located near an established, developing Community Activity Center and residential property to the East. The ABC Comp Plan specifically states, that*

*boundaries on maps are not official but indicate where non-residential use and/or zoning meet the edge of residential use and/or zoning, and where interrelated activities exist within walking distance of one another. The subject property does indeed meet this criteria in that it abuts residential use to the East, a commuter corridor to the north and MX-L zoned property to the south, and near the developing CNM activity Center.*

*The change to an MX-L zone will in fact create a much needed neighborhood commercial and mixed- use development that is non-destination in its intensity, while fostering a multi-use walkable shopping and work space area. In addition, this ZMA will allow greater walkable access to all the MX-L properties and a developing Activity Center at McMahan/Universe intersection from the McMahan Blvd commuter corridor. Because this is a mixed-use development zoning designation, we will be able to offer numerous choices of housing, employment, and economic development while enhancing the neighborhood use of pedestrian and bike friendly options to receive these services and thus supporting healthy lifestyles and meeting the needs of the surrounding community.*

*Additionally, mixed-use development is encouraged when they are located near intersections and Centers. The subject property is located near the Universe/McMahan intersection which has a developing Community Activity Center utilizing CNM and other large Mixed-Use tracts. The subject property abuts and acts as a buffer between residential use, commuter corridor, and MX-L property. In fact, this property abuts 2 large MX-L tracts to the south. It is the intention of Westway Homes to partner with the owner of these two parcels in order to create a mixed-use parcel that has access to both McMahan and Universe Blvd's and would be located immediately next to a developing activity center and along a commuter corridor.*

- Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*With the MX-L zone designation, this ZMA will contribute to the ABC Comp Plan goal of promoting healthy, sustainable neighborhoods because it will allow development on the subject property that meets the goals of providing a range of affordable market-rate housing options and/or development that brings jobs, services, and stores that are immediately accessible to the surrounding neighborhoods that are within walking and biking distance for the surrounding neighborhoods. Furthermore, the ZMA will contribute to and enhance the range of mixed uses available to*

*the surrounding community while maintaining a suitable transition from single-family dwellings to a designated Commuter Corridor.*

*The requested MX-L zone will encourage a range of choices in transportation, work areas, and shopping by utilizing all modes of transportation available while adding local employment to the area residents.*

- **Policy 5.4.2 West Side Jobs:** Foster employment opportunities on the West Side.

*This goal is accomplished by the neighborhood scale, non-destination commercial and shopping component of MX-L. By providing these services close to the surrounding neighborhoods, we can create jobs that can be met by the immediate area and allow for less car trip generation. The IDO has indicated that up to 25% of future job generation will be on the West Side thereby increasing the total West Side jobs from 13% to 16% of the total jobs in the Albuquerque Area. This ZMA will further those percentages.*

- **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 Open Space.

*This goal is met and furthered by providing an appropriate zone that acts as a transition between single-family housing and land that is located on a designated Regional Principal Arterial as designated by the MRCOG 2040 Long Range Roadway System plan and as a Commuter Corridor. The ABC Comp Plan subsection (f) states "Limit the location of higher-density housing and mixed-use development to areas within 1/4 mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods." This ZMA request furthers this Comp Plan goal.*

*The MX-L zone could provide mixed-use housing with low-density multi-family/townhouse options or live/work dwellings, as well as, neighborhood scale non-destination commercial and retail development located at major intersections. In addition, this ZMA will help facilitate and improve the connectivity of the surrounding community with the adjacent CNM campus and the developing Community Activity Center at Universe and McMahan.*

*In order to protect and enhance surrounding neighborhoods the IDO is explicit in its requirements for setbacks, step-downs and buffering in order to protect the health, safety, and welfare of the community.*

- Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within centers, and travel demand management.

*This goal is met by providing a mixed-use development in close proximity to the surrounding neighborhoods, CNM and a designated Activity Center. This will allow the residents to shop, work, and study in a mixed-use development center that is accessible by all modes of transportation.*

- Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

*By providing neighborhood scale development of commercial stores, employment, community services, and low-density multi-family housing options, car trip generation will be reduced and will increase the choices available to residents for multi-modal options such as walk and bike paths and a potential increase in public transportation, to meet their needs and improve the air quality of the surrounding area.*

- Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

*This policy statement can be met by the multi-family component of the MX-L zone. This can provide housing for elderly residents, live work dwellings, multi-family housing near public facilities such as CNM, and housing of a sufficient variety type to facilitate and maintain an affordable market-rate component of the local neighborhoods.*

- Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

*The explicit goal of this section is met by providing a mixed-use development that has a multi-family component to it that will help provide a transition between single-family housing and corridors. In addition, the subject property is adjacent to and abuts other MX-L properties to the south and is in close proximity to the educational facility of CNM thereby locating the housing component of MX-L near appropriate uses and services.*

*Therefore, the combination of enhanced job generation, increased housing options, reduced car trip generation, better air quality, concentration of more intense uses in and near activity centers and along corridors, walkability, and the neighborhood scale retail development will truly provide a wanted and needed improvement to the work, live, play component of city planning for the Universe/McMahon activity center and ensure the health, welfare, and safety of nearby residents.*

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

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

*The subject property is wholly located with an Area of Consistency as depicted in the ABC Comp Plan. With this designation in mind, the subject property furthers the goals of the ABC Comp Plan and strengthens the surrounding community by providing a variety of affordable market-rate housing types that meet the goals of different density types, allows for further development of transportation corridors, and assists the City in providing the local residents with employment, shopping, and commercial activity within a reduced car trip framework by utilizing anCLincreasing a walkable trail and bike path system. With the mailing of 54 notices to the surrounding residences, we received 2 calls. Both calls were of an inquisitive nature and satisfactorily answered. No further calls were received.*

*Criteria 1 is non-applicable to this request.*

*Criteria 2 is non-applicable to this request.*

*Criteria 3 is accomplished and met by the following: We believe that we have met the spirit and the intent of the ABC Comp Plan and IDO as articulated in the numerous areas highlighted and justified under Criteria A. By approving the Zone Map Amendment, we feel the City and the applicant has demonstrated a healthy and advantageous benefit of a variety of affordable market-rate housing options, job generating activities, shopping, and provide a transition between single-family development and more intense development located on an identified Enhanced Transit Corridor and near public educational facilities. On an additional note, this ZMA will provide for a transition zone*

*between a Regional Principal Arterial and Commuter Corridor and the single-family housing abutting the property to the east.*

*Another advantageous benefit to this ZMA are car trip generation will be diminished, thereby increasing air quality and providing different modes of transportation for greater options for the surrounding community to meet its everyday needs such as increased walkability, bicycle options, and a potential increase in public transit facilities.*

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

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

*This criteria is non-applicable because the subject property is located in an Area of Consistency as shown in figure 5.6 of the ABC Comp Plan, as amended.*

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

*The requested MX-L zone by its very definition is a multi-use, neighborhood specific, non-destination commercial, retail or low density multi-family/townhouse development specifically meant to mitigate and eliminate those uses that are not compatible with surrounding neighborhoods. The IDO provides for appropriate buffering, height restrictions, step-backs, landscapes, and other land use provisions to provide transitions and protections to single family housing abutting MX-L zones. We again reiterate that we have meet all the conditions necessarily laid out in the ABC Comp Plan, as listed in Criteria A.*

*Under the proposed MX-L zone, the site plan, landscape plan, grading and drainage plan, and building envelope plans submitted during the preliminary site plan process shall bind any future development as to size, scope, location, character and buffering in order to mitigate any harmful permissive uses. Conformance with all requirements of the IDO Part 14-16-4-3 that pertain to permissive uses in MX-L zone shall apply.*

All permissive uses of the MX-L zone are limited to the following from Table 4-2-1 of the IDO:

Dwelling, live-work	Light vehicle repair
Dwelling, multi-family	Paid parking lot
Assisted living facility or nursing home	Parking Structure
small Community residential facility,	Bank
medium Community residential facility,	Club or event facility
large Community residential facility,	Commercial Services
large Group home,	Medical or dental clinic
small Group home,	Office
medium Group home,	Personal or business services
Sorority or fraternity	Research facility
Adult or child day care facility	Bakery or confectionary shop
Community center or library	Farmers Market
Elementary or middle school	General Retail small
High school	Grocery store
Museum or art gallery	Solar energy generation
Parks and open space	Utility electric
Religious institution	Utility other major
Vocational school	Freestanding wireless
Community garden	Telecommunications facility
Veterinary hospital	Restaurant
Other pet services	
Health club or gym	
Residential community amenity	
Other indoor entertainment	
Hotel or motel	
Car wash	

Most permissive uses in the MX-L zone contribute to the sense of community and promote the Live, Work, Play concepts that the ABC Comp Plan and IDO contemplates in promoting the health, welfare and safety of the community. The one permissive use that could have a negative impact on the surrounding neighborhood would be the car wash component. The IDO requires at least a 50-foot setback from any residential zoned property thereby lessening the impact. By incorporating the subject property with the 2 adjoining large MX-L properties as planned, the likelihood of a carwash on the site is greatly reduced and/or could be required to be located further in on the property site and farther from the nearest residential property per IDO requirements.

**Criteria E** The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk system meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

*For this criterion, requirement 3 and 4 is met. During previous discussions with the City on previous plans, the city has required that McMahon Blvd be widen and completed to city specifications on the south side of the road from Universe Blvd to Kayenta Blvd. Upon its completion, McMahon Blvd would be a fully functioning and completed Regional Principal Arterial road. The City staff has indicated that this buildout of McMahon Blvd will be required regardless of the scope of development. During these discussions an agreement was discussed that would facilitate the transfer of those portions of the lots that are in the McMahon Blvd right of way in exchange for the rights of way to Gordon Ave, Westside Blvd, Navajo Dr and lots 9 and 12 of Block 8 that the City owns. It is also our intention to re-enter into discussions with the City as it pertains to this parcel regarding an exchange of properties, subject to the ZMA approval. Sewer and water availability will be requested from the Water Authority when appropriate, but they have indicated to us that capacity is available thru a previous availability statement.*

*In the Agency comments, MRCOG indicated that there would be no access to McMahon Blvd between Kayenta and Universe Blvds. This was due to the misunderstanding of the scope of this request. We contacted Mr. Dave Pennella at MRCOG and explained the scope and intent of this action. He indicated that upon the consolidation of all the land into a single property, a full access intersection at Atlatl would be allowed as it met the 1000 foot interval requirement by MRCOG.*

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

*As noted previously, while the main justification for this zone change is appropriate land uses, employment, housing options, and auto demand/air quality, there is a side justification due to the subject property being located on a major arterial and commuter corridor.. The applicant has proven that a preponderance of sections of the ABC Comp Plan policies that in conjunction with a location on a major arterial provide necessary transitions, buffering, jobs generation, and neighborhood scale development that benefits the immediate surrounding residents. Therefore, this criteria should be considered a secondary justification and one of many elements for this ZMA.*

**Criteria G** The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic considerations.

*As to any kind of development, whether commercial or residential, one component among many, are the economics of the project. We believe that due to the geometry of the property with its triangular shape that a partnership with the adjacent MX-L parcels will best provide the uses and access points for the properties to benefit the City, adjacent*

*neighborhoods and the property owners. Again, we would like to state that combined with the numerous ABC Comp Plan justifications outlined in Criteria A and Criteria F, the applicant has demonstrated and provided for a sound basis to justify the approval of the ZMA and we believe that the zone change will benefit the surrounding neighborhoods. Also, if there is no development of the subject property, the City of Albuquerque will be required to condemn and purchase the lots needed for the expansion of McMahon Blvd, thereby increasing the cost for the road expansion.*

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

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

*This Zone Map Amendment does not impose a spot zone or strip zone due to the fact that 2 large MX-L parcels abut a small portion of McMahon to the west of the subject properties and immediately to the south of the properties. This zone request will in fact be consistent with the 2 large MX-L parcels to the south.*

*Also, the applicant believes that due to the fact the property is adjacent to several large MX-L properties to the south, is located near a future major intersection and along a Regional Principal Arterial and Commuter Corridor, is located near an identified Activity Center, will act as a transition and buffer from adjacent single-family dwellings to the east, they have met the requirements for criteria 1. The transition requirement is met by the lower density multi-family/townhome, or live work dwelling component of the MX-L zone. In addition, the City of Albuquerque owns 2 parcels zoned MX-L, situated in the middle of the subject parcels.*

I appreciate your time and consideration in this matter and look forward to a successful outcome.

Howard Balmer  
Agent

**Included with this submittal:**

- Letter from Westway Homes, Owner of property appointing Howard Balmer as agent of record.

- Zone Atlas Map with the property clearly outlined
- Land Use map from ABC Comp Plan
- Office of the Neighborhood Coordination notice of inquiry and response
- City of Albuquerque Resolution 249. Enactment No 117-1999
- Westside/McMahon Corridor Transportation and Land Use Map 1999

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-182 Date: July 2 Time: 1:30  
Address: McMahon bldg Attal Dr.

AGENCY REPRESENTATIVES AT MEETING:

Planning: Maggie Gould  
Code Enforcement: Ricardo Vialpando  
Fire Marshall: \_\_\_\_\_  
Transportation: Mojgan 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: Zone change from R-1B to MX-2

SITE INFORMATION:

Zone: R-1B Size: 7 acres  
Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_  
Comp Plan Area Of: consistency Comp Plan Corridor: \_\_\_\_\_  
Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_  
Parking: see table 5-5-1 MR Area: \_\_\_\_\_  
Landscaping: see section 5-6 Street Trees: \_\_\_\_\_  
Use Specific Standards: see table 4-1-2 for specific uses  
Dimensional Standards: Table 5-1-1 for R-1B table 5-1-2 for MX-2

\*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:

Type of Action: Zone change  
Review and Approval Body: EPC Is this PRT a requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

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

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

NOTES: The applicant may request a zone change through a public hearing at the Environmental Planning Commission.

See Section 6-1-1 for notice requirements - The applicant must offer to meet with affected Neighborhood associations prior to submitting the zone change request see 6-4(c)

Mailed notice and e-mail notice are required prior to submittal see 6-4(k)

See 6-7(F)(3) for Review and Decision criteria for zoning change.

would need re-plan to allow commercial development

STAFF INFORMATION

February 05, 2018

TO: Howard Balmer  
FROM: Catalina Lehner, Senior Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: Project #2018-001499 (1004245), Paradise Hills Zone Change

---

I've completed a first review of the proposed zone map amendment (zone change) request. I have a few questions and some suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria (one copy) by:

**12 pm on Wednesday, September 26, 2018.**

Note: If you have trouble with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. The subject site consists of 19 lots. This is what I have for the legal description: Lots 4-9 of Block 7, Lots 10-11 and 13 of Block 8, Lot 12 of Block 9, and Lots 2-10 of Block 14, Unit 5, Paradise Hills. Is this correct?
- C. Please tell me about the project that the proposed zone change will make possible. What is the ultimate plan?
- D. The project letter should explain more about the future project and type(s) of development envisioned.
- E. Is Westway Homes planning on acquiring Lots 10 and 12, currently owned by the City?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for October is the 11<sup>th</sup>. Final staff reports will be available one week prior, on October 4<sup>th</sup>.
- D. Did you attend a pre-application review team (PRT) meeting? If so, please provide a copy of the notes for the file.
- E. Note that, if a zone change request is denied, you cannot reapply again for one year.

F. Agency comments will be distributed on Wednesday, September 19<sup>th</sup>. I will email you a copy of the comments and will forward any late comments to you.

### 3) Notification & Neighborhood Issues:

*Notification requirements for a zone change are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).*

- A. Have any neighborhood representatives or members of the public contacted you? Are you aware of any concerns? As of this writing, no one has contacted me.
- B. Please provide proof that email notification was sent to the two neighborhood contacts pursuant to 6-4(K)(4). If it wasn't sent, please send and cc me and I'll add it to the file.
- C. Please provide a buffer map showing buffering of properties within 100 feet of the subject site, exclusive of the ROW. Ex. if the ROW of a street is 50 feet, the buffer will need to show 150 feet. City Staff (Geraldine, at the reception desk) can assist with this.
- D. Based on the re-done buffer map, some parties may need to be notified who have not been. My suggestion is to get the old list and the new list, generated with the updated buffer map, and compare them side-by-side to assess if anyone was left out. If so, please notify them.

### 4) Zone Map Amendment (zone change)- General:

*Please note: I'm happy to assist you as much as I can, although I cannot write the justification or do the thinking part on behalf of a private party.*

- A. A zone change justification is all about the requirements of the zone change criteria and how a proposed project can be demonstrated to fulfill them. The merits of the project itself are not included. Neither is neighborhood support.
- B. The task is to choose applicable Goals and policies from the Comprehensive Plan and show how your request furthers (makes a reality) the chosen Goals and policies.
- C. Generally, the argument that prior zoning on the subject site that matches the zoning proposed now is not useful. It was superseded by the 2014 zone change.

### 5) Zone Map Amendment (zone change)- Concepts & Research:

- A. Responding the Sections A-J of the zone change criteria is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:
  - i. answering the questions in the customary way (see examples).
  - ii. using conclusory statements such as "because\_\_\_\_\_".
  - iii. re-phrasing the requirement itself in the response, and
  - iv. choosing an option when needed to respond to a requirement (ex. Criteria B, E, and H).
- B. Version 1 (v.1) of the zone change justification (dated August 29, 2018) is a good start but is would benefit from a strengthened policy analysis and further exploration of the classifications

of activity centers and corridors. Do you know how to query centers and corridors on the GIS system and/or how to look them up using the Comprehensive Plan?

- C. Please review a recent zone change case and note how the criteria are responded to (Project #2018-001426, online under the September 13, 2018 hearing). The Staff report explains in detail regarding why the responses are sufficient or insufficient, so please read the analysis and incorporate that into your own justification.

6) Zone Map Amendment (zone change)- Section by Section:

Please address and incorporate the following to provide a strengthened, approvable response to the zone change criteria.

- A. Criterion A (re-do): What do you mean by the WSSP as incorporated into the IDO? Where and how?
- Note that, if a Goal or policy is about activity centers, and the subject site is not in an activity center, the Goal and policy do not apply.
  - What is the Comp Plan designation for McMahon Blvd.?
  - Tip: do not choose Goals and policies that have to do with site design, because a site development plan is not a part of the request.
  - Be sure to include a conclusory statement regarding the entirety of Criterion A.
- B. Criterion B (strengthen): Please be a little more precise regarding what you mean by “affordable housing”. My guess is that it would be market rate. Though a mixed-use zone is requested, how will the mixes pan out? As a housing developer, would they be all housing? Please address the “more advantageous” component of the test.
- C. Criterion C (re-do): OK
- D. Criterion D (re-do): To properly answer this test requires a discussion of the permissive uses in the proposed zone. Please list them and discuss, with emphasis on whether or not they would be harmful to adjacent property, the neighborhood, or the community.
- E. Criterion E (strengthen and clarify): Would you enter into a development agreement with the City regarding the subject site? Please clarify. Will there be adequate infrastructure in this area of town? Why or why not?
- F. Criterion F: OK
- G. Criterion G (clarify): It seems to me that the subject site could be developed under R-1B. It’s a wholly economic argument that it cannot. Please re-phrase and explore this idea further.
- H. Criterion H (strengthen): The first part of the question is about facilitating implementation of the Comp Plan. Please respond. Also, how would the subject site function as a transition if there is R-1B zoning adjacent to the east?

NEIGHBORHOOD INFORMATION

Subject: Neighborhood Meeting Inquiry\_Mcmahan and Atlatl Dr NW\_EPC

From: vquevedo@cabq.gov

To: homefest@yahoo.com

Date: Wednesday, July 11, 2018, 1:48:01 PM MDT

Howard,

See list of affected associations below and attached regarding your scheduling of a Neighborhood Meeting. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 P NW
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 NW

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

**Sent:** Monday, July 09, 2018 9:34 AM

**To:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

July 19, 2018

Harry Henderson  
10592 Rio del Sol NW  
Albuquerque, NM 87114

Rene Horvath  
5515 Palomino Drive NW  
Albuquerque, NM 87120

Dear Harry and Rene:

**RE: Zone Change Request, Paradise Hills Unit 5, Block 7 Lots 4-9, Block 8 Lots 10-11, Block 12 Lot 12, Block 14 Lots 2-10 consisting of +/- 6.98 acres**

The purpose of this letter is to inform the Westside Coalition of Neighborhood Associations that Howard Balmer, agent for Westway Homes, owner of the above referenced properties will be submitting a request for a Zone Map Amendment to the City of Albuquerque.

The property sits along McMahon Blvd NW just to the east of Universe Dr NW and just west of Kayenta Blvd NW. The reference above is the legal description of the property and consists of antiquated platting from the 1960's.

The property was zoned C-1 for 15+ years and was depicted as such in the West Side Strategic Plan, as amended and is contiguous to 2 large parcels of C-1(MX-L) that still exist. In 2014 the previous owners applied for and received a new zone of R-1 for an approximately 24-unit single-family subdivision.

The applicant has not filed for a zone change as of this date and is reaching out to you in order to schedule a meeting to discuss this change, as per the new IDO process for the City. After this meeting, we will be filing for a return to the original C-1 (MX-L) zoning. We will follow up with you as to the time and place for the scheduled hearing with the City of Albuquerque.

Please reach out to me and schedule a meeting at a place and time of your convenience. If you should require further information or have questions before the meeting please contact me.

Sincerely,



Howard Balmer  
3205 Chandra Ln Se  
Rio Rancho, NM 87124  
505.340.4733  
homefest@yahoo.com

-----  
 COTTONWOOD  
 10701 CORRALES RD NW STE 19A  
 ALBUQUERQUE  
 NM  
 87114-9996  
 3401320127  
 07/19/2018 (800)275-8777 12:31 PM  
 -----

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 07/21/2018)	1	\$0.50
Certified (®®USPS Certified Mail #) (70153010000178624564)	1	\$3.45
Return Receipt (®®USPS Return Receipt #) (9590940238478032743423)	1	\$2.75
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 07/21/2018)	1	\$0.50
Certified (®®USPS Certified Mail #) (70153010000178629460)	1	\$3.45
Return Receipt (®®USPS Return Receipt #) (9590940227006351548739)	1	\$2.75
<b>Total</b>		<b>\$13.40</b>
Cash		\$13.50
Change		(\$0.10)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

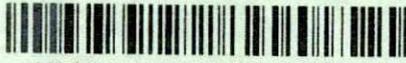
Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
[www.informedelivery.com](http://www.informedelivery.com)

7015 3010 0001 7862 4564

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
ALBUQUERQUE, NM 87120	
OFFICIAL USE	
Certified Mail Fee \$3.45	0127 18
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$2.75	
<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	07/19/2018
Total Postage and Fees \$6.70	
Sent To <u>RENE HORVATH</u>	
Street and Apt. No., or PO Box No. <u>5515 PALOMINO DR NW</u>	
City, State, ZIP+4® <u>ABQ NM 87120</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 3010 0001 7862 9460

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
ALBUQUERQUE, NM 87114	
OFFICIAL USE	
Certified Mail Fee \$3.45	0127 18
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$2.75	
<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	07/19/2018
Total Postage and Fees \$6.70	
Sent To <u>HARRY HENDERSON</u>	
Street and Apt. No., or PO Box No. <u>10592 RIO DEL SOL NW</u>	
City, State, ZIP+4® <u>ABQ NM 87114</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>												
1. Article Addressed to: HARRY HENDERSON 10592 RIO DEL SOL NW ABQ NM 87114	B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery 7/20/18											
 9590 9402 2700 6351 5487 39	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>												
	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
2. Article Number (Transfer from service label) 7015 3010 0001 7862 9460	Restricted Delivery												
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt												

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>												
1. Article Addressed to: RENE HORVATH 5515 PALOMINO DR NW ABQ NM 87120	B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery 07/20/18											
 9590 9402 3847 8032 7434 23	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>												
	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
2. Article Number (Transfer from service label) 7015 3010 0001 7862 4564	Restricted Delivery (over \$500)												
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt												

Subject: **Zone Map Amendment**

From: homefest@yahoo.com

To: hlhen@comcast.net

Cc: aboard10@juno.com

Date: Friday, August 31, 2018, 11:16:01 AM MDT

Hello Harry and Rene,

This is a follow up email to you and the Westside Coalition of Neighborhood Associations that Howard Balmer, agent for Westway Homes LLC, owner of the referenced properties, has submitted a request for a Zone Map Amendment to the City of Albuquerque.

This request involves Paradise Hills Unit 5 Block 7 lots 4-9, Block 8 lots 10-11, Block 12 lot 12, Block 14 lots 2-10 consisting of +/- 6.98 acres. These lots sit along McMahon Blvd between Universe Dr and Kayenta St. We are requesting a return to the original zoning in place for many years of MX-L (C-1) from the current R-1B put in place in 2014.

As I indicated to you in the registered letter mailed to you in July, I am following up with the notice for the scheduled meeting time.

The EPC meeting to hear this request is scheduled for October 11, 2018 at the Plaza del Sol building in the basement hearing room.

The agenda can be found at:

[EPC Agendas, Reports & Minutes](#)



### **EPC Agendas, Reports & Minutes**

View recent and past Environmental Planning Commission agendas, staff reports, and meeting minutes.

Please feel free to contact me if you have any questions or require further information.

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](mailto:striplett@cabq.gov) or at 505-768-4712 or 505-

768-4660. A facilitated meeting request must be received by September 10, 2018

Sincerely,

Howard Balmer  
3205 Chandra Ln Se  
Rio Rancho, NM 87124  
homefest@yahoo.com  
505-340-4733



# Anasazi Ridge II



## Legend

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

UNINCORPORATED AREAS

A10

601 0 300 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/18/2018 © City of Albuquerque

1: 3,606

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

## Notes

Buffer: 193ft.  
ROW: McMahon Blvd. 93ft.

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

**COLLATZ INC**  
PO BOX 2010  
CORRALES NM 87048-2010

JACKSON SHANADINE M  
6526 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87120

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

PESHLAKAI ELSIE C/O MILINCHE MERA  
6308 CALLE VIZCAYA NW  
ALBUQUERQUE NM 87114-4980

**TRUJILLO RALPH E & REYES ANGELICA**  
M  
6301 CALLE VIZCAYA NW  
ALBUQUERQUE NM 87114-4981

MILLER GARY A & REBA J  
6520 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

KREHOFF DARREN K & WALBRIDGE  
AMBER N  
6522 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

RUIZ ROY D JR & ANNETTE M  
10531 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4975

WESTWAY HOMES LLC  
11251 SAN FRANCISCO NE  
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

RODRIGUEZ NORMA  
6312 CALLE VIZCAYA NW  
ALBUQUERQUE NM 87114-4980

PEDERSON JUNE E  
6524 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

CORN STEVEN A & HEATHER E  
6528 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

WICKLIFFE DERICK L  
10601 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4977

COLLATZ-PICKARD LLC  
6300 JEFFERSON ST NE SUITE 102  
ALBUQUERQUE NM 87109

**VELASQUEZ MARGERI V**  
10624 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4984

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

HARRIS GARLAND & ROBERTS-HARRIS  
DEBORAH  
6536 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE PLAZA DEL SOL  
BLDG 2ND & ROMA NW ROOM #1  
PO BOX 1293  
ALBUQUERQUE NM 87103

JULIAN A VARGAS LLC  
218 RAY BARR RD SW  
ALBUQUERQUE NM 87105-4116

HO DAVID  
6323 CORTE ALZIRA NW  
ALBUQUERQUE NM 87114-4989

**WALLACE SEAN & RACHEL GONZALES-**  
WALLACE  
10615 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4985

VALENTINO WILLIAM JOHN & JOY E  
6516 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

**KAPURANIS FRANK T & MATIA**  
8691 E BRIARWOOD BLVD  
CENTENNIAL CO 80112-1396

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

COLLATZ INC  
PO BOX 2010  
CORRALES NM 87048-2010

PAUL ALLEN HOMES INC  
PO BOX 57060  
ALBUQUERQUE NM 87187-7060

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

**STEPHENS RAYMOND H & JOAN G**

STEPHENS TRUSTEES STEPHENS  
FAMILY TRUST  
6304 CALLE VIZCAYA NW  
ALBUQUERQUE NM 87114-4980

SOMMERS WILLIAM G & TRACEY S  
YOUNG  
10611 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4977

NELSON JEREMY J & BEGAY ORTENCIA  
E  
10619 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4985

FRANCO UBALDO JR & REGINA G  
6534 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

COLLATZ-PICKARD LLC  
6300 JEFFERSON ST NE SUITE 102  
ALBUQUERQUE NM 87109

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

GONZALES PAUL D & AMANDA K  
6319 CORTE ALZIRA NW  
ALBUQUERQUE NM 87114-4989

ORTIZ ALEX E & STEPHANIE R  
10623 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4985

JULIAN A VARGAS LLC  
218 RAY BARR RD SW  
ALBUQUERQUE NM 87105-4116

LEE JUSTIN C & KRystal R  
6305 CORTE ALZIRA NW  
ALBUQUERQUE NM 87114-4989

**TRIDO PROPERTIES LLC**

8691 E BRIARWOOD BLVD  
ENGLEWOOD CO 80112-1396

JULIAN A VARGAS LLC  
218 RAY BARR RD SW  
ALBUQUERQUE NM 87105-4116

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

VERNON GUY C & CHERYL  
10527 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4975

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC  
6300 JEFFERSON ST NE SUITE 102  
ALBUQUERQUE NM 87109

**MOLANDER TERRE L & SUSAN M**

10532 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4974

**CJ PROPERTIES LLC**

2003 SOUTHERN BLVD SE #102-2  
RIO RANCHO NM 87124-3751

**PAUSTIAN SAMANTHA A & URIZAR**

FRANCO E  
10609 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4985

HARPER BOBBY E  
10615 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4977

MILLER RANDY & ELEANOR R  
6518 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

**UHLES ERIN R**

10620 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4984

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC  
11251 SAN FRANCISCO BLVD NE SUITE  
A  
ALBUQUERQUE NM 87122-3454

**KEANE THOMAS J & RACHEL A**

10605 CALLE MERIDA NW  
ALBUQUERQUE NM 87114-4985

**LEVI ASALIYEN YAEL**

6300 CALLE VIZCAYA NW  
ALBUQUERQUE NM 87114-4980

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

COLLATZ INC  
PO BOX 2010  
CORRALES NM 87048-2010

GALETTO THOMAS J JR & SHELLY A  
10523 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4975

PAUL ALLEN HOMES INC  
PO BOX 57060  
ALBUQUERQUE NM 87187-7060

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC  
11251 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87122-3454

MOYA ANTHONY  
6315 CORTE ALZIRA NW  
ALBUQUERQUE NM 87114-4989

BEDER JOEL D  
11561 RABAUL DR  
CYPRESS CA 90630

**GARCIA AMADEO & EMILY**  
6309 CORTE ALZIRA NW  
ALBUQUERQUE NM 87114-4989

**CLAUSEN ERIKA K**  
10605 CALLE GANDIA NW  
ALBUQUERQUE NM 87114-4977

PHILLIPS SANDRA C  
6530 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

**EVANS ERIC L & ANGEL L**  
6552 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

GONZALEZ NORMAN FRITZ  
6550 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

REYES JAIME J & ALLEN ELAINE N  
6548 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

RUSSELL GINGER L  
6546 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

**MONDRAGON ABELARDO A & IDA L**  
6544 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

SANDOVAL CHRISTOPHER H & LYDIA  
6542 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114-6107

GUERIN MAURICE MICHAEL & CHERYL  
LYNN  
6540 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114

FLORES LANCE & DESIREE B  
6538 BASKET WEAVER AVE NW  
ALBUQUERQUE NM 87114



**Certificate Of Mailing**

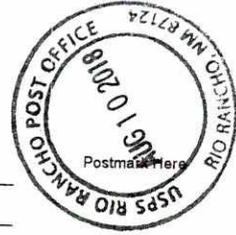
To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



**HOWARD BALMER**  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To:

*BOBBY HARPER*  
*10615 Calle Gaudin*  
*ABQ Nm 87114*

*1st mailing*



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

To:

ROY & ANNETTE RUIZ  
10531 CALLE GRANDIA NW  
ABQ NM 87114

Postmark Here



Postmark Here

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

To:

DERRICK WICKLIFFE  
10601 Calle Grandia NW  
ABQ NM 87114

Postmark Here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

To:

JDEL BENEEN  
11561 CABUL BL  
CYPRUS CA 90630

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

To:

BADIEL GARCIA & ERIKA CLAUSE  
10605 Calle Grandia NW  
ABQ NM 87114

Postmark Here



To pay fee, affix stamps or meter postage here.

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

To:

WILLIAM AND TRACY YOUNG  
10611 Calle Grandia NW  
ABQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To: ELSIE PESHLAKI c/o MERA MILLER
6308 Calle VIZCAYA NW
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here.



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To: GUY & CHERYL VERNON
10527 Calle GARDIA NW
ABQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



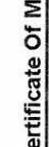
To: Jeremy NELSON & ORTENCIA
10619 Calle merida nm
ABQ Nm 87124

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668

To: THOMAS & SHELLY GALETTI
10523 Calle GARDIA NW
ABQ Nm 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To: ALEX & STEPHANIE ORTIZ
10623 CALLE MERIDA NW
ABQ Nm 87114

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668

To: THOMAS & SHELLY GALETTI
10523 Calle GARDIA NW
ABQ Nm 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To:

COLLATE-PICHAUD LLC  
6300 Jefferson St NE  
ASQ NM 87110

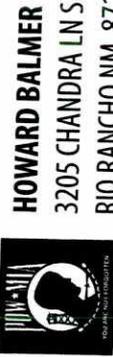
PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

Pavi and Amanda Gonzalez  
6319 Corte Alzina NW  
ASQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To:

DAVID HO  
6323 CORTE ALZINA NW  
ASQ NM 87114

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

To pay fee, affix stamps or meter postage here.



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668

NORMA RODRIGUEZ  
6312 Calle VIZCAYA NW  
ASQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124



To:

ANTHONY MOYA  
6315 CORTE ARIZONA NW  
ASQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To: DARREN KROHOFF & AMER WALBRIDGE  
4522 Basket Weaver NW  
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here.

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From:

HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To: WILLIAM AND JOY VALENZANO  
6516 Basket Weaver NW  
ABQ NM 87114

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



Certificate Of Mailing

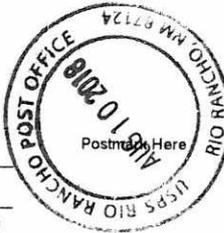
To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To: GARY & REBA MILLER  
6520 Basket Weaver NW  
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here.

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From:

HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To: JULIAN A VARGAS LLC  
218 RAY BARR RD SW  
ABQ NM 87105

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124-3668



To: RANDY & ELENOR MILLER  
6578 Basket Weaver NW  
ABQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To:

SANDRA PHILLIPS
6530 Basket Weaver NW
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here

Certificate Of Mailing
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To:

SHANASINE JACKSON
6526 Basket Weaver NW
ABQ NM 87114

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To:

PAUL ALLEN HOMES
6532 Basket Weaver NW
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here

Certificate Of Mailing
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To:

JUNE PEDERSON
6524 Basket Weaver NW
ABQ NM 87124

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:



HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To:

STEVEN & HEATHER CORN
6528 Basket Weaver NW
ABQ NM 87114

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124



To: CHRISTOPHER & LYDIA SANDOVAL
6542 BASKET WEAVER NW
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124

To: GALLAN HARRIS & BEBORAH
ROBERTS-HARRIS
6536 BASKET WEAVER NW
ABQ NM 87114

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124



To: MAURICE & CHERYL LYNN GUERTIN
6540 BASKET WEAVER NW
ABQ NM 87114

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

To pay fee, affix stamps or meter postage here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124-3668



To: REGINA FRANCO
6534 BASKET WEAVER NW
ABQ NM 87114

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here

From: HOWARD BALMER
3205 CHANDRA LN SE
RIO RANCHO NM 87124



To: LANCE & DESIREE FLORES
6538 BASKET WEAVER NW
ABQ NM 87114

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

To: JAMIE REYES & ELAINE ALLEN  
 6578 Basket Weaver NW  
 APO NM 87114

From: HOWARD BALMEN  
 3205 CHANDRA LN SE  
 RIO RANCHO NM 87124



**UNITED STATES POSTAL SERVICE**  
 Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
 This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here.

To: DASILVOS DEVELOPMENT  
 6319 MENAUL BLVD NE  
 APO NM 87110

From: HOWARD BALMEN  
 3205 CHANDRA LN SE  
 RIO RANCHO NM 87124



**UNITED STATES POSTAL SERVICE**  
 Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
 This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here.

**UNITED STATES POSTAL SERVICE**  
 Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
 This form may be used for domestic and international mail.

From: HOWARD BALMEN  
 3205 CHANDRA LN SE  
 RIO RANCHO NM 87124

To: NORMAN GONZALEZ  
 6550 Basket Weaver NW  
 APO NM 87114



**UNITED STATES POSTAL SERVICE**  
 Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
 This form may be used for domestic and international mail.

From: HOWARD BALMEN  
 3205 CHANDRA LN SE  
 RIO RANCHO NM 87124

To: VBAUDO & DA MONTAGNON  
 6578 Basket Weaver NW  
 APO NM 87114



To pay fee, affix stamps or meter postage here.



**UNITED STATES POSTAL SERVICE**  
 Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
 This form may be used for domestic and international mail.

From: HOWARD BALMEN  
 3205 CHANDRA LN SE  
 RIO RANCHO NM 87124

To: GUDGEN RUSSELL  
 6578 Basket Weaver NW  
 APO NM 87114



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: ABELARDO & IDA MONDRAGON  
6544 BASKET WEAVER NW  
ABQ NM 87114



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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: ASALIYEN VAEL LEVI  
6300 CALLE VIZCAYA NW  
ABQ NM 87114



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

2nd mailing



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: JUSTIN LEE & KRISTAL LEE  
6305 CORTE ALZIRA NW  
ABQ NM 87114



1000



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

To pay fee, affix stamps or meter postage here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124  
To: SARIN CHLES  
10620 CALLE MERIDA NW  
ABQ NM 87114

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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124  
To: SAMANTHA RIVINGTON FICANCO  
10609 CALLE MERIDA NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124  
To: AMARDO & EMILY GARCIA  
6309 Corte ALZIRA NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here

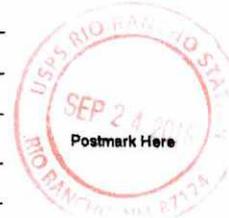


Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124  
To: TRIDO PROPERTIES LLC  
8691 E BRIARWOOD BLVD  
ENGLEWOOD CO 80112

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



To pay fee, affix stamps or meter postage here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124  
To: CJ PROPERTIES LLC  
2003 SOUTHERN BLVD SE  
#102-2  
RIO RANCHO NM 87124

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



To pay fee, affix stamps or meter postage here



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: THOMAS & RACHEL KEANE  
10605 Calle McIidaq NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: FLANK & MARIA KAPUKANIS  
8691 E BRIARWOOD BLVD  
CENTENNIAL CO 80112

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



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: ERIC & ANGEL EVANS  
6552 BASKET WEAVER AVE NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: TERRE & SUSAN MOLANDER  
10532 Calle Gandia NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: RAYMOND & JOAN STEPHENS  
6304 CALLE VIRCAYA NW  
ABQ NM 87114

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



To pay fee, affix stamps or meter postage here.



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

HOWARD BAUMEN  
3205 CHAPARRA LN SE  
RIO RANCHO NM 87124

To:

MARGERI VECASQUEZ  
10624 CALLE MERIDA NW  
ABQ NM 87114



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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

HOWARD BAUMEN  
3205 CHANDRA W SE  
RIO RANCHO NM 87124

To:

COLLATE INC  
PO BOX 2010  
CONRALES NM 87048



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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

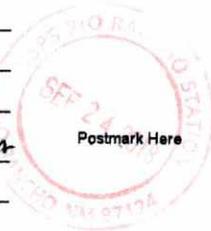
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

HOWARD BAUMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To:

RALPH TRUILLO & ANGELICA REYES  
6301 CALLE VIZCAYA NW  
ABQ NM 87114



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



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

HOWARD BAUMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To:

SEAN WALLACE & RACHEL GONZALES-WALLACE  
10615 CALLE MERIDA NW  
ABQ NM 87114



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



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: PAUL ALLEN HOMES  
P.O. BOX 57060  
ABQ NM 87187

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

1000



U.S. POSTAGE PAID  
FORM LETTER  
ALBUQUERQUE, NM  
SEP 27, 18  
87114  
\$1.40  
AMOUNT  
R2304Y122697-10



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HOWARD BALMEN  
3205 CHANDRA LN SE  
RIO RANCHO NM 87124

To: CITY OF ALBUQUERQUE  
PLAZA DEL SOL BLDG 2  
ROMA NW Room 1  
P.O. BOX 1293 ABQ NM 871

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

1000



U.S. POSTAGE PAID  
FORM LETTER  
ALBUQUERQUE, NM  
SEP 27, 18  
87114  
\$1.40  
AMOUNT  
R2304Y122697-10