



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

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

### APPLICATION INFORMATION

|  |                  |   |
|--|------------------|---|
| Applicant: <b>City of Albuquerque</b>  |                  | Phone:  |
| Address:   |                  | Email:  |
| City:  | State:           | Zip:  |
| Professional/Agent (if any): <b>City of Albuquerque Planning Department / Urban Design &amp; Development</b> |                  | Phone: <b>505-924-3860</b>                                |
| Address: <b>600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor</b>   |                  | Email: <a href="mailto:abcto@cabq.gov">abcto@cabq.gov</a> |
| City: <b>Albuquerque</b>   | State: <b>NM</b> | Zip: <b>87102</b>   |
| Proprietary Interest in Site: <b>N/A</b>   |                  | List <u>all</u> owners: <b>N/A</b>                        |

### BRIEF DESCRIPTION OF REQUEST

**IDO Annual Update, city-wide**

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

|                                  |                     |                             |
|----------------------------------|---------------------|-----------------------------|
| Lot or Tract No.: <b>various</b> | Block:              | Unit:                       |
| Subdivision/Addition:            | MRGCD Map No.:      | UPC Code:                   |
| Zone Atlas Page(s):              | Existing Zoning:    | Proposed Zoning:            |
| # of Existing Lots:              | # of Proposed Lots: | Total Area of Site (acres): |

### LOCATION OF PROPERTY BY STREETS

|                      |          |      |
|----------------------|----------|------|
| Site Address/Street: | Between: | and: |
|----------------------|----------|------|

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

**1001620**

|  |   |
|--|---|
| Signature:                                 | Date: <b>7/25/2019</b>  |
| Printed Name: <b>Mikaela Renz-Whitmore</b> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

### FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
|              |        |      |              |        |      |
|              |        |      |              |        |      |
|              |        |      |              |        |      |

|                       |            |
|-----------------------|------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature:      | Date:      |
|                       | Project #  |

**Form Z: Policy Decisions**

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

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

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

Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Letter of authorization from the property owner if application is submitted by an agent

N/A Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

N/A 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) – IDO Annual Update**

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

N/A Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing **City-wide IDO Text Amendment**

**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

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

Signature:



Date: 7/25/2019

Printed Name: Mikaela Renz-Whitmore

Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



# CITY OF ALBUQUERQUE

## PLANNING DEPARTMENT

Plaza Del Sol Building, Suite 300  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102



Timothy M. Keller, Mayor

July 25, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Chair Serrano,

The Integrated Development Ordinance (IDO) became effective just over one year ago; as required, we are submitting the first annual update to the Integrated Development Ordinance (IDO) for the Environmental Planning Commission's review and recommendation to the City Council, the City's ultimate planning and zoning authority.

PO Box 1293

Albuquerque

NM 87103

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

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO has an annual update process built into its regulatory framework. As this is the first annual update, there are a notable number of both minor and more substantial changes proposed. Over the course of the first year that the IDO was effective, staff collected approximately 200 minor adjustments to language to improve the clarity and intended implementation of the adopted regulations. These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of "Proposed Technical Edits." More substantial changes were also requested by a variety of stakeholders and are proposed as amendments sponsored by a City Councilor, compiled as individual "Amendments." Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. These two documents are the main body of the application for Amendments to IDO Text.

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the Council's recommendations, and is now submitting the proposed amendments for EPC's review and recommendation in September. A detailed staff analysis of the amendments will be timely submitted to the EPC, which will include an analysis of the decision criteria set forth in IDO Subsection 14-16-6-7(D)(3).

Annual updates were reviewed at public meetings in May and June 2019. Planning staff held a series of 15 meetings focusing on each part of the IDO in sequence. There was a daytime and an evening meeting on each topic area that covered the same material – the most significant changes to content followed by discussion of the less substantive technical edits. Meeting participants were invited to review posters of the proposed amendments and indicate the topics they supported, opposed, or had questions about. There were also three Open House meetings, one on a Friday afternoon and two on Saturdays, where individuals could come ask questions and offer suggestions on any aspect of the IDO. A final open house will be held on Saturday, August 10, at the West Mesa Community Center, to allow the public to review, ask questions, and make comments about the proposed changes prior to the EPC hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Brennon Williams". The signature is written in a cursive, somewhat stylized font.

Brennon Williams, Interim Director  
Planning Department

July 25, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102



Dear Chair Serrano,

Please accept this letter of justification, required by IDO Subsection 14-16-6-7(D)(3)(a), of the request for a Text Amendment to the Integrated Development Ordinance (IDO), submitted for the Environmental Planning Commission's review and recommendation to the City Council as part of the annual update required by IDO Subsection 14-16-6-3(D).

The IDO is the regulatory tool to realize and implement the "Centers and Corridors" community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") in a coordinated, city-wide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City's Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City's designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual (DPM), currently under City review.

The IDO annual update process was established to require a regular cycle for discussion among residents, City staff, businesses, and decision-makers to consider any needed changes that were identified over the course of the year. As this is the first annual update, there are a notable number of both minor and more substantial changes proposed. Over the course of the first year that the IDO was effective, staff collected approximately 300 minor adjustments to language to improve the clarity and intended implementation of the adopted regulations. These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of "Proposed Technical Edits." More substantial changes were also requested by a variety of stakeholders and are proposed as amendments sponsored by a City Councilor, compiled as individual "Amendments." Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. These two documents are the main body of the application for Amendments to IDO Text.

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC's review and recommendation in September. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO Subsection 14-16-6-7(D)(3).

- 1) These proposed amendments to the IDO text are consistent with the spirit and intent of the ABC Comp Plan and other policies and plans adopted by the City Council.

- 2) None of the proposed text amendments to the IDO text apply to a single lot or development project. They would affect property city-wide.
- 3) These proposed amendments to the IDO text are required because of changed conditions or circumstances in all or a significant portion of the city, and the changes are required in order to promote economic growth and investment in the City as a whole that will not create material risks to the public health, safety, and general welfare.

**Review and Decision Criterion 14-16-6-7(D)(3)(a)**

These proposed amendments to the IDO text are consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. The City Council amendments, in particular, are consistent with adopted policies to protect and enhance the quality of the City's unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

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

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

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

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.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

**Review and Decision Criterion 14-16-6-7(D)(3)(b)**

These proposed amendments to the IDO text include changes to regulations that apply city-wide and generally clarify how to read and apply provisions in the IDO. None of the proposed text amendments to the IDO text apply to a single lot or development project. Where there are changes that apply to a narrower portion of the city, such as in select Centers and Corridors, the change is supported by Comprehensive Plan policies cited above. These are noted in the Proposed Technical Edits and Amendments, where relevant. In other instances, there are changes that would apply across a particular zone district or for all approvals of a certain type. Because of this, the proposed amendments are legislative in nature.

**Review and Decision Criterion 14-16-6-7(D)(3)(c)**

These proposed amendments to the IDO text are required because of changed conditions or circumstances in all or a significant portion of the city, and the changes are required in order to promote economic growth and investment in the City as a whole that will not create material risks to the public health, safety, and general welfare.

At the time of adoption of the IDO in November 2017, City Council allowed a 6-month period after adoption before the plan became effective. During this period of time, the project team gathered comments from City staff and the public about errors and omissions that should be addressed to make the IDO clearer and easier to use and administer. There were 13 exhibits adopted by City Council on April 2, 2018 and one additional exhibit adopted on April 7, 2018.

After the first year of implementation of the IDO as the City's new land use and zoning framework, the project team compiled approximately 200 technical edits to further improve the clarity and facilitate implementation of the IDO. These proposed amendments to the IDO text are in direct response to the changed condition of operating under this new set of regulations, which takes some time to see how effective they are and how they can be improved to further the vision for growth and development outlined in the Comp Plan.

These proposed amendments to the IDO text are also required to promote economic growth and investment in the City as a whole. The proposed changes respond to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes in market demands for housing and business needs, coupled with the imperative of protecting existing neighborhoods are addressed in the proposed edits and amendments.

Sincerely,



Mikaela Renz-Whitmore, Long Range Planning Manager  
Planning Department

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

|   |                               |                      |
|---|-------------------------------|----------------------|
| PA#: <u>19-214</u>                                      | Received By: <u>J Delgado</u> | Date: <u>7.10.19</u> |
| APPOINTMENT DATE & TIME: <u>July 15, 2019 @ 2:00 pm</u> |                               |                      |

Applicant Name: CABQ Planning Dept Phone#: 505-924-3844 Email: abctoz@cabq.gov

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: N/A Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Previous case number(s) for this site: N/A

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: N/A

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

### LOCATION OF REQUEST:

Physical Address: Citywide Zone Atlas Page (Please identify subject site on the map and attach) \_\_\_\_\_

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

IDO Text Amendment- 2019 Annual IDO Update

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Please review application process and procedures for a Text Amendment to the IDO.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-266 Date: 7/15/19 Time: 2:00 pm

Address: Citywide

AGENCY REPRESENTATIVES AT MEETING:

Planning: Leah Rumpf

Code Enforcement: \_\_\_\_\_

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

Transportation: \_\_\_\_\_

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: IDD Text Amendment - 2019 Annual IDO update

SITE INFORMATION:

Zone: NIA Size: NIA

Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_

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

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

Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

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

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: All

*\*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: Review & Recommendation

Review and Approval Body: Exp/Plan Comm Is this PRT a requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-216 Date: 7/15/19 Time: 2:00 PM

Address: City-wide

NOTES:

Amendment to IDO Text - 6-7(d), p. 421

See Table 6-1-1, p. 328

# Part 14-16-6 Administration and Enforcement

## 6-1 PROCEDURES SUMMARY TABLE

Table 6-1-1 lists the types of development applications authorized by this IDO. For each type of application, the table indicates what type of notice is required, whether pre-application meetings with Planning staff or Neighborhood Associations are required, which City bodies review and make a decision on the application, and in which cases a public meeting is held or a public hearing is required. At a public meeting, the reviewing body may or may not allow public comment at its discretion; at a public hearing, public testimony is allowed, and a record of the proceeding is created.

Table 6-1-1: Summary of Development Review Procedures

X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend AD = Appeal Review and Decision [ ] = Public Meeting < > = Public Hearing

| Section  | Public Notice |        |             |                 |             | Mtgs.           |              | Review and Decision-making Bodies |     |     |      |      |      |              | Specific Procedures |
|--|---------------|--------|-------------|-----------------|-------------|-----------------|--------------|-----------------------------------|-----|-----|------|------|------|--------------|---------------------|
|  | 6-4(K)        |        |             |                 |             | 6-4(B)          | 6-4(C)       | 6-2                               |     |     |      |      |      |              |                     |
|  | Published     | Mailed | Posted Sign | Electronic Mail | Web Posting | Pre-application | Neighborhood | City Staff                        | ZME | DRB | LC   | EPC  | LUHO | City Council |                     |
| <b>Administrative Decisions</b>                        |               |        |             |                 |             |                 |              |                                   |     |     |      |      |      |              |                     |
| Archaeological Certificate                             |               |        |             |                 |             |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(A)              |
| Declaratory Ruling                                     |               |        |             |                 |             |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(B)              |
| Grading, Drainage, or Paving Approval                  |               |        |             |                 |             |                 |              | D <sup>[3]</sup>                  |     |     |      |      |      |              | 6-5(C)              |
| Historic Certificate of Appropriateness – Minor        |               |        | X           | X               |             |                 |              | D                                 |     |     | <AD> |      | <AR> | <AD>         | 6-5(D)              |
| Impact Fee Assessment                                  |               |        |             |                 |             |                 |              | D                                 |     |     |      | <AD> | <AR> | <AD>         | 6-5(E)              |
| <b>Sign Permit</b>                                     |               |        |             |                 |             |                 |              |                                   |     |     |      |      |      |              |                     |
| Permit   |               |        |             | X               | X           |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(F)              |
| Alternative Signage Plan                               |               |        | X           | X               | X           |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(F)              |
| Site Plan – Administrative                             |               |        | X           | X               |             |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(G)              |
| Surface Disturbance Permit                             |               |        |             |                 |             |                 |              | D <sup>[3]</sup>                  |     |     |      |      |      |              | 6-5(H)              |
| Temporary Use Permit                                   |               |        |             |                 |             |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(I)              |
| Wall or Fence Permit – Minor                           |               |        |             | X               | X           |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(J)              |
| Wireless Telecommunications Facility Approval          |               | X      |             |                 |             |                 |              | D                                 |     |     |      |      | <AR> | <AD>         | 6-5(K)              |
| <b>Decisions Requiring a Public Meeting or Hearing</b> |               |        |             |                 |             |                 |              |                                   |     |     |      |      |      |              |                     |
| Conditional Use Approval                               | X             | X      | X           | X               | X           | X               | X            | R                                 | <D> |     |      |      | <AR> | <AD>         | 6-6(A)              |
| Demolition Outside of an HPO                           | X             | X      | X           | X               | X           | X               | X            | R                                 |     |     | <D>  |      | <AR> | <AD>         | 6-6(B)              |
| Expansion of Nonconforming Use or Structure            |               | X      | X           | X               | X           | X               | X            | R                                 | <D> |     |      |      | <AR> | <AD>         | 6-6(C)              |
| Historic Certificate of Appropriateness – Major        | X             | X      | X           | X               | X           | X               |              | R                                 |     |     | <D>  |      | <AR> | <AD>         | 6-6(D)              |
| Historic Design Standards and Guidelines               | X             | X      | X           | X               | X           | X               |              | R                                 |     |     | <D>  |      | <AR> | <AD>         | 6-6(E)              |

**Table 6-1-1: Summary of Development Review Procedures**  
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend  
 AD = Appeal Review and Decision [ ] = Public Meeting < > = Public Hearing

| Section   | Public Notice    |        | Mtgs.            |                 | Review and Decision-making Bodies |                 |              |                           |     |     |     | Specific Procedures |      |                             |        |
|---|------------------|--------|------------------|-----------------|-----------------------------------|-----------------|--------------|---------------------------|-----|-----|-----|---------------------|------|-----------------------------|--------|
|   | 6-4(K)           |        |                  |                 |                                   | 6-4(B)          | 6-4(C)       | 6-2                       |     |     |     |                     |      |                             |        |
| Application Type                                    | Published        | Mailed | Posted Sign      | Electronic Mail | Web Posting                       | Pre-application | Neighborhood | City Staff <sup>(1)</sup> | ZHE | DRB | LC  | EPC                 | LUHO | City Council <sup>(2)</sup> |        |
| Master Development Plan                             | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     |     | <D>                 | <AR> | <AD>                        | 6-6(F) |
| Site Plan – DRB                                     | X                | X      | X                | X               | X                                 | X               | X            | R                         |     | [D] |     |                     | <AR> | <AD>                        | 6-6(G) |
| Site Plan – EPC                                     | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     |     | <D>                 | <AR> | <AD>                        | 6-6(H) |
| Subdivision of Land – Minor                         |                  |        |                  | X               | X                                 |                 |              | R                         |     | [D] |     |                     | <AR> | <AD>                        | 6-6(I) |
| Subdivision of Land – Major                         |                  |        |                  |                 |                                   |                 |              |                           |     |     |     |                     |      |                             |        |
| Preliminary Plat                                    | X                | X      | X                | X               | X                                 | X               |              | R                         |     |     |     |                     | <AR> | <AD>                        | 6-6(J) |
| Final Plat  | X                |        |                  |                 | X                                 |                 |              | R                         |     | [D] |     |                     | <AR> | <AD>                        | 6-6(J) |
| Vacation of Easement or Right-of-way                |                  |        |                  |                 |                                   |                 |              |                           |     |     |     |                     |      |                             |        |
| Vacation of Easement or Right-of-way – City Council | X                | X      | X                | X               | X                                 |                 | X            | R                         |     | <R> |     |                     |      | <D>                         | 6-6(K) |
| Vacation of Easement or Right-of-way – DRB          | X <sup>(4)</sup> | X      | X <sup>(4)</sup> | X               | X                                 |                 | X            | R                         |     | <D> |     |                     | <AR> | <AD>                        | 6-6(K) |
| Variance  |                  |        |                  |                 |                                   |                 |              |                           |     |     |     |                     |      |                             |        |
| Variance – DRB                                      |                  |        |                  | X               | X                                 |                 | X            | R                         |     | <D> |     |                     | <AR> | <AD>                        | 6-6(L) |
| Variance – EPC                                      | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     |     | <D>                 | <AR> | <AD>                        | 6-6(M) |
| Variance – ZHE                                      | X                | X      | X                | X               | X                                 |                 | X            | R                         | <D> |     |     |                     | <AR> | <AD>                        | 6-6(N) |
| Wireless Telecommunications Facility Waiver         | X                | X      | X                | X               | X                                 |                 |              | R                         |     |     |     | <D>                 | <AR> | <AD>                        | 6-6(O) |
| Policy Decisions                                    |                  |        |                  |                 |                                   |                 |              |                           |     |     |     |                     |      |                             |        |
| Adoption or Amendment of Comprehensive Plan         | X                | X      |                  |                 | X                                 | X               |              | R                         |     |     |     | <R>                 |      | <D>                         | 6-7(A) |
| Adoption or Amendment of Facility Plan              | X                | X      |                  | X               | X                                 | X               |              | R                         |     |     |     | <R>                 |      | <D>                         | 6-7(B) |
| Adoption or Amendment of Historic Designation       | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     | <R> |                     |      | <D>                         | 6-7(C) |
| Amendment to IDO Text                               | X                | X      |                  |                 | X                                 | X               |              | R                         |     |     |     | <R>                 |      | <D>                         | 6-7(D) |
| Annexation of Land                                  | X                | X      | X                | X               | X                                 | X               |              | R                         |     |     |     | <R>                 |      | <D>                         | 6-7(E) |
| Zoning Map Amendment – EPC                          | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     |     | <D>                 | <AR> | <AD>                        | 6-7(F) |
| Zoning Map Amendment – Council <sup>(5)</sup>       | X                | X      | X                | X               | X                                 | X               | X            | R                         |     |     |     | <R>                 |      | <D>                         | 6-7(G) |

[1] May include City Planning Department staff, Design Review Team, Historic Preservation Planner, Impact Fee Administrator, Floodplain Administrator, City Engineer, Parks and Recreation Department, or others, depending on the type of application involved and delegation of responsibilities granted.  
 [2] When a LUHO decision on an appeal is reviewed by City Council, Council will only hold a hearing if it does not uphold the LUHO decision.  
 [3] See DPM for more details. Appeals go to the DPM Technical Standards Committee.  
 [4] Vacations of easements do not require published or posted sign notice.  
 [5] Includes creation or amendment of text or map for APO, CPO, or VPO Zones.

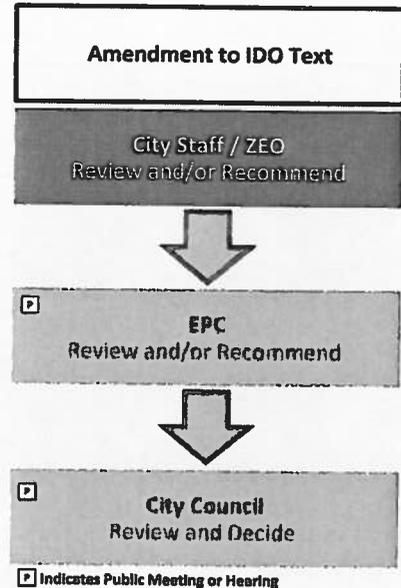
**6-7(D) AMENDMENT TO IDO TEXT**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-7(D).

**6-7(D)(1) Applicability**

This Subsection 14-16-6-7(D) applies to all applications to amend the text of this IDO, except for the following:

- 6-7(D)(1)(a) Applications to create or amend the text of a Character Protection Overlay zone or View Protection Overlay zone, which are processed as part of a Zoning Map Amendment – Council pursuant to Subsection 14-16-6-7(G).
- 6-7(D)(1)(b) Applications to create or amend a Historic Protection Overlay zone, which are processed pursuant to Subsection 14-16-6-7(C).



**6-7(D)(2) Procedure**

- 6-7(D)(2)(a) The City Planning Department staff shall review the application, including any specific regulations applicable to a proposed Overlay zone, and forward a recommendation to the EPC pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(D)(2)(b) If the proposed change includes any change to the process of designating HPO zones or landmark structures or sites (as opposed to an amendment to the boundaries or standards applicable in a specific HPO zone), the LC staff planner shall review and submit staff comments to the EPC pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(D)(2)(c) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(D)(2)(d) The City Council shall conduct a public hearing and shall make a decision on the application pursuant to all applicable provision of Section 14-16-6-4 (General Procedures).

**6-7(D)(3) Review and Decision Criteria**

An application for an Amendment to IDO Text shall be approved if it meets all of the following criteria:

- 6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

6-7(D)(3)(b) The change to the IDO text does not apply to a single lot or development project.

6-7(D)(3)(c) The proposed amendment also meets any of the following criteria:

1. The change to the IDO text is required because of changed conditions or circumstances in all or a significant portion of the city.
2. The change to the IDO text is required in order to address a new or unforeseen threat to the public health, safety, and welfare.
3. The change to the IDO text is required in order to promote economic growth and investment in the City as a whole that will not create material risks to the public health, safety, and general welfare.

**City Council Amendments to the Integrated Development Ordinance (IDO)**

2019 IDO Annual Update

Submitted July 24, 2019

| Amendment | Title   | IDO Section(s)   |
|-----------|---|--|
| A         | Barbed Wire                                     | <ul style="list-style-type: none"> <li>• 5-7 Walls and Fences</li> <li>• 6-8 Nonconformities</li> </ul>                            |
| B         | Cannabis Retail, Cultivation, and Manufacturing | <ul style="list-style-type: none"> <li>• 4-2 Use Table</li> <li>• 4-3 Use Specific Standards</li> <li>• 7-1 Definitions</li> </ul> |
| C         | Civil Enforcement Procedures                    | <ul style="list-style-type: none"> <li>• 6-9 Violations, Enforcements, and Penalties</li> </ul>                                    |
| D         | Cluster Development                             | <ul style="list-style-type: none"> <li>• 4-3 Use Specific Standards</li> <li>• 7-1 Definitions</li> </ul>                          |
| E         | Contextual Standards                            | <ul style="list-style-type: none"> <li>• 5-1 Dimensional Standards</li> </ul>  |
| F         | Cottage Development                             | <ul style="list-style-type: none"> <li>• 4-3 Use-specific Standards</li> </ul>   |
| G         | Drive-Through                                   | <ul style="list-style-type: none"> <li>• 5-5 Parking and Loading</li> </ul>  |
| H         | General Retail Small                            | <ul style="list-style-type: none"> <li>• 4-3 Use Specific Standards</li> <li>• 7-1 Definitions</li> </ul>                          |
| I         | To the Maximum Extent Practicable               | <ul style="list-style-type: none"> <li>• Multiple</li> </ul>   |
| J         | MX-M Liquor Retail                              | <ul style="list-style-type: none"> <li>• 4-2 Use Table</li> <li>• 4-3 Use Specific Standards</li> </ul>                            |
| K         | Neighborhood Edge                               | <ul style="list-style-type: none"> <li>• 5-9 Neighborhood Edge</li> </ul>  |
| L         | Non-Residential Zone Standards                  | <ul style="list-style-type: none"> <li>• 5-7 Walls and Fences</li> <li>• 5-11 Building Design</li> </ul>                           |
| M         | North 4 <sup>th</sup> CPO                       | <ul style="list-style-type: none"> <li>• Section 3 Overlays</li> </ul>   |
| N         | NR-C  | <ul style="list-style-type: none"> <li>• 4-2 Use Table</li> <li>• 4-3 Use Specific Standards</li> </ul>                            |
| O         | Outdoor Dining                                  | <ul style="list-style-type: none"> <li>• 4-3 Use-specific Standards</li> </ul>   |
| P         | Primary Building Frontage Requirement           | <ul style="list-style-type: none"> <li>• 5-1 Dimensional Standards</li> </ul>  |
| Q         | Procedures                                      | <ul style="list-style-type: none"> <li>• 6-4 General Procedures</li> </ul>   |
| R         | Site Lighting                                   | <ul style="list-style-type: none"> <li>• 5-8 Outdoor Lighting</li> </ul>   |
| S         | Stub Streets and Cul-de-Sacs                    | <ul style="list-style-type: none"> <li>• 5-3 Access and Connectivity</li> </ul>  |
| T         | Transit Parking Reduction                       | <ul style="list-style-type: none"> <li>• 5-5 Parking and Loading</li> </ul>  |
| U         | West Central VPO                                | <ul style="list-style-type: none"> <li>• Section 3 Overlays</li> </ul>   |

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**CITY OF ALBUQUERQUE**  
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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director**  
**Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Pat Davis, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Barbed Wire Regulations**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The proposed changes to the IDO's barbed wire regulations are intended to address safety issues expressed by commercial property owners while still protecting aesthetics in residential and open space areas. First, this amendment will allow for barbed wire or similar materials in all of the Non-Residential zones under two conditions. The first condition is that the barbed wire in these zones can't be visible from a City park or trail or Major Public Open Space. The second condition is that the wall or fence with barbed wire will be required to be set back 5 feet and be a minimum of 6 feet tall when the wall or fence faces a street. These dimensional regulations are intended to better protect the public who may be walking on a sidewalk adjacent to a barbed wire wall or fence.

This amendment also offers a sunset clause of January 1<sup>st</sup>, 2023 for any existing barbed wire that would be deemed illegal under these provisions. This will allow a property owner ample time to address security concerns on their property, including public utility structures, APD, and CABQ Transit who were previously exempt from this provision. This amendment would hold public utilities, APD, and CABQ Transit to the same standard we hold private properties to.

- **Action:**

On Page 276, in section 5-7(E)(1)(c), amend the text as follows:

5-7(E)(1)(c) Barbed tape, razor wire, barbed wire, or similar materials are prohibited in and abutting any Residential [or Mixed-use zone district,] ~~[Zone district or lot containing a Residential use in any Mixed-use zone district,]~~

5-7(E)(1)(d) In Non-residential zone districts, barbed tape, razor wire, barbed wire, or similar materials are allowed on street-facing walls that are at least 6 feet in height and that are set back at least 5 feet but shall not be visible from a ~~public street~~, City park or trail or Major Public Open Space. ~~Public utility structures and Albuquerque Police Department or Transit Department facilities are exempt from this regulation.~~

On Page 435, in section 6-8(D)(8)(b), amend the section as follows:

6-8(D)(8)(b) Walls or fences partially or wholly constructed of barbed tape, barbed wire, razor wire, or similar materials where these materials are not allowed pursuant to Subsection 14-16-5-7(E)(1)(c) are considered illegal and must be removed [by January 1<sup>st</sup>, 2023.] ~~[within the timeframe specified by the Code Enforcement Division of the City Planning Department in notice provided to the property owner]~~

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**CITY OF ALBUQUERQUE**  
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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager

**FROM:** Isaac Benton, City Councilor

**SUBJECT:** IDO Annual Update Amendment – Cannabis Retail, Cultivation, and Manufacturing

**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to establish regulations within the City of Albuquerque for the growing, cultivating, manufacturing, and retail sales of recreational cannabis. These proposed regulations are in anticipation of recreational cannabis being legalized at the state level. Recreational cannabis is not legal at this time, therefore these regulations, as they relate to recreational cannabis would not be enforced or implemented until such a time that the state legalizes recreational cannabis. Please note that the regulations proposed in this amendment will not regulate medical marijuana retail, but would regulate the cultivation and manufacturing of medical marijuana. This amendment differentiates between recreational and medical retail but does not differentiate between recreational and medical cultivation or manufacturing.  
This amendment proposes to create three new definitions, three new uses in the use table with applicable use-specific standards, and amend the existing definition of “General Retail” to clarify that medical marijuana falls under this category and not one of the new marijuana-related categories.

- **Action:**

In section 7-1 Definitions, add the following definitions in the appropriate alphabetical order:

**[Cannabis Retail: A retail sales establishment licensed by the state selling cannabis for recreational consumption. Cannabis retail facilities selling cannabis**

solely for consumption by users with a medical card issued by the state are not regulated by this definition. See also General Retail.

**Cannabis Cultivation Facility:** A facility in which cannabis is grown, harvested, dried, cured, or trimmed.

**Cannabis-infused Products Manufacturing:** A process in which a product is infused with cannabis that is intended for use or consumption other than by smoking, including but not limited to, edible product, ointments and tinctures.]

In section 7-1 Definitions, amend the definition of General Retail as follows:

An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, [marijuana for medical consumption,] or other retail sales not listed as a separate use in Table 4-2-1. *See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store.*

Add the following uses to table 4-2 Allowable Uses and create new use-specific standards for each use as follows:

- a) Add the use “Cannabis Retail” under the Retail Sales sub-section.
  - a. Add a “P” in the following zones: MX-L, MX-M, MX-H, NR-C, and NR-BP.
  - b. Add an “A” to the following zones: NR-LM and NR-GM
- b) Add the following use-specific standards in section 4-3
  - a. [Cannabis Retail is allowed, provided that the establishment complies with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.
  - b. This use is prohibited within 330 feet of any school or child day care facility
  - c. This use is conditional if cannabis will be consumed on-site. If cannabis is consumed on-site, an air filtration plan approved by the City’s Environmental Health Department is required.]
- c) Add the use “Cannabis Cultivation Facility” under the “Manufacturing, Fabrication, and Assembly” sub-section.
  - a. Add a “P” in the following zones: NR-C, NR-LM, NR-BP, and NR-GM
- d) Add the following use-specific standards in section 4-3
  - a. [Cannabis Cultivation is allowed, provided that the establishment complies with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.
  - b. This use is prohibited within 1,000 feet of any school, residential zone district, and child day care facility.

- c. An air filtration plan approved by the City's Environmental Health Department is required.]
- e) Add the use "Cannabis-infused Products Manufacturing" under the "Manufacturing, fabrication, and assembly" sub-section.
  - a. Add a "P" in the following zones: NR-C, NR-BP, NR-LM, NR-GM
- f) Add the following use-specific standards in section 4-3
  - a. [Cannabis-infused Products Manufacturing is allowed, provided that the establishment complies with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.
  - b. This use is prohibited within 1,000 feet of any school, residential zone district, and child day care facility.
  - c. An air filtration plan approved by the City's Environmental Health Department is required.]

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**CITY OF ALBUQUERQUE  
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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Don Harris, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Civil Enforcement Procedures**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To amend the IDO to establish Civil Enforcement Procedures. At present violations of the IDO are enforced via the criminal courts, however a civil enforcement procedure could be more effective and relevant to the types of issues the IDO regulates. Other city regulations that are enforced via Civil Enforcement Procedures include:
  - Uniform Housing Code
  - Angel’s Law (Dangerous Dogs)
  - HEART Ordinance (both criminal and civil)
  - Noise Ordinance
  
- **Actions:**
  - Add a new § 14-16-6-9(C)(5) as follows and renumber subsequent subsection accordingly:

[6-9(C)(5) Civil Enforcement Procedures

(a) If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial notice has been issued pursuant to § 14-16-6-9 (C)(2), the ZEO may pursue administrative civil enforcement procedures pursuant to this Subsection 14-16-6-9(C). Such administrative civil enforcement does not preclude any other enforcement action authorized by law.

(b) Notice of Civil Enforcement Procedure

If the ZEO chooses to pursue administrative civil enforcement, the ZEO shall prepare and serve a written notice of a civil enforcement procedure that includes the following information:

1. The name and contact information of the individual(s) believed to be responsible for the violation;
2. The physical address or legal description of the location where the alleged violations have occurred or are occurring;
3. A description of the alleged violation(s), including citations to the IDO Sections believed to have been violated and the facts indicating that such Sections are being violated;
4. A description of the actions or penalties that are sought by the ZEO for the alleged violation(s);
5. A statement that the notice will be immediately filed with the City Administrative Office of Hearings within 3 business days and that a hearing on the matter will be scheduled between 15 and 45 consecutive days after the office receives the notice; and
6. The address, email, and telephone number to contact the ZEO or appropriate City agency for additional information and for delivery of any responses to the allegations.

(c) Notice of Hearing

1. The City Administrative Office of Hearings shall schedule a hearing on all matters for which it has received a notice of civil enforcement procedure between 15 and 45 consecutive days after the office receives the notice.
2. A notice of hearing may be served by any employee or agent of the City, including the ZEO or any sworn officer of the City Police Department.
3. The notice of hearing shall be served to all individuals listed on the notice of civil enforcement procedure and the ZEO through any of the following means:
  - a. Personal service upon the person(s) or their attorney or duly authorized agent(s);
  - b. First class mail, return receipt requested; or
  - c. Conspicuous posting within the frontage of the property where the alleged violation has occurred for a period of at least 30 days. It is unlawful for any person to remove or otherwise tamper with this posting, and any removal or tampering of the notice is punishable pursuant to the criminal penalties of ROA 1994 § 1-1-99.

4. The notice of hearing shall include all of the following information:

a. The date, time, and location of the hearing; the name of the hearing officer scheduled to preside of the matter; and contact information for the City Administrative Office of Hearings where individuals may request additional information;

b. A brief description of the nature and purpose of the hearing;

c. Notification of the right to testify, present reasonable evidence, call and question witnesses, and have an attorney or duly authorized agent present;

d. Notification of the right to respond to the allegations in writing before the hearing, which may include a limit on the scope, format, or length of the response, and any deadline by which the response must be filed; and

e. A statement that the alleged violator(s) or their attorney or duly authorized agent may meet with the ZEO prior to the hearing to attempt to resolve the alleged violations and avoid an enforcement hearing.

5. If a resolution is reached before a scheduled hearing, the ZEO shall request, as soon as possible, that the hearing be cancelled. The City Administrative Office of Hearings shall provide notice that the hearing has been cancelled to all individuals listed on the notice of civil enforcement procedure and any other parties to this matter by email or first class mail.

6. If the terms of the resolution are not met by the alleged violator(s) to the satisfaction of the ZEO, the ZEO may request that the City Administrative Office of Hearings reschedule and provide notice of the rescheduled hearing pursuant to the procedures in Subsection 14-16-6-9(D)(4)(c) (above).

(d) Response to Notice of Civil Enforcement Procedure

1. The alleged violator or their attorney or duly authorized agent may request to meet with the ZEO prior to the hearing to attempt to resolve the alleged violation(s) and avoid a hearing.

2. Once a hearing is scheduled, parties may submit a written response to the City Administrative Office of Hearings no less than 5 business days before the hearing. Any response submitted shall include proof that the response has also been provided to any other parties listed on the notice of civil enforcement procedure and the ZEO.

(e) Hearing

1. All parties may present evidence and testimony, call witnesses, cross examine all witnesses, and be represented by and receive the advice of an attorney or duly authorized agent.

2. All individuals listed in the notice of civil enforcement procedure who are alleged to be violating or to have violated any provision of this IDO shall be present at the hearing or represented by an attorney or duly authorized agent.

3. If the hearing officer finds that a violation of the IDO occurred or is occurring, the hearing officer may issue a civil penalty against any individual(s) who was served notice of civil enforcement procedure pursuant to Subsection 14-16-6-9(D)(3)(b) (above) regardless of the presence of that individual(s) at the hearing.

4. To reschedule, continue, or cancel the hearing, all of the following requirements shall be met:

a. A written request shall be filed with the City Administrative Office of Hearings;

b. The written request shall be served upon all parties no less than 7 business days before the scheduled date of the hearing; and

c. The hearing officer finds good cause for, or all parties unanimously consent to, the rescheduling, continuation, or cancellation.

5. The hearing officer shall notify all parties in writing as to whether the request has been granted and, if continued or rescheduled, the date of the next hearing.

(f) Enforcement of Remedies and Penalties

1. Within 15 consecutive days after the hearing, the hearing officer shall send a written order of remedy or penalty to all parties by email, first class mail, or facsimile.

2. The order of remedy or penalty shall state the determination of the hearing officer regarding the alleged violations listed in the notice of civil enforcement procedure and shall contain findings of fact and conclusions of law.

3. If the hearing officer determines that no violation of this IDO is being or has been committed, the order of remedy or penalty shall state that the alleged violation is being dismissed

4. If the hearing officer determines that a violation of the IDO is being or has been committed, the order of remedy or penalty shall state the remedies or penalties to be imposed by the City. The remedies and penalties may include one or more of the following:

a. An order to cease and desist violations of this IDO;

b. An order to bring the property in question into compliance with the IDO;

c. An order to pay all of the City's costs for the associated enforcement action and administrative hearing; and /or

d. An order to pay a civil fine not to exceed \$500 per violation per day.

5. Any party aggrieved by a final decision of the hearing officer may appeal the decision to the District Court within 30 days of the final order, pursuant to the New Mexico Rules of Civil Procedure.

6. The Planning Department shall monitor compliance with the order of remedy or penalty. If the Planning Department has reason to believe that any individual subject to the order is not complying with the order, the Planning Department may take one or more of the following actions:

a. Refer the matter to the City Attorney for the commencement of a civil action;

b. Refer the matter to the City Attorney or the District Attorney for the commencement of criminal proceedings;

c. Place a lien on the property in an amount equal to the outstanding fines ordered pursuant to this ordinance until the owner has fully complied with the order; and/or

d. Commence a supplemental enforcement action as otherwise provided by law, including but not limited to Part 1-1-99 of ROA 1994 (General Penalties).]

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**CITY OF ALBUQUERQUE  
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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Cynthia Borrego, City Councilor and Ken Sanchez, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Cluster Development**

**DATE: July 24<sup>th</sup>, 2019**

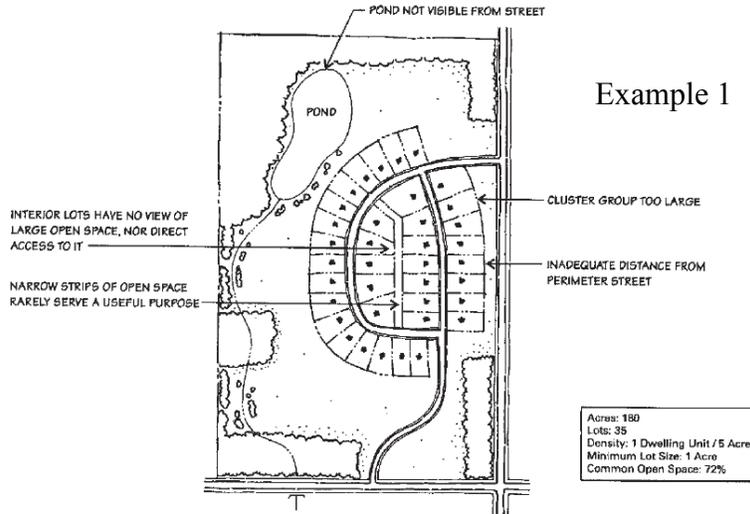
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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

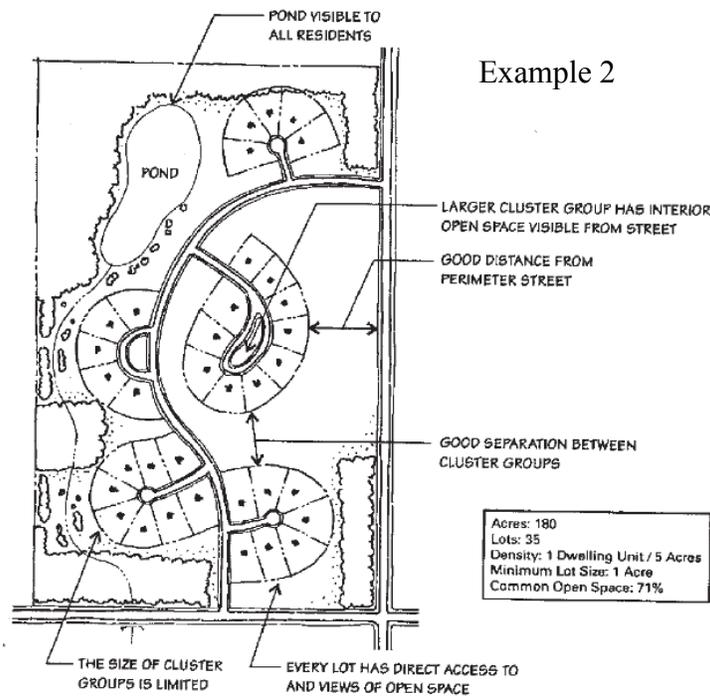
- **Purpose:** The purpose of these proposed amendments is to refine regulations related to Cluster Development to clarify what the City envisions when a property intends to develop under the Cluster Development regulations. First, this amendment proposes to create a new definition for “*cluster groups*”. When implemented through the use-specific standards for Cluster Development, requiring *cluster groups* will help promote a certain development pattern that cluster development intends to promote. The additional regulations specify how many units makes a *cluster group* and the required open areas in between clusters. This amendment doesn’t change the protection carried over from the Los Duranes Sector Plan that limited cluster development by dwelling units.

For example, without requiring *cluster groups*, cluster development may look something like this, which can result in a more standard pattern of development rather than a clustered pattern of development:



from the *Rural Cluster Development Guide* by the Southeastern Wisconsin Regional Planning Commission

The inclusion of *cluster groups* may result in development that has a pattern more like the following:



from the *Rural Cluster Development Guide* by the Southeastern Wisconsin Regional Planning Commission

- **Action:**

Create a new definition titled, “Cluster Group” in the appropriate section of Chapter 7-1 as follows:

[A grouping of low-density residential units located within a cluster development where the outer boundary is defined by the rear lot lines of the lots within the group. Each cluster group is distinct and separate from another cluster group. See Dwelling, Cluster Development.]

Add a new Use-Specific Standard for “Dwelling, Cluster Development” as follows. Re-letter subsequent use-specific standards:

4-3(B)(2)(c) The number of dwelling units is determined by dividing the site area by the minimum lot size allowed in the zone rounded down to the nearest whole number ~~[but shall not exceed 50, except in the Los Duranes – CPO-6, where the number of dwelling units shall not exceed 20].~~

[1. Cluster Developments comprised of more than 20 dwelling units shall be comprised of cluster groups.

a. A cluster group is limited to 15 units.

b. Each cluster group shall be separated by common open space or usable open space at least 50 feet in length and width.

2. In the Los Duranes – CPO-6, the number of dwelling units in a cluster development shall not exceed 20.]

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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager

**FROM:** Isaac Benton, City Councilor

**SUBJECT:** IDO Annual Update Amendment – Contextual Standards

**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** Reduce the contextual standards percentage decrease from 75% to 50% for lots 10,000 square feet or larger that are located within ¼ mile of UC-MS-PT areas in order to allow greater lot size flexibility in subdividing existing lots. This is intended to support incremental infill development in areas where the Comprehensive Plan policies on Centers and Corridors direct growth. This would only apply to lots 10,000 square feet or larger. The R-1D lot size in the IDO is larger than was previously required under the Zone Code, R-1D has a minimum lot size of 10,000 square feet. The R-1 in the Zone Code, except where a Sector Plan stated otherwise, had a minimum lot size of 6,000 square feet (5,000 square feet if the lot was platted after 1981).
- **Actions:** Page 192 Section 5-1(C)(2)(b)1. Revise as follows:

New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building, on that block [,unless the lot is 10,000 square feet or larger and located within UC-MS-PT areas or within 1,320 feet of UC-MS-PT areas, in which case the new low-density residential development may be constructed on a lot 50 percent of the average of the size of such lots.]

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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Isaac Benton, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Cottage Development**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** Reduce the minimum lot size for Cottage Development in proximity to UC-MS-PT areas. The Comprehensive Plan policies on Centers and Corridors directs growth to the designated centers and corridors. The Cottage Development use allows for more flexibility in site design and layout. This would reduce the minimum lot size for a cottage development to 10,000 square feet in proximity to UC-MS-PT areas, however it would not change the formula for working out how many cottage units could be developed on a specific property, or the applicable zones where a cottage development could occur.
- **Actions:** Page 136, Section 4-3(D)(3)(a) Revise as follows:

Minimum project size for a cottage development is 1 acre, and the maximum project size is 2 acres[, except within UC-MS-PT areas or within 1,320 feet of UC-MS-PT areas, in which case the minimum project size is reduced to 10,000 square feet.]

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**CITY OF ALBUQUERQUE**  
**CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director**  
**Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Trudy Jones, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Drive-through lanes – Revised**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to amend the drive-through provisions for properties located within UC-AC-MS-PT-MT areas, and the MX-H zone. Currently, a drive-through facility in these areas can't be located between the front façade of the primary building and the front lot line or within a required side setback abutting a street. The intention of this regulation was to minimize conflicts between vehicles in a drive-through lane and pedestrians, especially in areas with large amounts of pedestrian traffic.

However, this regulation makes it challenging to design a drive-through facility under certain conditions. If a property is small in size, on a corner, or access from the primary street is limited, the drive-through lane is often forced to unsafely intercept the parking lot in which customers will be moving to and from their vehicles. This amendment proposes to exempt properties within the above referenced areas if the parcel meets at least two of the following three conditions: 1) the parcel is on a corner, 2) the parcel doesn't have access to the primary street or 3) if the parcel size is half an acre (21,780 square feet) or smaller, and to provide additional considerations if the property is exempt. This amendment proposes to remove MT (Major Transit) and AC (Activity Centers) from the list of areas where there are restrictions on drive-through lanes location, the areas where MT and AC are mapped areas of the city that do see a lot of activity, but it does not include as much pedestrian activity as the UC-MS-PT areas.

This amendment also proposes to clarify the orientation for drive-through service windows, as written in the IDO the limitations on the location and orientation of the drive through service window mean that potentially the service window could not be

located on any side of a building. The amendment limits the orientation to away from the most sensitive use – residentially zoned areas. And removes the requirement for corner sites as subsections (b), (c), and (d) address the location of the drive-through service window, order board, and other audible electronic devices.

Note: the text in red notes the changes proposed in the proposed update when this was first presented to the public in April 2019, revisions for this July amendment are shown in blue.

- **Action:**

On page 250, amend Section 5-5(I)(1)(b) and 5-5(I)(1)(f), ~~strike 5-5(I)(1)(e)~~, and create a new 5-5(I)(1)(g) as follows. Renumber subsequent sections as necessary:

- **5-5(I)(1)(b)** Drive-through service windows shall [not] be [located parallel to] ~~[oriented away from pedestrian areas,]~~ residentially-zoned areas~~[, and public streets to the maximum extent practicable].~~
- **5-5(I)(1)(e)** ~~[For corner sites, delivery service windows or facilities shall be located on the non-corner side of the site and/or at the rear of the building]~~
- **5-5(I)(1)(f)** In UC-~~[AC]~~MS-PT~~[MT]~~ areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required side setback abutting a street [except on lots meeting at least 2 of the following criteria:
  - a. The lot is located on a corner.
  - b. The lot is 21,780 square feet (1/2 acre) or smaller.
  - c. The lot does not have vehicular access to the street that the front façade of the primary building faces.
- [5-5(I)(1)(g) In UC-MS-PT areas and the MX-H zone district, if a drive-through lane is allowed pursuant to 5-5(I)(1)(f), the drive through lane shall be screened per 5-5(I)(1)(a), and enhanced pedestrian crossings, such as a raised crosswalk, shall be required where the drive-through lane crosses a pedestrian pathway to the primary entrance of the building.]

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## CITY OF ALBUQUERQUE CITY COUNCIL

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### INTEROFFICE MEMORANDUM

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Trudy Jones, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – General Retail Small  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To revise the threshold for General Retail Small. General Retail Small is currently defined as 10,000 square feet. This would not change the upper threshold for General Retail Medium or the thresholds for General Retail Large. In the MX-L zone General Retail Small is the only retail size allowed. The MX-L zone is mapped on many of the corridors throughout the city and is intended to provide “neighborhood-scale convenience shopping needs” (page 25, purpose of the MX-L zone). However, much of the areas already developed include buildings and retail spaces built at over 10,000 square feet, and most anchor tenants for such developments require 25,000 square feet. For a sense of scale, a pharmacy such as Walgreens or CVS is generally 15,000 square feet and a hardware and home store such as Ace or True Value is generally 20-25,000 square feet. Revising the threshold for General Retail Small seeks to ensure the continued economic viability of neighborhood-scale retail spaces throughout the city. In addition, Grocery Stores are defined separately from General Retail, and are generally allowed additional square footage, therefore for consistency the square footage of Grocery Stores in the MX-L zone has been increased. This amendment also includes a Use-Specific standard for the MX-T zone to limit General Retail Small in the MX-T zone only to 10,000 square feet. This corresponds with other non-residential uses in the MX-T zone that are limited to 10,000 square feet, and the MX-T zone district’s purpose as a transitional zone between residential uses and more intense mixed use and non-residential zone districts.
- **Actions:**
  - Page 156, Section 4-3(D)(34) General Retail, add a new subsection (a) as follows and renumber accordingly:  
[\[\(a\) If located in an MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.\]](#)

- Page 159, Section 4-3(D)(35) Grocery Store, revise subsection (b) as follows:  
In the MX-L zone, this use is limited to establishments of no more than [30,000] ~~[15,000]~~ square feet of gross floor area.
- Page 464, Section 7-1 Definitions, General Retail, revise the category for General Retail, Small and Medium to read as follows:
  1. **General Retail, Small:** An establishment with no more than [25,000] ~~[10,000]~~ square feet of gross floor area.
  2. **General Retail, Medium:** An establishment of more than [25,000] ~~[10,000]~~ square feet of gross floor area and no more than 50,000 square feet of gross floor area.

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# CITY OF ALBUQUERQUE

## CITY COUNCIL

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### INTEROFFICE MEMORANDUM

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager

**FROM:** Brad Winter, City Councilor and Ken Sanchez, City Councilor

**SUBJECT:** IDO Annual Update Amendment – “To The Maximum Extent Practicable”

**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** This amendment proposes to remove or change many provisions in the IDO that end with the phrase ‘to the maximum extent practicable’. The IDO is intended to be a regulatory document with enforceable, predictable provisions. Overuse of the phrase ‘to the maximum extent practicable’ reduces this predictability. While there are a few instances where this phrase is appropriate, the majority of the 40 instances the phrase appears could be changed. The attachment to this amendment offers new language or proposes to strike the phrase ‘to the maximum extent practicable’ where appropriate.

There are 12 of the 40 instances where this phrase appears where staff feels it is appropriate and should remain as-is. These are:

3-4(C)(5)(b) Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading shall take place until a specific development plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

5-4(E)(1)(b) Medians and pedestrian refuges shall be designed to the specifications in the DPM. Medians and pedestrian refuges shall be designed to integrate stormwater infiltration areas to the maximum extent practicable.

5-4(E)(2)(b) To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.

5-5(F)(4) In the HPO zones, all off-street parking and loading areas and garages shall be located toward the rear of the site to the maximum extent practicable, shall comply with the standards in all other portions of this Subsection 14-16-5-5, and shall comply with the additional standards applicable to that Historic Protection Overlay zone in this Section 14-16-5-5(F)(4). If there is a conflict between other parking standards in this Section 14-16-5-5 and the standards in this Section 14-16-5-5(F)(4), the standards in this Section 14-16-5-5(F)(4) shall prevail.

5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.

5-6(G)(2)(a) Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

5-6(G)(2)(a) Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(2)(b) Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(3)(b) Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

5-6(G)(3)(c) Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

5-12(B)(4) Notwithstanding Subsections (1), (2), and (3) above, the provisions of this Section 14-16-5-12 shall not apply to any sign erected or required to be erected by any state or federal governmental agency, or public utility provided that the size, height, location, type and illumination of the sign comply with these provisions to the

maximum extent practicable, including compliance with the New Mexico Night Sky Protection Act, as regulated by the state.

6-5(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

- **Actions:**

Amend the IDO as called for in the spreadsheet attached as Exhibit A to this amendment.

| Page | Section                          | Text & Changes   | Action  |
|------|----------------------------------|--|---|
| 71   | <a href="#">3-4(C)(5)(a)</a>     | Floodplain<br>All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.<br><del>Cluster development design on land above the flood level shall be used to the maximum extent practicable, and the floodplain shall be used as open space.</del>   | Strike the phrase entirely as depicted in red text. |
| 79   | <a href="#">3-4(E)(5)(a)3</a>    | <del>Parking structures shall have ground floor uses along all street frontages to the maximum extent practicable. Parking structures shall have ground floor uses along 50% of the street facing facade of the parking structure. Where ground floor uses aren't provided, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided. Where not practicable, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.</del> | Amend the language as proposed in red text.         |
| 122  | <a href="#">3-6(D)(5)(c)</a>     | Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property, <del>to the maximum extent practicable.</del>   | Strike the phrase entirely as depicted in red text. |
| 167  | <a href="#">4-3(E)(10)(a)3.c</a> | Located on existing vertical structures, including utility poles and public utility structures to the <del>maximum extent practicable.</del>   | Strike the phrase entirely as depicted in red text. |

| Page | Section                      | Text & Changes  | Action   |
|------|------------------------------|---|--|
| 173  | <a href="#">4-3(F)(4)(a)</a> | Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the <del>maximum extent practicable</del> . <u>If not practicable, at least 2 evergreen trees shall be planted in the the landscape buffer area required by Subsection 5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.</u>   | Keep "maximum extent practicable language". Add additional criteria after the "maximum extent practicable" language as depicted in underlined red text.  |
| 198  | <a href="#">5-2(C)(1)</a>    | <del>5-2(C)(1)(b) Steep slopes 5-2(C)(1)(c) Unstable Soils 5-2(C)(1)(j) Significant Archaeological Sites</del>  | Amend the language as proposed in red text.  |
| 198  | <a href="#">5-2(C)(1)</a>    | Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. <u>The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, the City Archaeologist depending on the type(s) of sensitive lands on the site.</u> <del>To the maximum extent practicable,</del> New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands: | Council Staff proposes to strike the phrase "to the maximum extent practicable".<br>See proposed edit to page 397 of the IDO that will require all development applications that can't avoid Sensitive Lands to be approved by the EPC.<br>See proposed edits to Section 7-1 for addition of definitions of Sensitive Lands.         |
| 198  | <a href="#">5-2(C)(2)</a>    | Street crossings of irrigation ditches and drains shall be <del>minimized</del> <u>avoided</u> . <del>to the maximum extent practicable.</del>  | Change "minimized" to "avoided". Add criteria that if street crossings of irrigation ditches and drains can't be avoided, that development request must go to EPC for review.<br>See proposed edit to page 397 of the IDO that will require all development applications that can't avoid Sensitive Lands to be approved by the EPC. |

| Page | Section                      | Text & Changes  | Action   |
|------|------------------------------|---|--|
| 198  | <a href="#">5-2(C)(3)</a>    | Street crossings of sensitive lands shall be <del>minimized</del> <u>avoided to the maximum extent practicable.</u>   | Change "minimized" to "avoided". Add criteria that if street crossings of irrigation ditches and drains can't be avoided, that development request must go to EPC for review.<br>See proposed edit to page 397 of the IDO that will require all development applications that can't avoid Sensitive Lands to be approved by the EPC. |
| 201  | <a href="#">5-2(F)(5)</a>    | Street crossings of acequias shall be <del>minimized to the maximum extent practicable.</del> <u>avoided</u>  | Change "minimized" to "avoided". Add criteria that if street crossings of irrigation ditches and drains can't be avoided, that development request must go to EPC for review.<br>See proposed edit to page 397 of the IDO that will require all development applications that can't avoid Sensitive Lands to be approved by the EPC. |
| 209  | <a href="#">5-3(C)(2)(a)</a> | <del>To the maximum extent practicable, new streets in Areas of Change shall include right-of-way necessary to accommodate convenient and safe access by users of all ages and abilities, including pedestrians, bicyclists, motorists, and transit riders to allow comfortable, convenient, and universally accessible street crossings, transit stops, and pedestrian access to adjacent land uses.</del> | Delete provision (a) entirely, as it is covered by 5-3(C)(2)(b). Renumber 5-3(C)(2)(b) as 5-3(C)(2).   |
| 209  | <a href="#">5-3(C)(2)(b)</a> | Complete streets shall be designed to the specifications in the DPM, which incorporates implementation of Part 6-5-6 of ROA 1994 (Complete Streets Ordinance), <del>to the maximum extent practicable.</del>  | Strike the phrase "to the maximum extent practicable". There is a variance process for DPM requirements that would address any application that is unable to comply.   |

| Page | Section                      | Text & Changes  | Action   |
|------|------------------------------|---|--|
| 209  | <a href="#">5-3(C)(5)(a)</a> | New development involving more than 1 parcel or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways <del>to the maximum extent practicable</del> . Access location and design shall be coordinated with City Parks and Recreation Department.   | Strike the phrase entirely as depicted in red text.                  |
| 215  | <a href="#">5-3(E)(4)</a>    | Each street designated in the Metropolitan Transportation Plan and/or the Bikeways and Trails Facility Plan as an existing or proposed route to accommodate bicycles shall be incorporated into the development <del>to the maximum extent practicable</del> and shall be designed to comply with the standards of the DPM. Right-of-way and pavement widths for those streets may be increased up to 12 feet on adopted bike routes and lanes by the DRB based on considerations of bicycle, pedestrian, and motor vehicle safety. | Strike the phrase entirely as depicted in red text.                  |
| 218  | <a href="#">5-4(E)(1)(c)</a> | In Areas of Consistency, alleys shall be included in subdivision design in those areas of the city where surrounding areas are platted with alleys and shall continue the alignments of those alleys <del>to the maximum extent practicable</del> .   | Strike the phrase entirely as depicted in red text.                  |
| 219  | <a href="#">5-4(F)(2)(b)</a> | Residential lots shall avoid layouts where the rear lot line is adjacent to an arterial or collector street <del>to the maximum extent practicable</del> . Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.  | Strike the phrase entirely as depicted in red text.                  |
| 219  | <a href="#">5-4(F)(3)(c)</a> | <del>Through lots shall be avoided to the maximum extent practicable.</del>   | Strike the subsection entirely and renumber subsequent as necessary. |

| Page | Section                       | Text & Changes   | Action   |
|------|-------------------------------|--|--|
| 220  | <a href="#">5-4(H)(2)</a>     | <del>To the maximum extent practicable</del> , the developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.   | Strike the phrase entirely as depicted in red text.  |
| 221  | <a href="#">5-4(J)(1)(b)</a>  | New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a new subdivision above the grade of nearby property shall be avoided <del>to the maximum extent practicable</del> . Significant cuts near the edges of proposed new subdivisions to lower the grade within the development shall be avoided <del>to the maximum extent practicable</del> . | Strike the phrases entirely as depicted in red text. |
| 243  | <a href="#">5-5(F)(2)(b)3</a> | Vehicular access to a primary non-residential use shall be located to avoid the need for traffic from a street designated as an arterial or collector in the LRTS Guide to use a local residential street for more than 150 feet to access the nonresidential property, <del>to the maximum extent practicable</del> .   | Strike the phrases entirely as depicted in red text. |
| 254  | <a href="#">5-6(C)(5)(f)</a>  | Permeable weed barriers shall be used to optimize permeability and stormwater infiltration <del>to the maximum extent practicable</del> .  | Strike the phrases entirely as depicted in red text. |

| Page | Section                       | Text & Changes   | Action   |
|------|-------------------------------|--|--|
| 257  | <a href="#">5-6(C)(13)(c)</a> | <p>Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided the area includes vegetation required by this Section 14-16-5-6 <del>to the maximum extent practicable in light of any applicable stormwater treatment requirements.</del></p> | Strike the phrases entirely as depicted in red text.                             |
| 259  | <a href="#">5-6(D)(1)(b)</a>  | <p><del>Trees shall be planted to align with street frontage landscaping on abutting lots to the maximum extent practicable.</del></p>   | Delete this provision entirely, as it conflicts with the Street Stree Ordinance. |

| Page | Section                      | Text & Changes   | Action   |
|------|------------------------------|--|--|
| 341  | <a href="#">6-4(E)(1)(a)</a> | <p>The owner of that property or an agent of the property owner with the written consent of the property owner.</p> <p>Where a property has more than one owner, all owners must consent in writing to the filing of the application <del>or show proof of legal authority to act on behalf of the other owners to the maximum extent practicable. In the case that not all of the property owners have consented in writing to the application,</del> or—When the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County.</p> | Amend the language as proposed in red text.  |
| 395  | <a href="#">6-6(F)(3)(d)</a> | <p>The Master Development Plan mitigates any significant adverse impacts on the surrounding area <del>to the maximum extent practicable.</del></p>   | Amend the language as proposed in red text.  |
| 396  | <a href="#">6-6(G)(3)(c)</a> | <p>The Site Plan mitigates any significant adverse impacts on the surrounding area <del>to the maximum extent practicable.</del></p>   | Amend the language as proposed in red text.  |
| 397  | <a href="#">6-6(H)(1)(b)</a> | <p><del>4. Any application for development that has not avoided Sensitive Lands per the Sensitive Lands analysis required in Subsection 5-2(C)</del></p>   | Add a new applicability provision as depicted in red text. Re-number subsequent provisions as necessary. |

| Page     | Section                      | Text & Changes   | Action  |
|----------|------------------------------|--|---|
| 398      | <a href="#">6-6(H)(3)(e)</a> | The application mitigates any significant adverse impacts on <u>the project site and</u> the surrounding area <del>to the maximum extent practicable.</del>  | Amend the language as proposed in red text.   |
| Multiple | Section 7-1                  | <p><u>Wetlands - areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as determined by the City Hydrologist. Wetlands generally include swamps, marshes, bogs and similar areas.</u></p> <p><u>Arroyo - A watercourse which conducts an intermittent or ephemeral flow, providing primary drainage for an area of land; or a watercourse which would be expected to flow in excess of one hundred (100) cubic feet per second as the result of a 100 year storm event, as determined by the City Hydrologist.</u></p> <p><u>Large stand of mature trees - Collections of five or more trees thirty years or older, or having trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 16 inches in diameter, as determined by the City Forester.</u></p> | Add the following definitions in the appropriate alphabetical order. Note that the other types of Sensitive Lands are already defined in the IDO. |

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## CITY OF ALBUQUERQUE CITY COUNCIL

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### INTEROFFICE MEMORANDUM

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Pat Davis, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – MX-M Liquor Retail  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To revise Table 4-2-1 Allowable Uses to make “Liquor Retail” a Conditional Use in the MX-M zone, unless accessory to a Grocery Store. Liquor Retail is a use that is often incompatible with adjacent land uses. The MX-M zone is mapped on many major corridors within the city, and often in close proximity to sensitive uses such as residential uses. By making Liquor Retail a Conditional Use this would allow for more consideration of whether a liquor retail use is appropriate in each location. A Grocery Store is defined in the IDO as:
  - An establishment that sells a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items, with more than 50 percent of the gross floor area devoted to the sale of food products for home preparation and consumption. See also *General Retail*.
  
- **Actions:**
  - Page 132, Table 4-2-1 revise as follows: Replace the P for Liquor Retail in the MX-M zone with C.
  - Page 161, Section 4-3(D)(36)(f), revise as follows: In the MX-M zone district, this use is conditional unless accessory to a grocery store [permissive], except in the following mapped areas, where it is prohibited unless accessory to a grocery store as noted.

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**CITY OF ALBUQUERQUE**  
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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Isaac Benton, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – Neighborhood Edge  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** In the Neighborhood Edge provisions (Section 5-9 of the IDO), this amendment would reduce the distance from a Protected Lot (i.e. a low density residential zone district) that parking can be located. At present under the IDO, when the Neighborhood Edge regulations are applied, the parking area must be 50 feet from the Protected Lot. However, this has the inadvertent effect of pushing the buildings on the site from the front of the lot (near the street), to the back of the lot and closer to the low density residential zone district. To address this, this amendment proposes to reduce the distance for parking areas to 15 feet from the Protected Lot.
- **Actions:**
  - Page 287, Section 5-9(f)(1) revise as follows and revise the accompanying illustration accordingly:

**5-9(F)(1) Parking and Drive-throughs or Drive-ups**

For Regulated Lots 10,000 square feet or larger, ~~[parking areas and]~~ drive-through lanes shall be separated from any abutting Protected Lot by a minimum of 50 feet (see figure below) [and parking areas shall be separated from any abutting Protected Lot by a minimum of 15 feet.] For parking areas, landscaping requirements in Subsection 14-16-5-6(F)(1) apply. For drive-throughs, requirements in Subsection 14-16-5-5(I) apply.

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**CITY OF ALBUQUERQUE  
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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Trudy Jones, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Requirements in Non-Residential  
Zones**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to allow taller walls in the front yard setbacks in the NR-C and NR-BP zone. The old Zoning Code required any wall or fence that was within five feet of the public right-of-way to be limited to three feet in height; however there was no height limit beyond that five foot setback. The IDO extended that provision beyond the previously allowed five foot setback, limiting the height of a front or side yard wall or fence in these zones to three feet. This amendment proposes to allow a wall up to six feet in height in these zones as long as it's set back at least five feet from the property line. Any portion of the wall or fence taller than three feet will be required to be view fencing.
- **Action**
  - In table 5-7-1 on Page 276, create a new subsection to read:  
[In the NR-C or NR-BP zone districts where wall height is restricted to 3 feet by Table 5-7-1, a taller wall up to 6 feet in height is allowed pursuant to the following provisions, except where a taller wall is prohibited pursuant to 5-7(F).
    1. A wall or fence taller than 3 feet must be set back 5 feet from the property line
    2. Any portion of a wall or fence that is taller than 3 feet must contain view fencing of no more than 50% opaque materials.]

- In table 5-7-1 on Page 272, add a new footnote for "Wall in the front or street side yard" as follows: A wall taller than 3ft. is allowed in the NR-C and NR-BP zone districts pursuant to Subsection 5-7(D)(3)(f).
- **Purpose:** The IDO requires all buildings over 30,000 square feet to provide an outdoor seating area for every 30,000 square feet of building gross floor area. This requirement makes sense for uses such as commercial or office, where larger buildings often result in larger numbers of employees and visitors, however in an industrial setting a warehouse maybe 150,000 square feet but may only employ 20 to 30 people. This amendment proposes to limit the minimum required outdoor seating and gathering area in uses listed under the Transportation and Industrial Uses subheadings of Table 4-2-1 Allowable Uses. These uses include Freight Terminal or Dispatch Center, Light Manufacturing, Heavy Manufacturing, Warehousing, and Wholesaling and Distribution Center.
- **Action:** Page 294, Section 5-11(E)(3)(a) add a new section 1 as follows. Renumber accordingly.:

[For primary buildings containing a use from the Transportation subcategory of Commercial Uses or a use from the Industrial category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet.]

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director**  
**Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Isaac Benton, City Councilor**

**SUBJECT: IDO Annual Update Amendment – North 4<sup>th</sup> Corridor CPO-9**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to establish regulations for the North 4<sup>th</sup> Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community's desire for development along the corridor. The resolution also included required street cross-sections that new development would be required to comply with, however those cross-sections are more appropriately placed in the Development Process Manual rather than the IDO.
  
- **Action:**
  1. Create a new CPO-9 titled "North 4<sup>th</sup> Corridor" and renumber subsequent CPO's. Change all references of small mapped areas titled "North 4<sup>th</sup>" to "CPO – 9 North 4<sup>th</sup> Corridor"

3-9(E)(1) Applicability

The CPO-9 standards apply in the following mapped area. [Insert small area map for North 4<sup>th</sup>]

3-9(E)(2) Building Mass & Scale

a. The maximum building height for properties zoned MX-M or higher is 55 feet. No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.

b. Any portion of a building over 30 feet shall incorporate a minimum setback of 6 feet from the front façade facing a public street.

### 3-9(E)(3) Setbacks

Minimum front setbacks in the CPO shall be 10 feet.

Maximum front setbacks in the CPO shall be 15 feet.

### 3-9(E)(4) Building Design

#### **Building design for any parcels zoned MX-M or higher shall comply with the following instead of the requirements of 5-11(E)**

1. In new residential and mixed-use development, windows on the upper floors shall be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.
2. Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
  - a. Ground-floor clear, transparent display windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor. The ground floor clear, transparent display windows and/or doors comprise a minimum of 50 percent of the ground floor façade, except where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 50 percent of its surfaces in windows and/or doors, and the remaining street-facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required.
  - b. Windows on upper floors.
  - c. Primary pedestrian entrances.
  - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
  - f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
3. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:
  - a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.
  - b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.
  - c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.

- d. Three-dimensional cornice or base treatments.
- e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.
- f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Trudy Jones, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – NR-C  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To revise Table 4-2-1 Allowable Uses to make a “Construction contractor facility and yard” a Permissive use in the NR-C zone, and to add a Use Specific Standard that this use is Conditional within 330 feet of residential zoning. Prior to the adoption of the IDO most areas now mapped as NR-C were zoned C-3. The C-3 zone allowed this use as both a permissive and conditional use, depending on whether the use was within an enclosed building or an area enclosed by a wall or fence six feet in height. The NR-C zone made this use Conditional in all circumstances, however most of the NR-C zoning is in areas with a mix of light industrial and heavy commercial uses, where such a use is compatible with the surrounding uses. This revision would make the use permissive, but maintain the conditional use protection when in close proximity to residential zoning, where the use may not be compatible with the surrounding uses.
- **Actions:**
  - Page 132, Table 4-2-1 revise as follows: Replace the C for Construction contractor facility and yard for the NR-C zone with P.
  - Page 153, Section 4-3(D)(24), add a new subsection (c) that reads as follows:  
[If located within 330 feet of any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).]



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### INTEROFFICE MEMORANDUM

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager

**FROM:** Pat Davis, City Councilor

**SUBJECT:** IDO Annual Update Amendment – Outdoor Dining – Revised

**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** Remove new restrictions that the IDO added for walls and fences to be placed around all outdoor dining locations, this includes outdoor dining areas on private property and along the ROW, and the additional fees. Outdoor dining areas are important and attractive to restaurant businesses and help to create a vibrant and active community. The Comprehensive Plan calls for the support of economic development and for vibrant street spaces. These revisions do not impact the separate State Liquor Law requirements that require all areas where alcohol is served and consumed to be enclosed by a wall and include a process for when those enclosed areas are located within the sidewalk.

Note: the text in red notes the changes proposed in the proposed update when this was first presented to the public in April 2019, revisions for this July amendment are shown in blue.

- **Actions:**
  - Establish an outdoor dining sidewalk encroachment permit that requires the following:
    - An application fee of \$250.00 for a 10 year permit
    - An Annual Fee of \$1.00 per square foot of public right-of-way used on the sidewalk (minimum \$25.00 per year).
    - Certificate of Liability Insurance for \$1,000,000 (million) dollars, with the City as the Certificate Holder
    - Exhibit showing the portion of the public right-of-way to be encroached for the outdoor dining area. The exhibit shall be to scale and shall illustrate how the area maintains a minimum clear

path of 6 or 4 feet, depending on adjacent roadway classification, per Section 6-5-5-14 Code of Ordinances ROA 1994.

- Revise Page 182, Section 4-3(F)(14) Outdoor Dining Area as follows:

4-3(F)(14)(a) The outdoor dining area shall be accessory to the immediately abutting primary use, and the items sold for consumption in the outdoor dining area shall be sold in the immediately abutting primary use.

~~[4-3(F)(14)(b) A decorative wall, fence, or similar barrier between 3 and 4 feet in height shall be erected and maintained along the perimeter of the use, which shall be located at least 6 feet from any building standpipe, hydrant, crosswalk, driveway, alleyway, access ramp, parking meter, landscape bed, street tree, sign post, utility pole, or similar obstacle. ]~~

4-3(F)(14)(d) [(b)] The use shall not include any open flames or other safety or health hazards, with the exception of tabletop candles.

4-3(F)(14)(e) [(c)] If the use is located on a public sidewalk:

[1. Any outdoor dining area must maintain a minimum clear path of 6 or 4 feet, depending on adjacent roadway classification, per Section 6-5-5-14 Code of Ordinances ROA 1994, in order to maintain use of the public sidewalk for all users.

2. The owner or operator of the immediately abutting primary use shall be required to obtain an Outdoor Dining Area Sidewalk Encroachment Permit from the City that establishes the boundaries of the area permitted for this use.]

~~[ 1. The owner or operator of the immediately abutting primary use shall be required to obtain a sidewalk encroachment permit from the City.~~

~~2. The depth of the area enclosed by a wall, fence, or barrier shall not be greater than 50 percent of the width of the sidewalk, measured from back of curb to the building edge closest to the sidewalk, and shall leave a clear pedestrian passage area at least 6 feet in width.~~

~~3. The area enclosed by a wall, fence, or barrier shall not contain any utility vault.]~~

4. [3.] Before and after the immediately abutting primary business's hours of operation, all furniture, equipment, and goods shall be removed from the sidewalk area or otherwise secured to prevent movement by natural elements or by unauthorized persons. [After the immediately abutting primary business's hours of operation, the sidewalk area shall be cleaned of all dining materials and waste.]

[4-3(F)(14)(d) Outdoor dining areas where alcohol is consumed must meet all applicable New Mexico state law requirements. If this results in the construction of a wall, fence, or similar barrier around the perimeter and it is located on the sidewalk:

1. The owner or operator of the immediately abutting primary use shall be required to obtain a Revocable Permit from the City.

2. A decorative wall, fence, or similar barrier shall be limited to between 3 and 4 feet in height and shall be located at least 6 feet from any building

standpipe, hydrant, crosswalk, driveway, alleyway, access ramp, parking meter, landscape bed, street tree, sign post, utility pole, or similar obstacle.

3. The depth of the area enclosed by a wall, fence, or barrier shall not be greater than 50 percent of the width of the sidewalk, measured from back of curb to the building edge closest to the sidewalk, and shall leave a clear pedestrian passage area at least 6 feet in width.

4. Before and after the immediately abutting primary business's hours of operation, all furniture, equipment, and goods shall be removed from the sidewalk area or otherwise secured to prevent movement by natural elements or by unauthorized persons. After the immediately abutting primary business's hours of operation, the sidewalk area shall be cleaned of all dining materials and waste.

5. The area enclosed by a wall, fence, or barrier shall not contain any utility vault.]

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Ken Sanchez, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Primary Building Requirement**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** This amendment proposes to allow an outdoor patio to contribute to the required 50% of the front property line that must be occupied by a building. The intent of the original regulation is to locate buildings closer to the street to establish a more walkable, urban form in Urban Centers, Main Streets, and Premium Transit areas. Outdoor patios will also contribute to this urban form, therefore this amendment proposes to make outdoor patios applicable to the minimum 50% calculation. This amendment also clarifies that the required 50% is a minimum amount.
- **Action:** On Page 194, in Table 5-1-2, amend the text in the row titled “Front, minimum” under the “Setbacks” section as follows:

UC-MS-PT: 0 ft.

[A minimum of] 50% of front property line width must be occupied by the primary building [or outdoor seating and gathering area, or outdoor dining area] constructed within 15 ft. of the property line. On a corner lot, the required [minimum] 50% must begin at the corner

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director**  
**Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Brad Winter, City Councilor and Pat Davis, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Procedural Changes – Revised**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to make various changes to the procedures chapter of the IDO. These changes are intended to make for a more transparent, accessible development process. These changes include directing the Planning Department to create notification forms that applicants will be required to use when sending out neighborhood notification, including outreach to a neighborhood for a meeting request. The purpose of making this process more explicit is to ensure that neighborhood associations and property owners receive notice that contains ample information to understand the request. Currently, the city's website contains examples of what a good notification letter looks like, however these "templates" are not required to be used by any one applicant.

Additionally, this amendment proposes to make changes to the facilitated meeting process. Pre-IDO, there was no process to deny the request for a facilitated meeting from the City. The IDO granted purview over this process to the Planning Director. This amendment proposes to revert this process back to the pre-IDO process, which will allow anyone to request a facilitated meeting from the City.

Note: the text in red notes the changes proposed in the proposed update when this was first presented to the public in April 2019, revisions for this July amendment are shown in blue.

- **Action:**
  1. The Planning Department is hereby directed to create notification forms for the application types found in Table 6-1-1. These forms shall contain fields for an applicant to fill in and shall be as detailed as possible, including but not limited to

the requirement to provide any available site plans or renderings, building and/or structure heights, building size, applicable public hearing dates, and other line items listed in 6-4(K)(6). These forms shall be maintained and accessible from the Planning Department's website.

2. Revise page 339, Section 6-4(C)(3) as follows:

A meeting request shall be sent to the 2 representatives on file at the Office of Neighborhood Coordination (ONC) for all applicable Neighborhood Associations via certified letter, return receipt requested, or via email with timestamp, read receipt requested. Either method constitutes a reasonable attempt to notify a Neighborhood Association of a meeting request. The requirements of Subsection 14-16-6-4(K)(6) (Content of Notice) and Subsection 14-16-6-4(K)(7) (Documentation of Good Faith Effort Required) also apply.

3. Amend section 6-4(K)(6) as follows:

**6-4(K)(6) Content of the Notice**

Each notice required by this Section 14-16-6-4(K) shall be sent using a notification form provided by the Planning Department. Notification forms may be accessed on the City's website. Notification forms shall include the address of the property listed in the application; the name of the property owner; the name of the applicant; a short summary of the approval being requested (e.g. Conditional Use Approval to allow a particular use, amendment to the Official Zoning Map from an existing zone district to a specified district, ~~the maximum height of proposed structures, the maximum number of proposed dwelling units,~~ and the approximate gross square footage of any proposed nonresidential uses, etc.); the maximum height of proposed structures, the maximum number or proposed dwelling units (if applicable), a site plan (if available), whether a public hearing will be required, and if so the date, time, and place of the public hearing; and an address, telephone number, or website where additional information about the application can be obtained.

4. Amend section 6-4(D) as follows:

6-4(D)(1) For any applications listed in Table 6-1-1, anyone may request ~~and the City may require~~ the applicant to attend a City-sponsored facilitated meeting with the Neighborhood Associations whose boundaries include or are adjacent to the proposed project~~., based on the complexity and potential impacts of a proposed project.~~

6-4(D)(2) ~~if a facilitated meeting is required by the City~~ Upon request of a facilitated meeting, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days of the request. The meeting shall occur within a period of ~~at least~~ no more than 7 consecutive

days prior to the next scheduled hearing or meeting of the decision-making body. [No final decision or recommendation shall be made until a facilitated meeting has been held or reasonable attempts to hold a facilitated meeting have been made.] If reasonable attempts have been made to accommodate the schedules of both the applicant and the Neighborhood Associations, and no meeting has occurred, the application may move forward in the relevant review/decision process.

6-4(D)(3) ~~if the~~ [After the facilitated meeting occurs, the facilitator shall provide a facilitated meeting report, including but not limited to meeting location, date, and time; attendees; and a summary of the discussion. If no meeting occurs, the facilitator shall provide documentation of the attempt to schedule the meeting and that no meeting was scheduled within the time allotted.

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**CITY OF ALBUQUERQUE**  
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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Pat Davis, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – Site Lighting Regulations  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To require that all sources of light on a site in non-residential and mixed use zones be regulated. At present only outdoor lighting fixtures are regulated in section 14-16-5-8 of the IDO. While outdoor light fixtures are the source of most lighting, brightly lit buildings can also be a source of light and this can become a source of light pollution for adjacent properties.

- **Actions:**

Page 282, Section 5-8 revise as follows:

- Revise the section title from Outdoor Lighting to Outdoor and Site Lighting
- Revise 5-8(B)(1) General as follows:

All ~~exterior-lighting~~ sources of light visible from the exterior of a property for multi-family, mixed-use and non-residential development shall comply with the standards of this Section 14-16-5-8 unless specified otherwise in this IDO. The standards of this section shall apply to both new lighting and the replacement of fixtures (excepting lamp replacement), regardless of type, mounting, or location.

- Revise section 5-8(D) General Design and Illumination, as follows:

All ~~exterior-lighting~~ sources of light visible from the exterior of a property subject to this Section 14-16-5-8 shall meet the following standards:

- Add a new section 5-8(D)(2) and renumber accordingly:

[All sources of light for mixed use and non-residential development, other than outdoor light fixtures as regulated below, that are visible from the property line shall not exceed 200 foot lamberts at the property line.]

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**INTEROFFICE MEMORANDUM**

**TO: Brennon Williams, Acting Planning Department Director**  
**Mikaela Renz-Whitmore, Long Range Manager**

**FROM: Cynthia Borrego, City Councilor**

**SUBJECT: IDO Annual Update Amendment – Stub Streets and Cul-de-Sacs**

**DATE: July 24<sup>th</sup>, 2019**

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of these proposed amendments is to refine regulations related to cul-de-sacs and stub streets. Cul-de sacs and stub streets do not create a walkable, pedestrian-friendly environment and also may present problems with vehicular circulation in subdivisions. The first part of this amendment proposes to implement new regulations on cul-de-sacs that will help ensure longer cul-de-sacs and stub streets aren't constructed.
- **Action:**
  1. Amend section 5-3(E)(1)(d) as follows:

**5-3(E)(1)(d) Stub Streets and Cul-de-Sacs Stub streets and cul-de-sacs that terminate the road are prohibited, with the following exceptions:**

    - [1. Cul-de-sacs are allowed where necessary to avoid those types of sensitive lands listed in Section 14-16-5-2(C), or where vehicular safety factors make a connection impractical, including but not limited to size or shape or lots, topography, surrounding development patterns, and physical characteristics and are limited to 100 feet in length.
    2. Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. Where allowed, stub streets are limited to ~~[150]~~ [100] feet in length.
    3. Mid-block "bubble" cul-de-sacs without throats are allowed.
    4. Whenever cul-de-sacs are created, 1 20 foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or

walkway, unless the city engineer determines that public access in that location is not practicable due to site or topography constraints.]

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## CITY OF ALBUQUERQUE CITY COUNCIL

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### INTEROFFICE MEMORANDUM

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager  
**FROM:** Trudy Jones, City Councilor  
**SUBJECT:** IDO Annual Update Amendment – Transit Parking Reduction  
**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** To revise the parking reductions as they apply to Transit. Prior to the IDO there was a reduction of 10% available to development adjacent to any transit route within the city. This was not carried over. The transit parking reductions in the IDO, while increasing the reductions when applied, limited where transit reductions could be applied significantly. This amendment would broaden the applicability of transit parking reductions. As written it is not clear whether the 30% reduction in Section 5-5(C)(5)(c)1. applies to the frequency of the route or the frequency of the buses (serving any route) stopping at the transit stop. If the language applies to the frequency of the route, this limits the scope to only the Rapid Ride Routes that serve Central Avenue, and a portion Coors Boulevard and Louisiana Boulevard. If this applies to the frequency of buses (serving any route) stopping at the transit stop this applies to Central Avenue, San Mateo Boulevard, some stops on Coors, and small sections of 4<sup>th</sup> Street, Montgomery Boulevard, and Lomas Boulevard, however this is not consistent along routes and would not serve the needs of most transit riders. In general transit riders are looking for frequency of a particular route, as they are trying to get from A to B, rather than the frequency of when a bus in general appears at a stop. This amendment would clarify the language to make it clear that the 30% reduction applies the route frequency and would increase the peak service frequency from headways of 15 minutes to 30 minutes in order to incorporate more of the heavily used transit routes in the city.
- **Actions:**
  - Page 236, Section 5-5(C)(5)(c) 1. revise as follows:

The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet of any transit stop or transit station with a [transit route with a] peak service frequency of [30]

~~[45] minutes or better~~, or may be reduced by 10 percent if the proposed development is located within 1,320 feet of any transit stop or transit station.

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**INTEROFFICE MEMORANDUM**

**TO:** Brennon Williams, Acting Planning Department Director  
Mikaela Renz-Whitmore, Long Range Manager

**FROM:** Klarissa Peña, City Councilor

**SUBJECT:** IDO Annual Update Amendment – VPO 3 West Central

**DATE:** July 24<sup>th</sup>, 2019

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Acting Director Williams and Ms. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission in July of 2019 for the 2019 IDO Annual Update.

- **Purpose:** The purpose of this proposed amendment is to establish regulations within along the West Central Avenue corridor to protect views of the eastern landscape. The IDO potentially allowed for more building height along West Central, which could have impact on views to the east as one is traveling down the mesa. Establishing a new View Protection Overlay will ensure those views aren't impacted by development. The new VPO proposes to limit heights and require minimum setbacks.
- **Action:**

3-6(F)(1) Applicability

The VPO-3 standards apply in the following mapped area. [Insert map that follows the following boundary: Atrisco Blvd to the East, the City limits to the West, and every parcel in between that has a property line abutting Central Avenue.]

3-6(F)(2): Protected Views

Views protected by this VPO-3 are looking toward the Sandia Mountains.

3-6(F)(3) Structure Height

Structure height within the VPO shall be limited to 30 feet. No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.

3-6(F)(4) Setbacks

Setbacks from the right-of-way of Central Avenue, minimum: 10 feet.  
Setbacks from the right-of-way of Central Avenue, maximum: 30 feet.

3-6(F)(5) Parking and Loading

Section 5-5(F)(1)(b)(1) Downtown, Urban Centers, Main Street Areas, and Premium Transit Areas does not apply in this VPO. ]

## IDO Annual Update 2019

### Proposed Technical Edits - Environmental Planning Commission (EPC) Review/Recommendation

| Page     | Section  | Change / Discussion  | Explanation  |
|----------|----------|--|--|
| All      | All      | Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.  | Covers general clerical corrections.   |
| All      | All      | Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.    | Covers general editorial corrections.  |
| Multiple | Multiple | Unless noted otherwise in this table, remove the term "linear" when applied to a distance. Where needed, clarify whether the distance is a horizontal distance (length, width, or depth) or a vertical distance (height). Revise the associated phrases as necessary to accommodate this change grammatically or structurally. | All distances in this IDO are a linear measurement from one point to another, either in a vertical or a horizontal direction, unless a different form of measurement is described in a given provision. See related item for proposed changes for distance separations based on a radius.  |
| Multiple | Multiple | For provisions that specify a distance separation, revise to use the following phrase:<br>"...within XX feet in any direction of the [building, lot line, or premises] that contains the use."   | Adds clarity about how to measure distances for distance separation. See related item for proposed change for linear distances to be measured horizontally or vertically.  |
| Multiple | Multiple | Dwelling Definitions<br>Review and edit for consistent use of "dwelling" versus "structure or building" versus "dwelling unit."  | Calls for a consistency sweep for the terms "dwelling unit" vs. "dwelling" (which might be a building with multiple dwelling units). Dwelling unit is a defined term that includes a kitchen unless otherwise stated (example: accessory dwelling unit without kitchen). The term "dwelling" used with a use may be a dwelling unit (example: single-family) or multiple dwelling units (example: multi-family). |
| Multiple | Multiple | Review all use-specific standards with regulations that require screening and revise for consistency with the edge buffer standards in Section 14-16-5-6.  | Revision for consistency across the IDO. Provisions that duplicate standards in 14-16-5-6 will be deleted or replaced with a cross-reference to the appropriate section.   |

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| Multiple | Multiple | Revise for consistent use of the terms "outdoor" vs. "in a building" vs. "in the fully enclosed portion of a building" that refer to where uses are allowed to take place. "In a building" refers to uses or activities in a fully enclosed building or any area covered by a common roof. "In a fully enclosed portion of a building" would not include uses or activities in portions of a building only covered by a common roof but not fully enclosed by walls. "Outdoor" refers to uses or activities conducted outside of a building and the area covered by a common roof, but not fully enclosed by walls. | Consistency sweep for terms related to uses in a building vs. outdoor based on a related edit to the definition of building. (See Section 7 of this table). A legal precedent established that any area covered by a common roof is to be considered a building. The IDO defines a building as a fully enclosed space, which contradicts that precedent. This edit would ensure that the 3 explicit terms are used correctly: "outdoor," "in a building" (i.e. under common roof), and "in a fully enclosed portion of a building." |
| Multiple | multiple | Delete references to the LRTS Guide that are related to defining street classifications. Retain references to the LRTS Guide when referring to street connectivity standards in Subsection 5-3(E)(1).   | The definitions for each street type will indicate the source of the map or document that designates these classifications. The MRCOG LRTS Guide defines and designates collector and above streets. The DPM defines and designates local streets.  |
| Multiple | Multiple | Review the IDO and edit for the use of these terms as defined: "project site," "premises," "lot line," and "property line."   | Consistency sweep of terms that are defined to be distinct but that may be used as synonyms where more clarity is needed.   |
| Multiple | Multiple | Find/replace "Neighborhood Meeting" and "Facilitated Meeting" to "Pre-Application Neighborhood Meeting" and "Post-Application Facilitated Meeting," respectively, to distinguish them clearly.  | See related Tech Edits and Council Amendment Q that propose to require all Neighborhood Meetings to be facilitated by ADR. This change in terms is intended to make clear where each meeting happens in the review/decision process.  |

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| Multiple | Multiple         | <p>Add definitions for automotive maintenance or servicing (activities related to maintenance and servicing, including but not limited to battery charging, tire repair, fluid adjustments, replacing lights and windshield wipers) vs. automotive repair (activities beyond maintenance and servicing). Look at other motor vehicle definitions and use-specific standards and revise to use these terms accordingly. Move all motor vehicle-related definitions into a new definition category in Section 7-1.</p> <p>“Automobile-dependent use” means automobiles and/or other motor vehicles are served by the use and the use would not exist without them, such as vehicle repair, light vehicle fueling station, car wash, or auto and truck sales.</p> <p>“Automobile-oriented use” means automobiles and/or other motor vehicles are an integral part of the use, such as drive-up, drive-in, and drive-through facilities.</p> | <p>Provides clarity in definitions related to auto repair and maintenance/servicing as well as auto-dependent vs. auto-oriented.</p>   |
| 2        | 1-7(A)(3) [new]  | <p>Add a new subsection as follows and renumber subsequent subsections accordingly:</p> <p>"Other City regulations or state or federal laws may apply, even if the IDO is silent on these other applicable laws or regulations. Violations of these other applicable laws or regulations are not considered violations of this IDO."</p> <p>Renumber subsequent subsection accordingly.</p>  | <p>Clarifies that the IDO does not always identify other applicable regulations, and provides notice that it is up to the applicant to follow all local, state, and federal regulations.</p> |
| 4        | 1-10(A)(3) [new] | <p>Add a new subsection as follows:</p> <p>"When referencing prior approvals, the most recent approval, including any amendments, shall apply unless otherwise stated."</p>  | <p>Clarifies how to read and apply provisions from prior approvals.</p>  |

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| 4    | 1-10(A)(1)      | <p>Replace second sentence with the following:<br/>                     "Any use standards or development standards associated with any prior approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO.<br/>                     Notwithstanding the prior approval, development on such a site is exclusively subject to the processes in Part 14-16-6 (Administration and Enforcement)."</p>  | Strengthens language about use and development standards in prior approvals and makes explicit that processes are per IDO procedures, even when the prior approval specified a process. |
| 4    | 1-8(A)          | <p>Revise as follows:<br/>                     "If two or more regulations in this IDO conflict with one other, the more restrictive provision shall prevail, unless specified otherwise, <u>with the following exceptions:</u><br/> <u>(1) When the regulations of an Overlay zone conflict with any other regulation in this IDO, the regulations of the Overlay zone shall prevail regardless of whether the Overlay zone regulations are more or less restrictive than the other regulations. Where Overlay regulations are complementary with other IDO regulations, the Overlay regulations apply in addition to the other IDO regulations, unless specified otherwise. Where the Overlay zone is silent, other IDO regulations apply.</u></p> | Clarifies how to read and apply provisions in the IDO.  |
| 4    | 1-8(A) [cont'd] | <p><u>(2) When any use-specific standard in Section 14-16-4-3 conflicts with a development standard in Part 14-16-5, the use-specific standard shall prevail regardless of whether the use-specific standard is more or less restrictive than the development standard. Where use-specific standards complement development standards in Part 14-16-5, use-specific standards apply in addition to the development standards. Where use-specific standards are silent, other development standards apply.</u></p>  | Clarifies how to read and apply provisions in the IDO.  |

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| 4    | 1-8(A) [cont'd] | <u>(3) When area-specific regulations (i.e. Centers, Corridors, or small areas) conflict or differ from general regulations, the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the general regulation. The area-specific regulations apply instead of, not in addition to, the general regulations, unless specified otherwise. Where the area-specific regulations are silent, general regulations apply."</u> | Clarifies how to read and apply provisions in the IDO.  |
| 4    | 1-8(B) [new]    | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"If any regulation in this IDO refers to a regulation in another section of this IDO, the applicability of the referencing section prevails over the applicability in the referenced section, unless specified otherwise."  | Clarifies how to read and apply provisions in the IDO.  |
| 4    | 1-8(D) [new]    | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"If any regulation in this IDO conflicts with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Uniform Housing Code) or any other building safety codes, the provisions in those codes shall prevail."   | Eliminates any potential conflicts with the International Building Code and/or any other building safety codes.   |
| 7    | 2-1(B) [new]    | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"Portions of parcels within the public right-of-way shall be designated as Unclassified (UNCL) on the Official Zoning Map."   | Codifies existing practice. See also related proposed change to definition of Zoning Boundary.  |
| 34   | Table 2-4-11    | Add a note to allow the amount of usable open space to be reduced by 50% in UC-MS-PT areas in the MX-ID and MX-FB subzones.   | Mirrors a 50% reduction in UC-MS-PT area in other MX zones per Table 5-1-2. This edit helps to further implement the Centers & Corridors vision of encouraging density and urban character. |

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| 37   | 2-4(E)(3)(f)3.b.i      | Revise as follows:<br>"Each second floor and higher façade facing a public street or alley shall contain a minimum of <del>40</del> <u>30</u> percent of its surface in clear, transparent windows and/or doors."   | Revision for consistency with other zone districts.  |
| 37   | 2-4(E)(3)(f)3.b.ii     | Delete this subsection.   | Responds to request from agent/developer. Removes the requirement that windows be vertical and 2x as tall as wide. This provision is overly restrictive and unnecessary. |
| 42   | 2-5(B)(3)(d)1<br>[new] | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"Once a Master Development Plan has been approved, development can be approved through a Site Plan pursuant to the applicability, procedures, and criteria in Subsection 14-16-6-5(G) (Site Plan – Administrative), 14-16-6-6(F) (Site Plan – DRB), or 14-16-6-6(H) (Site Plan – EPC), as relevant."  | Clarifies how to move forward with development in an approved Master Development Plan area.  |
| 43   | 2-5(B)(3)(c)3<br>[new] | Add a new subsection as follows:<br>"If the Master Development Plan does not specify certain development standards, or if there is no Master Development Plan but development is allowed pursuant to Subsection 14-16-2-5(B)(3)(e), Development Standards in Part 14-16-5 of this IDO apply. If there are no development standards for the NR-BP zone district or if an IDO standard specifies that it is 'per approved plan' in the NR-BP zone district, development shall meet the development standards established for the NR-C zone district." | This section establishes how to develop in the NR-BP zone district when there is no MDP or when the MDP does not contain specific development standards.                 |

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| 44   | 2-5(B)(3)(e)1<br>[new] | Add a new subsection as follows:<br>"For properties zoned NR-BP that are less than 20 acres without a Master Development Plan, unsubdivided lots can be subdivided pursuant to the criteria in Subsection 14-16-6-6(I) (Subdivision of Land - Minor)."  | Clarifies the process to subdivide NR-BP properties less than 20 acres without an MDP. The IDO currently does not describe such a process, which makes it impossible to do under the current rules.   |
| 53   | 2-6(A)(5) [new]        | Add a new subsection as follows:<br>"Single-Family Development<br>For PD zone districts that show a clear pattern of single-family residential land use based on a pre-IDO approval, a land owner may apply for a Site Plan - Administrative pursuant to Subsection 14-16-6-5(G) for low-density residential development that maintains the pattern of development in the surrounding subdivision." | Clarifies the IDO to be consistent with a May 29, 2018 memo from the ZEO to address a specific issue that arose from the Phase I zoning conversion rules that were adopted with the adoption of the IDO. Within the city, some vacant lands that were subdivided into a pattern of low-density residential development prior to the adoption of the IDO, but did not have an approved site plan identifying the planned low-density residential land uses, and these properties were converted to PD instead of R-1 or R-T. |
| 53   | 2-6(A)(3)(b)           | Replace text as follows:<br>"A Site Plan – EPC that specifies uses, site standards, and development standards shall be reviewed and decided by the EPC in conjunction with review and decision of the zone change request pursuant to Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(G) (Zoning Map Amendment – Council), as relevant."                               | Clarifies that the accompanying zone change may be decided by the EPC or by City Council, pursuant to the size thresholds that determine what Zoning Map Amendment is required.   |

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| 55   | 2-6(B)7 [new]         | <p>Add a new subsection as follows:<br/>                     "Once a Framework Plan has been approved, development can be approved through a Site Plan per the applicability, procedures, and criteria in Subsection 14-16-6-5(G) (Site Plan –Administrative), 14-16-6-6(F) (Site Plan – DRB), or 14-16-6-6(G) (Site Plan – EPC), as relevant."</p>   | Clarifies how to move forward with development in an approved Framework Plan area.                          |
| 75   | 3-4(D)(5)(a)1.b [new] | <p>Add a new subsection as follows:<br/>                     "The minimum rear yard setback for attached or detached garages off an alley is 5 feet."</p>   | This change carries forward a regulation adopted in the Downtown Neighborhood Area Sector Development Plan. |
| 75   | 3-4(D)(5)(a)1         | <p>Revise Subsection b. to move the second sentence to be a new Subsection d. and add a new Subsection c. as follows:<br/>                     "b. Where alleys are not available, garages and other offstreet parking areas may be located on the side of the primary building.<br/> <u>c. A garage door facing the street shall be set back a minimum of an additional 5 feet beyond the horizontal plane of the front façade, which includes a porch façade.</u><br/>                     d. No garage door facing a street shall be more than 9 feet wide."</p> | This change carries forward a regulation adopted in the Downtown Neighborhood Area Sector Development Plan. |

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| 75   | 3-4(D)(5)(b)     | <p>Revise header as follows for Subsection 2: "<u>Non-residential and Mixed-use Development</u>."</p> <p>Remove mention of R-ML from 2.b.</p> <p>Add a new 1.e as follows and renumber subsequent subsections accordingly:</p> <p>"In the R-ML zone district, façades facing a public street shall change a minimum of every 50 linear feet in height, setback, or material."</p> | Clarifies what rules will apply to mixed-use development consistent with the Downtown Neighborhood Area SDP. Moves rule applying to R-ML to the Residential subsection.  |
| 75   | 3-4(D)(5)(b)(1)f | <p>Revise as follows:</p> <p><u>"Regardless of residential building type and zone and regardless of Center or Corridor designation, facades shall meet..."</u></p>  | Clarifies how this provision should be applied. The Building Design standards that are referred to are only for certain multi-family residential buildings. The intent in the CPO is that those Building Design standards should apply to all residential buildings within the CPO, regardless of location in or outside of a Center or Corridor area. There has been some confusion over whether the CPO applicability or the cross-referenced building articulation applicability applies in this CPO. |
| 76   | 3-4(D)(5)(b)(2)d | Revise to require 50 percent, instead of 60 percent, of each ground floor façade to have clear, transparent windows and/or doors.   | This change reverts to the regulation adopted in the Downtown Neighborhood Area Sector Development Plan.   |
| 85   | 3-4(G)(3)(a)1.a. | Replace "residential building" with "primary dwellings."  | Replaces terminology to use a term that is defined in the IDO.   |
| 86   | 3-4(G)(3)(a)3    | Replace "Multi-family residential buildings" with "Multi-family residential development."   | Replaces terminology to use a term that is defined in the IDO. As defined in the IDO, this provision would apply to any building associated with the multi-family use.   |
| 87   | 3-4(G)(5)(e)2    | Replace "Multi-family residential buildings" with "Multi-family residential development."   | Replaces terminology to use a term that is defined in the IDO. As defined in the IDO, this provision would apply to any building associated with the multi-family use.   |

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| 94   | 3-4(I)(5)(b)(4)b | Revise as follows:<br>"Be built to function as or appear as a <u>storefront or urban residential building frontage type</u> ."  | This change clarifies what a residential façade is and links the regulation to defined terms.   |
| 96   | 3-4(J)(1)        | Replace the map of CPO-11 with an updated map that correctly indicates Sub-area 1 for the R-T zone district farther north on Horizon Boulevard and revises the former Sub-area 1 as Sub-area 2. See attached exhibit. | Corrects an error in the analysis when the CPO was developed.   |
| 99   | 3-4(K)(3)(b)     | Replace text as follows:<br>"Setback from the right-of-way of Rio Grande Boulevard between Indian School Road and Montano Road, minimum: 25 feet in the R-A zone and 20 feet in all other zones."                     | Revises the standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande and makes the structure parallel with the Coors Blvd. CPO-11.  |
| 100  | 3-4(K)(5)(b)3    | Replace "non-residential development" with "mixed-use or non-residential development."  | Maintains the intent of the original regulation from the Rio Grande Corridor Plan now that mixed-use development is allowed.  |
| 103  | 3-4(L)(5)(b)8    | Revise as follows:<br>" <del>Residential</del> Buildings with over 35 linear feet of street-facing façade must be designed to appear as a collection of smaller buildings."   | Applies standard to all buildings in MX and NR zones. Eliminates the term "residential buildings," which is not defined in the IDO.   |
| 103  | 3-4(L)(5)(c)     | Replace header and text as follows:<br>"Building Design for Mixed-use and Non-residential Development"<br>"In Mixed-use and Non-residential zone districts, the following building design regulations apply:"         | Applies building design standards to MX development, as well as NR development. Applies the standards to all zones (not just zones existing currently in the CPO area). This will ensure that even if a property owner got a zone change to a different MX or NR zone, the building design standards would apply. |
| 103  | 3-4(L)(5)(c)5    | Revise as follows:<br>"The <u>street-facing building facade of a building on Mountain Road or adjacent to a residential zone</u> shall change a minimum of every 35 linear feet in height, setback, or material."     | Reinstates language from the Sawmill/Wells Park SDP. Provides options for compliance.   |

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| 105  | 3-4(M)(4)     | <p>Revise as follows:</p> <p>3-4(M)(4)(a) Building height, maximum: 18 feet.</p> <p>3-4(M)(4)(b) <u>For cluster development, building height may be increased to 26 feet on a maximum of 75 percent of the building footprint.</u></p> <p>3-4(M)(4)(c) For all other low-density residential development, building height may be increased to 26 feet on a maximum of 50 percent of the building footprint.</p> | <p>Reinstates provision from the Volcano Cliffs SDP inadvertently omitted during the IDO adoption. Would apply throughout the Volcano Mesa CPO except for areas within the Northwest Mesa Escarpment VPO. The 18-ft. height limit was not in the Volcano Trails SDP but was extended to cover that area with the adoption of the Volcano Mesa CPO. This provision would provide an exception to that height limit for cluster development (which requires the dedication of 30% of the area for open space).</p> |
| 112  | 3-5(F)(4)(d)1 | <p>Revise as follows:</p> <p>"Primary building entrances shall be oriented toward the sidewalk <u>abutting the façade of the building on the street with the highest vehicular traffic volume.</u>"</p>   | <p>This change specifies the "most used street" as the street with the highest vehicular traffic volume.</p>   |
| 115  | 3-5(J)(3)(a)  | <p>Revise as follows:</p> <p>"None, except that 1 off-street loading space <u>that meets the requirements of the DPM</u> shall be provided for each property..."</p>  | <p>The DPM includes dimensional requirements for parking spaces. This revision reduces the potential for conflict between the IDO and the DPM as either document is revised in the future.</p>   |
| 121  | 3-6(D)(3)(c)  | <p>Revise as follows:</p> <p>"A view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard, <u>based on the elevation of the viewpoint for a given sightline,</u> and extending horizontally above <u>the sites located east of Coors Boulevard.</u>"</p> <p>Add a label showing the "view point" in all applicable graphics.</p>                                       | <p>Clarifies that the height of the view plane is based on the location of the sightline(s) rather than the elevation of Coors adjoining or nearest the subject lot.</p>   |

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| 122  | 3-6(D)(5)(b)<br>[new] | <p>Insert a new subsection as follows:<br/>                     "No portion of a structure shall extend above the ridgeline of the Sandia Mountains that is visible within any view frame for a property."<br/>                     Renumber subsequent subsections accordingly.<br/>                     Clarify that the 16 ft and 20 ft height allowance for lots near or above elevation of Coors trumps this additional regulation as well.<br/>                     Add a graphic of a view frame showing a wavy ridgeline and several structures whose tops do not extend above the segment of ridgeline that is immediately behind each one.</p>   | <p>This revision carries forward a provision from the Coors Corridor Plan that was unintentionally omitted from the IDO.</p>  |
| 122  | 3-6(D)(5)(a)          | <p>Revise as follows:<br/>                     "No more than 1/3 of the height of structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as shown in section diagram below, <u>with the following exceptions:</u><br/>                     1. A total height of 16 feet is allowed for <u>structures other than walls in low-density residential development on a lot</u> <del>lots</del> with developable area that is constrained because the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard and <u>the lot</u> may include sensitive lands (see Subsection 14-16-5-2(C)), <del>a total height of 16 feet for low density residential and 20 feet for other uses is allowed (see figure below).</del></p> | <p>Organizes the existing text into 3 subsections for clarity. Adds a new clarification that the zone district establishes the maximum height for lots below Coors that might be allowed to be taller under the bulk and massing regulations. For example, there are a few undeveloped R-1 and R-A lots that are at a significantly lower elevation than Coors Blvd. where this VPO regulation would allow a building higher than 26 ft, the standard for the underlying zones. The intent of the VPO was not to allow buildings to be higher than the maximum heights established by the underlying zones.</p> |

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| 122  | 3-6(D)(5)(a)<br>[cont'd] | <p><u>2. A total height of 20 feet is allowed for structures other than walls in other types of development on a lot with developable area that is constrained because the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard and the lot may include sensitive lands (see Subsection 14-16-5-2(C)).</u></p> <p><u>3. If the maximum height allowed by the zone district is lower than what would otherwise be allowed by the height, bulk, and massing regulations, the maximum height of the zone district shall apply."</u></p> | Organizes the existing text into 3 subsections for clarity. Adds a new clarification that the zone district establishes the maximum height for lots below Coors that might be allowed to be taller under the bulk and massing regulations. For example, there are a few undeveloped R-1 and R-A lots that are at a significantly lower elevation than Coors Blvd. where this VPO regulation would allow a building higher than 26 ft, the standard for the underlying zones. The intent of the VPO was not to allow buildings to be higher than the maximum heights established by the underlying zones. |
| 124  | 3-6(E)(3)(c)2.a          | <p>Revise as follows:<br/>           "...For example, 1 foot of additional structure height may be granted for every <del>3 feet to 4 feet of drop in</del> <u>4 foot difference between the ground elevation and from a base elevation established at the top of the escarpment for lots on top of the mesa or at the base of the escarpment for lots below the mesa face (i.e. where the 9 percent slope line begins)...</u>"</p>  | This revision clarifies that the base elevation may be at the top or bottom of the escarpment based on the location of the parcel to be developed. Reference to the 9% slope line removed as duplicative of the definition for "escarpment" in the IDO.  |
| 125  | 3-6(E)(3)(c)2.b.         | <p>Revise as follows:<br/>           "<del>Structures that are Two-story construction that is</del> located and designed so that..."</p>   | Deleted "Two-story" as this criterion should apply to any construction.  |
| 130  | Table 4-2-1              | <p>Daytime gathering facility<br/>           Change "C" to "A" in MX-H and NR-LM zone districts.</p>   | Adds 2 zone districts where this use is allowed permissively when accessory to another primary use on the site. MX-H is the most-intense mixed-use zone, where this use would be the most appropriate. NR-LM is an appropriate zone for this use, since it is an intense non-residential zone but does not allow heavy manufacturing.  |

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| 130  | Table 4-2-1 | Overnight shelter<br>Change "C" to "A" in MX-H and NR-LM zone districts.   | Adds 2 zone districts where this use is allowed permissively when accessory to another primary use on the site. MX-H is the most-intense mixed-use zone, where this use would be the most appropriate. NR-LM is an appropriate zone for this use, since it is an intense non-residential zone but does not allow heavy manufacturing. |
| 130  | Table 4-2-1 | Remove "Community Residential Facility, Large" as unnecessary.   | Facilities with 19+ individuals would be considered an Assisted Living Facility. See related item for change to definition of Community Residential Facility in Section 7-1.  |
| 130  | Table 4-2-1 | Change "Sorority or fraternity" to "Dormitory". Find/replace throughout the IDO.   | Broadens the sorority or fraternity use to other users as a housing option with common kitchens and common bathrooms.   |
| 132  | Table 4-2-1 | In the MX-T zone, change bakery from CV to C and change general retail, small from A to P.   | Adds bakery and general retail, small as primary uses allowable in the MX-T zone. See related item for proposed change to the use-specific standard for general retail, small.  |
| 133  | Table 4-2-1 | Insert a new land use for "Drainage facility" that is allowed in the same zones in the same manner as the row for "Utility, other major," with the exception that the use can be conditional (C) in NR-PO-C. | Creates a new land use for drainage facilities that is better aligned with the Land Use Categories. See related item for proposed definition edit to Utility, other major and new definition for Drainage facility.   |
| 133  | Table 4-2-1 | Wireless Telecommunications Facility<br>Add a line for Small Cell to be permissive accessory (A) in all zones.   | Added for consistency with new Small Cell Ordinance O-18-27 (Section 5-10-1 in the City's Code of Ordinances).  |
| 134  | Table 4-2-1 | Add "A" to the NR-PO-A column for "Mobile vending cart".   | Requested revision from Parks & Recreation Department staff to allow for mobile vending in City parks.  |
| 134  | Table 4-2-1 | Add "A" to the NR-PO-A column for "Mobile food truck".   | Requested revision from Parks & Recreation Department staff to allow for mobile food trucks in City parks.  |

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| 134  | Table 4-2-1   | Add sub-categories for the Temporary Uses section of this table to clarify which Temporary Uses require a Permit and which do not. "Garage or yard sale" and "Hot air balloon takeoff/landing" do not require a Permit. All others do. Re-order use-specific standards as needed for consistency. | The existing language requires a Temporary Use Permit for garage/yard sales and hot air balloon takeoff/landing, which is not necessary and overly burdensome. This edit would codify existing practice.  |
| 134  | Table 4-2-1   | Revise R-T column for "Dwelling unit, accessory without kitchen" to "A".  | There was an inconsistency in the old zoning system that allowed ADUs with kitchens in certain areas, but ADUs without kitchens (formerly "accessory living quarters") were conditional uses in other zones that allow single-family and townhouse development. This revision makes the treatment of ADUs without kitchens consistent with ADUs with kitchens. The R-T zone allows multiple single-family dwellings on one lot and ADUs with kitchens permissively, so it makes sense for ADUs without kitchens, which are generally considered less impactful than ADUs with kitchens and other dwelling types, to be allowed as well. |
| 135  | 4-3(B)(1)(a)  | Revise as follows:<br>"In the <u>R-A</u> and <u>R-1</u> zone districts, only 1 single-family detached dwelling is allowed per lot..."   | Reinstates a requirement from the old Zoning Code that was unintentionally omitted in the IDO.  |
| 136  | 4-3(B)(2)(d)  | Revise as follows:<br>"The cluster development project site shall include a common open space set aside for agriculture, landscaping, on-site ponding, outdoor recreation, or any combination thereof..."   | Allows open space associated with a cluster development to be provided in multiple locations on the project site.   |
| 136  | 4-3(B)(2)(d)4 | Revise as follows:<br>"No structures are allowed in the common open space except <u>shade structures</u> or structures necessary for the operation and maintenance of the common open space."   | Allows shade structures in common open space areas. Shade is an amenity that can increase the use of the open space. See related item for proposed changes to definition of Structure in Section 7-1.   |

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| 137  | 4-3(B)(3)(f) | <p>Revise as follows:</p> <p>"Maximum project density shall be measured in square feet of residential gross floor area, rather than in the number of dwelling units.</p> <p><u>1. In all zone districts, the total residential gross floor area shall be no more than the total residential gross floor area that would be allowed on an equal size property in the same zone district platted into standard lots of the minimum lot size established for that zone district in Table 5-1-1, <del>calculated based on</del> multiplied by a standard dwelling unit size of 2,000 square feet, assuming 1 dwelling unit per lot.</u></p> <p><u>2. In the R-T or R-ML zone districts, for which minimum lot sizes are established for different residential uses, the above calculation shall be based on the minimum lot size for the relevant low-density residential use (i.e. single-family or two-family detached if the cottage development will be single-family or two-family detached dwellings or townhouse if the cottage development will be townhouse dwellings).</u></p> <p><u>3. In the MX-T zone district, for which minimum lot sizes are not established in Table 5-1-2, minimum lot sizes established for the R-ML zone district in Table 5-1-1 for the relevant low-density residential use (i.e. single-family or two-family detached if the cottage development will be single-family or two-family detached dwellings or townhouse if the cottage development will be townhouse dwellings) shall be used for the above calculation."</u></p> <p><u>4. If the cottage development includes community building space, such building area is not included in the maximum <del>square footage calculation</del> total residential gross floor area.</u></p> | <p>Clarifies how the maximum residential gross floor area is calculated for cottage developments in zone districts with different minimum lot sizes for different low-density residential uses. Clarifies how to apply this calculation in MX-T, which does not have minimum lot sizes.</p> |

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| 138  | 4-3(B)(5)(c)           | Revise as follows:<br>"For properties on which the rear <u>or side</u> lot line abuts an R-A or R-1 zone district <u>or on which the rear lot line is across an alley from an R-A or R-1 zone district</u> , no townhouse dwelling may contain more than 3 dwelling units."                                       | Broadens a provision to make townhouse development across an alley more compatible with the single-family detached scale of R-A and R-1.   |
| 138  | 4-3(B)(6)(d)           | Revise as follows:<br>"A wall sign no more than 8 square feet in size, or as allowed by the underlying zoning, whichever is <u>lesser greater</u> , <u>and</u> located no higher than the top of the ground floor of the building is allowed."  | Minimizes the size of a sign.  |
| 140  | 4-3(C)(8)(a)           | Revise heading to "NR-PO-A or Other Zone District with a City-owned or City-operated Park."   | Added to clarify what happens on City-owned or operated Park not zoned NR-PO-A   |
| 140  | 4-3(C)(8)(b)           | Revise heading to: "NR-PO-B or Other Zone District with City-owned or City-operated Major Public Open Space."   | Added to clarify what happens on City-owned or operated Major Public Open Space not zoned NR-PO-B  |
| 140  | 4-3(C)(8)(c)           | Revise heading to: "NR-PO-C or Other Zone District with Parks or Open Spaces not Owned or Operated by the City."  | Added to clarify what happens with non-City parks or open spaces not zoned NR-PO-C   |
| 144  | 4-3(D)(5)(a)           | Revise as follows:<br>"In the <u>MX-T</u> , MX-L <sub>2</sub> and MX-M zone districts..."   | Veterinary hospitals are Conditional in MX-T, so this revision extends the limitation on large animal veterinary hospitals from the more intense MX-L and MX-M zone districts to MX-T for consistency. |
| 145  | 4-3(D)(12)(a)<br>[new] | Add a new subsection as follows and renumber subsequent Subsections accordingly:<br>"Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities." | Revision for consistency with other Use-specific Standards for uses that may have a liquor license to ensure compliance with state liquor laws.  |

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| 148  | 4-3(D)(17)(c)        | <p>Replace language as follows:<br/>                     "In the MX-L zone district, this use shall only be located where the vehicular access is from a street designated as collector and above. In the MX-M and higher zone districts, this use shall be located at least 330 linear feet from a residential use in a Residential or Mixed Use zone district if located on a local street."</p> | <p>Reinstates the requirement from the Zoning Code that in the MX-L zone district, access must be from a collector or above. Allows fueling stations on local streets in the MX-M zone and above, but with the condition that the fueling station is at least 330 feet from a residential zone.</p>   |
| 148  | 4-3(D)(17)(k)        | <p>Revise as follows:<br/>                     "In UC-AC-MS-PT-MT areas and the MX-H zone district, <u>the fully enclosed portion of</u> any building containing a retail use with 1,000 square feet or more of gross floor area shall have a maximum setback of 15 feet. <u>A canopy attached to the building with a common roof does not satisfy this standard.</u>"</p>                         | <p>Revised for consistency with the proposed change to the definition of "building" that would include any area covered by a common roof. Without this edit, a canopy connected to a convenience store that extends to the edge of the street would count toward the frontage requirement. The intent of the provision is to define and activate the street edge at a pedestrian scale. The canopy is open and at an auto-oriented scale so cannot meet this intent. This edit requires the convenience store to create the street edge, which activates the space, since that is the active use for pedestrians.</p> |
| 149  | 4-3(D)(18)€<br>[new] | <p>Add a new subsection as follows:<br/>                     "In any Mixed-use zone district, automotive maintenance and servicing shall be conducted within fully enclosed portions of a building."</p>   | <p>Revision for consistency with Use-specific standard for light vehicle sales and rental in the MX-H zone district to encourage more urban development in these areas. Extending provision to all MX zones.</p>  |
| 149  | 4-3(D)(19)(a)        | <p>Revise as follows:<br/>                     "Where allowed, accessory outdoor vehicle display, storage, or incidental maintenance or servicing areas must be screened from any <del>adjacent</del> <u>abutting</u> Residential zone district or residential component of any Mixed-use zone district as required by Section 14-16-5-6 (Landscaping, Buffering, and Screening)."</p>             | <p>Removes the screening requirement for properties facing residential zones or uses when there is a road separating the use and the residential to discourage streetwalls, but keeps the screening requirement for side and rear property lines abutting residential zones or residential uses in MX zones.</p>  |

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| 155  | 4-3(D)(28)(f)       | Add "-AC-" after "UC"  | Revision for consistency with Subsection (e) above.  |
| 156  | 4-3(D)(34)(a)1      | Revise as follows:<br>"Except in the NR-LM and NR-GM zone districts, this use may not..."  | Revision to address an inconsistency because outdoor storage is allowed permissively in NR-LM and NR-GM.   |
| 158  | 4-3(D)(34)(b)3.f.ii | Revise as follows:<br>"Trees shall be provided along the walkway pursuant to Subsection 14-16-5-6(C)(4)(h). Tree wells, planters, or supports for shading devices may encroach on the walkway up to 3 feet."   | Revision to avoid conflict between this provision and Subsection 14-16-5-6(C)(4)(h).   |
| 159  | 4-3(D)(34)(c)       | Replace text as follows:<br>"In the MX-T zone district, this use is allowed permissively on streets classified as collector and above and conditionally on local streets, with the following exceptions:<br>1. If the use is accessory to another primary use, the use is considered a permissive accessory use, regardless of street classification.<br>2. In the Old Town - HPO-5, the use is allowed permissively regardless of street classification." | Allows small general retail permissively on busier streets and conditionally on local streets. Keeps the permissive accessory use allowed in the current IDO.  |
| 166  | 4-3(E)(10)(a)1      | Revise as follows:<br>"All proposed WTFs shall use concealed technology, with the following exceptions:<br>a. Co-locations of WTFs on existing unconcealed towers.<br>b. Co-locations of small cell WTFs on public utility structures.<br>c. Public utility co-locations for WTFs other than small cell WTFs."   | Revises the provision for compliance with the new Small Cell Ordinance O-18-27 ( Section 5-10-1 in the City's Code of Ordinances). As adopted in the IDO, this section provision excludes public utility co-locations from the concealment requirement for all WTFs. Because public utility co-locations are broadly defined in the IDO to be any utility structure, that would apply to light poles and electric poles the same as a large transmission tower. On the large transmission tower, the City's intent is to not conceal. On a street light or street utility/electric pole, it is the City's intent to require concealment technology. Revises (b) to use the IDO defined term. |

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| 167  | 4-3(E)(10)(n)<br>[new] | Add a new subsection as follows:<br>"Small Cell WTFs<br>Small cell WTFs shall meet all requirements established by Section 5-10-1 of ROA 1994."   | Requires compliance with new Small Cell Ordinance O-18-27 ( Section 5-10-1 in the City's Code of Ordinances).   |
| 169  | 4-3(E)(10)(i)1         | Revise as follows:<br>"All freestanding WTFs shall be surrounded by an opaque wall or fence at least 6 feet and not more than <u>10</u> feet high."   | Revised from 9 ft. to 10 ft. to allow walls that adequately screen standard industry materials.   |
| 170  | 4-3(E)(10)(l)1         | Revise as follows:<br>"Only architecturally integrated <u>and small cell</u> WTFs are allowed within any HPO zone, except that within the Old Town – HPO-5, WTFs other than <u>small cell WTFs</u> are prohibited."   | Revises the provision for compliance with the new Small Cell Ordinance O-18-27 ( Section 5-10-1 in the City's Code of Ordinances).  |
| 170  | 4-3(E)(10)(m)2         | Revise as follows:<br>"Only architecturally integrated <u>and small cell</u> WTFs are allowed in the following mapped area."  | Revises the provision for compliance with the new Small Cell Ordinance O-18-27 ( Section 5-10-1 in the City's Code of Ordinances).  |
| 176  | 4-3(F)(5)(g)           | Revise as follows:<br>"If accessory to residential development, the accessory dwelling unit can be attached or detached."   | Clarifies how accessory dwelling units work when accessory to residential uses, in residential and mixed-use zones. As previously defined, ADUs would not be allowed as accessory to residential uses but would allow a detached ADU in zones that otherwise would not allow single-family detached uses. |
| 176  | 4-3(F)(5)(h)           | Revise as follows:<br>"If accessory to a non-residential use in the Mixed-use zone districts, the accessory dwelling unit shall be attached to the building with a non-residential use. In a Non-residential zone district, the accessory dwelling unit is allowed for the caretaker of the primary non-residential use and may be attached or detached." | Clarifies how accessory dwelling units work when accessory to non-residential uses. This edit carries over the provision that caretaker units are allowed in NR zones and add that they can be either attached or detached.   |

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| 178  | 4-3(F)(5)(j)<br>[new]  | <p>Add a new subsection as follows:<br/>                     "In the R-1 zone district, accessory dwelling units without kitchens require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A), except in areas where accessory dwelling units with kitchens are allowed permissively pursuant to Subsection (i) above."<br/>                     In Table 4-3-1, revise R-1 column for "Dwelling unit, accessory without kitchen" to "A" for consistency with this revision.</p> | <p>Makes the treatment of ADUs without kitchens consistent with ADUs with kitchens. There was an inconsistency in the old zoning system that allowed ADUs with kitchens in certain areas, but ADUs without kitchens (formerly "accessory living quarters") were conditional uses in R-1.</p>   |
| 180  | 4-3(F)(12)(c)<br>[new] | <p>Add a new subsection as follows:<br/>                     "In the NR-PO-A zone district, the mobile vending cart must have written permission from the City Parks and Recreation Department, a copy of which shall be kept and maintained in the mobile vending cart and made available for review by any City inspector at all times during operation of the mobile vending cart in the NR-PO-A zone district."</p>   | <p>Added in response to a request from Parks and Recreation to allow for mobile vending carts in City parks.</p>   |
| 180  | 4-3(F)(9)(g)           | <p>Revise as follows:<br/>                     "The outside appearance of the dwelling or unit shall not show evidence of the use, <u>including, but not limited to, outside storage, noise, dust, odors, noxious fumes, or other nuisances emitted from the premises,</u> except that one non-illuminated sign is allowed..."</p>  | <p>Reinstates language from the Zoning Code that provides additional clarity.</p>  |
| 180  | 4-3(F)(9)(h)           | <p>Replace text as follows:<br/>                     "All parking requirements shall be met per Section 14-16-5-5 (Parking), including, but not limited to, Subsection 14-16-5-5(F)(2)(a) and Table 5-5-6 that limit front yard parking."</p>   | <p>The regulation as written is unenforceable, since parking for the residential use would be allowed if it met the standards in Subsection 5-5. The edit replaces the language with cross references to the provisions that limit front yard parking to keep the same intent that the lot with the home occupation should be indistinguishable from homes without a home occupation. See related edit to Subsection 4-3(F)(9)(g).</p> |

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| 182  | 4-3(F)(11)(i)<br>[new] | Add a new subsection as follows:<br>"In the NR-PO-A zone district, the mobile food truck must have written permission from the City Parks and Recreation Department, a copy of which shall be kept and maintained in the mobile food truck and made available for review by any City inspector at all times during operation of the mobile food truck in the NR-PO-A zone district."   | Added in response to a request from Parks and Recreation to allow for mobile food truck vending in City parks.   |
| 185  | 4-3(G)(2) [new]        | Add a new subsection as follows:<br>"This use is allowed to operate on private property off-site in any zone district, provided the use has written permission from the owner of the construction staging area site specifying the allowed use of the site and allowed location on the site, a copy of which shall be kept and maintained on the construction staging area site and made available for review by any City inspector at all times during the operation of the construction staging area at the site." | This addition allows the construction staging area to be offsite but requires proof of the property owner's permission.  |
| 190  | Table 5-1-1            | Revise the minimum lot width in R-1B to 35 ft.   | Revised to a multiple of 5 to work better with the required minimum lot size of 5,000 s.f. The original number of 37.5 was established because it is exactly halfway between 25 ft. (R-1A minimum width) and 50 ft. (R-1C minimum width). The lot sizes do not work in the same way. The 5,000 s.f. lot size for R-1B is 500 s.f. closer to the minimum lot size for R-1A. This edit would reduce the minimum width to be slightly closer to the R-1A minimum width. |
| 190  | Table 5-1-1            | Add a front setback requirement for front-loaded garages that states that driveways are a minimum length of 20' to accommodate one parked car without overhanging onto the sidewalk.   | Reinstates a prior requirement in the Zoning Code that required a 20 foot front setback to accommodate driveways and off-street parking areas.   |

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| 191  | Table 5-1-1  | Add a note [7] on the interior minimum side setback for R-1A as follows:<br>"In the R-1A zone district, one internal side setback may be 0 ft. if the opposite internal side setback is at least 10 ft."   | Carries over a provision from the Zoning Code. Allows consistency with existing patterns of development. See also related item to allow an option of applying contextual standards for side setbacks in Subsection 5-1(C)(2)(c).  |
| 191  | Table 5-1-1  | Add the 12 ft. Workforce Housing Bonus for Building Height in R-MH in UC-MS-PT-MT areas.   | Extends the incentive for workforce housing to R-MH, which is intended as a high-density zone district, in areas designated by the Comprehensive Plan to encourage higher densities and better access to centralized services and amenities. See related item that adds MT to the Workforce Housing Bonus for MX zones in Table 5-1-2.            |
| 191  | Table 5-1-1  | Revise footnote [2] to read: "In the R-MC zone district, setback standards apply to the entire project site, not to individual manufactured home spaces; <u>however, the minimum distance between dwellings is 10 ft. unless the applicant otherwise demonstrates the buildings comply with the fire code.</u> "   | Codifies existing practice and fire code requirements for a 10 ft. separation for manufactured homes.   |
| 192  | 5-1(C)(2)(b) | Revise as follows:<br>"...the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, <del>in</del> <u>on the portions of the blocks facing the same street as the block lot</u> where the new low-density residential development is to be constructed..."<br>In Subsections 1 and 2, replace "average" with "average (calculated as an arithmetic mean)" and "on that block" with "on those blocks." | Clarifies the language to meet the intent that the character of the block is to be protected as experienced from the street. Block is defined in the IDO as the area bounded by streets, so as written the standard would apply to lots on half the street and the properties behind those lots, which will not achieve the intended protections. |

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| 192  | 5-1(C)(2)(b)4 | <p>Add a new subsection as follows:<br/>                     "In making these calculations, any lots owned by the applicant with existing site features that are to be preserved, such as areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size."<br/>                     Renumber subsequent subsections accordingly.</p>  | <p>Provides an incentive to preserve open space and existing buildings. As larger properties come in for redevelopment, this may become more of an issue.</p>   |
| 192  | 5-1(C)(2)     | <p>Revise heading for subsection (c) to "Front Setbacks" and add a new subsection (d) Side Setbacks as follows:<br/>                     "<u>In any Residential zone district in an Area of Consistency, the side setback for construction of new low-density residential development may be based on the minimum side setback in Table 5-1-1 for the relevant zone district or the existing side setbacks of primary buildings on adjacent lots with low-density residential development facing the same street as the lot where the new low-density residential development is to be constructed.</u>" Revise the titles of graphics illustrating the front setback to "Contextual Residential <u>Front Setbacks...</u>"</p> | <p>Allows a property owner to follow existing patterns instead of setbacks established by zone in Table 5-1-1. Variances require exceptionality of the lot. This provision would allow property owners to have the same side setback that other lots have on their block. Since zone standards change over time, this is another way to allow existing setback patterns in a particular location to prevail over new citywide standards. This is proposed as an option rather than a requirement because side setbacks can vary without changing the character of a block as drastically as front setbacks might.</p> |
| 194  | Table 5-1-2   | <p>Add MT to workforce housing bonus and structured parking bonus.</p>   | <p>Extends the incentive for workforce housing and structured parking to Major Transit corridors, where transit service can support and be supported by additional residential density, particularly for 1-car families and others who might benefit from good access to transit.</p>   |

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| 198  | 5-2(A)    | <p>Revise as follows:<br/>                     "The regulations in this Section 14-16-5-2 are established to minimize the impacts of development on natural <u>environment and cultural resources, to protect public health and safety from potential hazards on sensitive lands</u>, and to create more distinctive neighborhoods by connecting them to surrounding natural features and amenities. Site design standards are intended to enhance the visual appearance of non-residential development, promote street and neighborhood character, and strengthen the pedestrian environment."</p>  | <p>Revised to include cultural resources, since archaeological sites and acequias are included in these sensitive land protections, and the intent to protect public health and safety, given landfill and floodplain regulations</p>  |
| 198  | 5-2(C)(4) | <p>Revise as follows:<br/>                     "<u>For all development except cluster and cottage development, if avoidance of sensitive lands...</u>"</p>   | <p>Revised to avoid confusion and/or conflict between this provision and the use-specific standards for cluster and cottage development.</p>   |
| 202  | 5-2(G)    | <p>Replace 5-2(G) in its entirety with the the following:<br/>                     "Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases. The potential public health and safety impacts of development on lots in landfill gas buffer areas are identified and addressed pursuant to Subsection 14-16-6-X(X) (LANDFILL GAS MITIGATION APPROVAL)."</p> | <p>Removes duplication of standards established outside of the IDO and refers to them instead. Moves regulations pertaining to review/decision processes to Part 6 of the IDO. See related item for added a new Subsection 6-6(F).</p> |

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| 205  | 5-2(H)(2)(a)2          | Replace text as follows:<br>"Locate at least 75 percent of ground-level usable open space or common open space, as applicable, contiguous with Major Public Open Space. The remaining 25 percent shall be accessible via trails or sidewalks. Access to the Major Public Open space is not allowed unless approved by the Open Space Division of the City Parks and Recreation Department." | Clarifies that usable open space in the form of balconies or rooftop gardens is not subject to this provision. See related changes proposed for cluster development in Council Amendment D, which would require clustering of dwelling units set off with common open space. This technical edit would make the two proposed changes complementary, instead of conflicting. |
| 209  | 5-3(C)(3)              | Require a minimum of 20 ft. driveway in front of garages (that are not off alleys) in low-density residential development.  | Reinstates a prior requirement in the Zoning Code that required a 20-foot front setback to accommodate driveways and off-street parking areas.  |
| 211  | 5-3(D)(3)(b)3          | Revise as follows:<br>"In any Mixed-use zone district and <u>for lots with uses in the Civic and Institutional Commercial use categories</u> in the NR-LM zone district, the following requirements shall apply:"   | Extends walkway requirements to more uses in the NR-LM zone district to better reflect the previous Large Retail Facility requirements and to encourage more pedestrian-friendly development.   |
| 213  | 5-3(E)(1)(e)2          | Revise as follows:<br>"Street lights on major local and local streets <del>will normally be</del> are required to be installed at the applicant's expense and shall be at locations approved by the DRB."   | Clarifies that this is a requirement, not an option.  |
| 213  | 5-3(E)(1)(e)4          | Revise as follows:<br>"If a private way is approved, it shall clearly be identified as such on the final plat, <del>which and the responsibility for operation and shall also state the beneficiaries and maintenance responsibilities of the private way shall be indicated on the plat.</del> Any legal instrument intended to assure future <del>operation and maintenance...</del> "    | Clarifying language.  |
| 213  | 5-3(E)(1)(e)4<br>[new] | Add a new subsection as follows and renumber subsequent subsections:<br>"All storm drain systems within private ways shall remain private unless they receive water from public facilities and the runoff is drained downstream to another public facility."  | Per City Hydrologist.   |

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| 214  | 5-3(E)(2)(a) | Revise as follows:<br>"Where <u>land adjacent to the new subdivision has been platted with stub streets, or with a local street ending at a street between the new subdivision and the adjacent land</u> , the new subdivision streets shall be designed to align with those streets to allow through circulation, <u>unless deemed impracticable by the DRB due to physical constraints, natural features, or traffic safety concerns.</u> "  | Deletes "local" to make this provision apply to all street classifications, which will better implement the block size and connectivity standards in §5-4(E). The final phrase tracks with allowances in 5-3(E)(2)(b) so that the two sections are parallel.   |
| 214  | 5-3(E)(2)(b) | Revise as follows:<br>"Where adjacent land has not been platted, <del>residential</del> subdivisions shall be designed with <u>stub street(s) intended as a future through connection(s) to the adjacent parcel provided according to the block lengths in Table 5-4-1, so that at least one local street within each 1,000-foot of is constructed as a stub street intended as a future through connection to the adjacent</u> , unless this requirement is adjusted <u>deemed impracticable by the DRB based on considerations due to physical constraints, natural features, or of traffic safety or traffic congestion concerns.</u> " | Deletes "residential" and block size standard to make this provision apply to all subdivision types. Revised standard will better implement the block size and connectivity standards in Subsection 5-4(E). Revision to the final phrase tracks with allowances in 5-2(C) so that the two sections are parallel. |
| 217  | 5-4(C)(7)    | Replace text as follows:<br>"In the NR-BP zone district, a Master Development Plan is required for lots 20 acres or more prior to platting action. For lots less than 20 acres zoned NR-BP, a Site Plan is required prior to development, but the property may be subdivided before or after a site plan is approved. In either case, subsequent platting must conform to the approved plan."  | Revised to clarify an inconsistency between how NR-BP <20 acres vs. 20+ acres is handled.  |

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| 217  | 5-4(C)(8) [new] | Add a new subsection as follows:<br>"If buildings are constructed on the zero lot line next to a lot that is not under the same ownership, the City may require the property owners to sign a maintenance easement prior to issuance of a building permit to allow future repairs of common walls."   | This language from the Volcano Heights SDP was proposed to move to the DPM, but staff has reconsidered and would prefer that it be in the IDO. This provision codifies current practice.  |
| 219  | 5-4(F)(2)(a)    | Replace "Variance" with "Waiver" and update cross reference to specific procedure.  | Editorial change to track with proposed change to DRB - Variance.   |
| 221  | 5-4(I)(2)       | Replace "Variance" with "Waiver" and update cross reference to specific procedure.  | Editorial change to track with proposed change to DRB - Variance.   |
| 223  | 5-4(L)(3)       | Add the following:<br>"Per the DPM, public water and/or sanitary sewer easement cannot be split by a lot line. The easement must be contained entirely within a single lot. Side yard easements are not acceptable for public waterline or sanitary sewer. Public water and sanitary sewer easements shall be located along corridors that allow for proper maintenance and operation (outside of parking spaces, etc.)." | Per ABCWUA request. Coordinates IDO standards with the DPM.   |
| 226  | 5-5(B)(2)(a)1   | Revise as follows:<br>" <del>Downtown Area</del> Downtown Center"<br>Delete map.  | Makes the off-street parking exemption apply only within the Downtown Center as established by the Comprehensive Plan. The existing map in the IDO is the boundary of the Downtown 2025 Sector Development Plan, which included some blocks from the Downtown Neighborhood Area SDP, Huning Castle Raynolds Addition SDP, and McClellan Park SDP. Those areas were not converted to MX-FB zones, and this edit would make off-street parking requirements apply per Table 5-5-1 in those areas. |

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| 234  | 5-5(C)(5) | <p>Revise as follows:<br/>                     "The minimum amounts of off-street automobile parking required by Table 5-5-1 and Table 5-5-2 above shall be adjusted by the factors shown in this Subsection 14-16-5-5(C)(5). These factors may be applied individually or in combination, <u>with each reduction being calculated from the requirement in Table 5-5-1 or Table 5-5-2.</u> The cumulative reduction in off-street spaces shall not exceed 50 percent of the parking spaces required by Table 5-5-1 and Table 5-5-2."</p> | <p>Clarifies that reductions are taken from the original requirement, not calculated from a reduced number from another allowed reduction.</p> |

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| 234  | 5-5(C)(5) | <p>Revise this subsection as follows:<br/>                     Revise as follows the heading for 5-5(C)(5) Parking Reductions, <del>Credits,</del><br/>                     and <del>Allowances</del>.</p> <p>Move the following subsections to a new Subsection 5-5(C)(6) Credits and renumber subsequent subsections accordingly:</p> <ul style="list-style-type: none"> <li>- 5-5(C)(5)(d) EV Charging</li> <li>- 5-5(C)(5)(e) Van/Carpool Parking</li> <li>- 5-5(C)(5)(f) On-street Parking</li> </ul> <p>Revise as follows the heading "Off-site Parking <del>Allowance</del> <u>Credit</u>" and move Subsection 5-5(C)(5)(g) with the other credits to the new Subsection 5-5(C)(6).</p> <p>Revise 5-5(C)(5)(g)1. as follows: "The provision of required parking at an off-site parking area <u>may be counted toward required off-street parking spaces on a 1-for-1 basis and</u> is allowed for 100 percent of the required parking spaces..."</p> <p>Revise as follows the heading "Public Parking <del>Allowance</del> <u>Reduction</u>"</p> <p>Revise as follows the heading "Parking Study <del>Allowance</del> <u>Reduction</u>"</p> <p>See exhibit.</p> | <p>Reorganizes the section so that you can't take reductions for credits and to keep reductions together. Moves credits to a new section. Edits "Off-site Parking Allowance" to be a credit. Changes the name of the other allowances to reductions because they allow reductions.</p> |

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| 236  | 5-5(C)(5)(f)<br>[new] | <p>Add a new subsection as follows and renumber subsequent subsections accordingly:</p> <p>"Shared Vehicle Programs<br/>Each off-street parking space designated and signed for the exclusive use of an existing car sharing program shall count as 4 spaces toward the satisfaction of a minimum off-street parking requirements."</p>   | <p>Responds to efforts to implement a car sharing program in Albuquerque. If one or more such programs go into effect, this provision would encourage the inclusion of dedicated parking spaces for those programs.</p>  |
| 236  | 5-5(C)(5)(c)2         | <p>Revise to add this phrase:<br/>"<u>Where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for PT areas, ...</u>"</p>  | <p>Subsection 5-5(C)(5)(c)2 that allows a 50% reduction in required parking for any use or combination of uses in a PT area overlaps with reductions identified for specific uses in Table 5-5-1. This provision clarifies that you can't apply both reductions in PT areas.</p> |
| 238  | 5-5(D)(1)             | <p>Revise as follows:<br/>"<u>In addition to parking spaces required by Table 5-5-1, at least the minimum number of off-street parking spaces for motorcycles, mopeds, and motor scooters listed in Table 5-5-4 shall be provided on the site for all uses except those in the Residential use category. The minimum number of required motorcycle spaces shall be calculated based on the total number of required off-street parking spaces, after any reductions, credits, and allowances have been calculated.</u>"</p> <p>In Table 5-5-4, revise the header for the left column to read as follows:<br/>"Required Off-Street Parking Spaces"</p> | <p>Clarifies how to calculate the required minimum number of motorcycle spaces, for consistency with Subsection 5-5(C)(1)(b).</p>  |

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| 239  | 5-5(E)(1)       | <p>Add the following sentence at the end of this subsection:<br/>                     "Where the minimum bicycle parking requirement in Table 5-5-5 is based on the number of off-street parking spaces, it shall be calculated based on the total number of off-street vehicle parking spaces provided on the site, regardless of the minimum requirement for off-street parking spaces."<br/>                     Revise the text in Table 5-5-5 to remove "required" before "off-street parking spaces".</p> | Revision to calculate bicycle parking requirements based on the number of spaces <i>provided</i> instead of the number of <i>required</i> spaces in order to encourage more balanced parking options.   |
| 239  | 5-5(E)(2)       | <p>Revise as follows:<br/>                     "The required bicycle parking spaces may be reduced or eliminated by the Planning Director based on site-specific conditions, <del>including but not limited to isolation from other development and connectivity of the site to bicycle trails and facilities.</del>"</p>   | Narrows the discretion of the Planning Director.  |
| 239  | Table 5-5-5     | <p>Add a new requirement as follows:<br/>                     "Grocery: 1 space / 2,000"</p>  | Implements recommendations for bicycle parking rates as adopted in the City's Bikeways & Trails Facility Plan.  |
| 242  | 5-5(F)(2)(a)2.b | <p>Replace "Variance" with "Permit" and update the cross reference to the specific procedure accordingly.</p>   | All exceptions to standards in Section 5-5 are currently reviewed/decided by DRB as a Variance - DRB. This is proposed to change to be Waivers reviewed/decided by DRB at a public meeting. Carports have had additional review at public hearings prior to the IDO. This would return that review/decision to be closer to the pre-IDO process. See related item for changes to Table 6-1-1 and Subsection 6-6(L). |
| 247  | 5-5(G)(4)(a)    | <p>Revise as follows: "The <u>ground floor</u> street-facing façade of the parking structure shall have a minimum floor-to-ceiling height of 13 feet for a depth of at least 30 feet from the street to allow for conversion to a pedestrian active use when the market supports that use."</p>   | Specifies that only the ground floor is required to have 13 feet height, as higher floors are unlikely to convert to other uses over time.  |

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| 247  | Table 5-5-7  | Delete the column for Minimum Size of Required Loading Spaces, as this content will move into the Development Process Manual.  | The dimensions of standard, motorcycle, and accessible parking spaces are provided in the DPM, so it is more consistent to move the loading space dimensions to the DPM.                 |
| 248  | 5-5(H)(3)    | Delete section 5-5(H)(3), Design and Layout of Off-Street Loading Areas, as this content will move into the Development Process Manual.  | The design and layout of parking spaces and vehicular circulation are provided in the DPM, so it is more consistent to move the loading space dimensions, design, and layout to the DPM. |
| 248  | Table 5-5-7  | Revise the row for "All non-residential uses" as follows:<br>"Minimum: 1 space / building on sites with adequate unbuilt lot area to accommodate a loading space meeting the standards of this Subsection"   | Requires non-residential development to provide one loading space unless they get a variance based on small lot size or other site constraints.  |
| 253  | 5-6(C)(4)(d) | Revise to read: "No more than 10 percent of required landscape areas shall be turf grass species requiring irrigation for survival after the first 2 growing seasons. Irrigated turf grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. <u>Any turf shall be installed at least 3' from any non-permeable hard surface (a buffer using mulch can be used when planting turf adjacent to non-permeable area).</u> "   | Responds to request from ABCWUA.   |
| 254  | 5-6(C)(4)(f) | Add reference to the Albuquerque Bernalillo County Water Utility Authority Water Waste Reduction Ordinance, §4-1-1.  | Adds reference to another applicable ordinance adopted by ABCWUA.  |
| 254  | 5-6(C)(4)(h) | Add a new sentence as follows:<br>"Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. <del>At least one tree is required if the walkway is less than 25 feet long. A continuous trellis or green fence at least 8 feet high and 5 feet wide may be provided where there is insufficient space for a tree.</del> If the walkway is less than 25 feet long, at least one tree is required, or where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet of the walkway shall be provided." | Carries over language from the Large Retail Facility use-specific standard as an optional alternative if the walkway is less than 25 feet long. Clarifies the 5 foot width phrase.       |

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| 254  | 5-6(C)(5)(b) | Revise as follows:<br><u>"A minimum of 2 inches of mulch is required in all planting areas, with 3-4 inches recommended. Impervious plastic weed barriers are prohibited."</u>   | Responds to request from ABCWUA. Adds consistency with the Water Waste Reduction Ordinance, §4-1-1.   |
| 254  | 5-6(C)(5)    | Revise Subsection (b)1 as follows:<br><u>"Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk."</u><br>Make 5-6(C)(5)(c) and (d) into new subsections 5-6(C)(5)(b)(2) and (3).  | Responds to request from agency/developer. Other organic mulches do not migrate as much and may be preferred. This edit also clarifies that the mulch is for ground cover, not beneath the root ball (as "surrounded" may be erroneously interpreted). The regulation has been narrowed to only apply to trees and to specify the size of the mulch area. |
| 254  | 5-6(C)(5)(f) | Revise as follows:<br><u>"If used, weed barriers shall be permeable <del>weed barriers shall be used</del> to optimize permeability and stormwater infiltration to the maximum extent practicable. Areas where organic mulch is required shall not have any type of weed barrier fabric installed."</u>  | Responds to ABCWUA and public comments. Adjusts the language to meet the intent of having weed barriers be permeable if they are used, instead of requiring that weed barriers be used. Other techniques for weed control may be more effective and/or more beneficial to soil biomes, etc.   |
| 255  | 5-6(C)(9)(a) | Revise as follows:<br><u>"All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. <del>The property owner shall be responsible for the and may require an agreement with the City specifying</del> maintenance, repairs, or liability <del>responsibilities</del> for all the landscaping placed in or over the public right-of-way."</u> | Codifies current practice.  |
| 257  | 5-6(C)(14)   | Add the following:<br><u>"Irrigation systems shall comply with the ABCWUA's Cross Connection Ordinance."</u>   | Per ABCWUA request. Codifies current practice.  |

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| 258  | 5-6(C)(15)(c)   | Delete the following text:<br>"Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right-of- way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner or landowner to replace the plant materials." | Per ABCWUA request. Landscaping is not allowed in the utility easement.   |
| 262  | 5-6(E)(4)(a)(2) | Add "drainage facility" to the list of industrial development types that are required to provide an Edge Buffer.   | Retains the same applicability of the regulation, in light of creating a new IDO use for drainage facility.   |
| 266  | 5-6(F)(2)d      | Move Subsection 5-6(F)(2)(c)3 to Subsection 5-6(F)(2)(d). Reorganize the text to read:<br>Location and Dimension of Landscaped Areas<br>1. Tree planting areas shall be 60 square feet per tree; the open tree planting area may be reduced to 36 square feet if the surface of a parking or vehicle circulation area adjacent to the planting area is of a permeable material, and combined with the open tree planting area, meets the 60 square foot per tree requirement.<br>2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands, no narrower than 8 feet <u>in any dimension</u> .   | Combines the regulations related to location and dimension of landscaped areas to the same section. It also clarifies that you could not consider the length of the parking space as the "width" of the planting area by specifying the landscaped islands must be 8 feet in any dimension. |

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| 268  | 5-6(G)(3)(b)<br>[new] | Add a new subsection as follows:<br>"Where a lot is abutting low-density residential development or lots zoned R-1, R-MC, or R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development."<br>Add a cross reference in IDO Subsection 5-9 Neighborhood Edge to this new regulation. | Responds to recent cases where dumpster placement next to single-family residential has been problematic, mostly due to odor.  |
| 268  | 5-6(G)(3)d            | Reduce 8-foot screening wall to a minimum of 6 feet.   | Reinstates standard from old Zoning Code.  |
| 272  | 5-7(C)(2)             | Add a new last sentence:<br>"Walls shall not encroach into public waterline or sanitary sewer easements."  | Per ABCWUA request. Codifies current practice.   |
| 272  | Table 5-7-1           | Add a new Note [2] for "Wall in the front yard or street side yard" as follows:<br>"For multi-family development, if view fencing is used, the maximum height is 6 feet."  | Multi-family developments may require taller walls for security. Variances require exceptionality of the lot. This edit would allow taller walls if view fencing is provided. See related item for taller walls allowed in NR-BP and NR-C zone districts in Council Amendment L. |
| 274  | 5-7(D)(3)(a)          | Revise second sentence as follows:<br>"Such elements shall have a maximum width of <del>5</del> <u>2</u> feet and are allowed at intervals of no less than <del>200</del> <u>50</u> feet.  | Applies this regulation to more walls. 200 ft. is longer than most walls, which would exlude this provision from being applied in most instances.  |

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| 274  | 5-7(D)(3)(d) | Revise as follows:<br>" <u>For low-density development</u> in a Residential zone district or on a lot with low-density residential development in any other zone district that abuts a Residential zone district, where wall height is restricted to 3 feet by Table 5-7-1, a request for a taller wall that meets the height and location standards in Table 5-7-2 shall require Variance – ZHE to be reviewed and decided based on the criteria in Subsection 14-16-6-6(N)(3)(c) (Variance for a Taller Front or Side Yard Wall), except where a taller wall is prohibited pursuant to Subsection (f) below. | Clarifies that the taller front or side yard wall variance applies to low-density residential development only (not multi-family). See also related item to revise Subsection 6-6(N)(3)(c) Variance for a Taller Front or Side Yard Wall. |
| 282  | 5-8(B)(1)    | Revise as follows:<br>"All exterior lighting <del>for multi-family, mixed-use and non-residential-development</del> shall comply with the standards of this Section 14-16-5-8 unless specified otherwise in this IDO...."  | Revises applicability to reflect that existing regulations in this section apply to all residential development in residential zone districts in addition to multi-family, mixed-use, and non-residential development.                    |
| 283  | 5-8(C)(1)    | Delete "floodlights" so that they are allowed.   | Floodlights are primarily shielded security lights, which are used extensively throughout the city. See related item for Subsection 5-8(D)(3), which regulates light spillover from the property.   |
| 284  | 5-8(D)(3)    | Revise as follows:<br>"All outdoor lighting shall be shielded and aimed so that light spillover onto the area 10 feet beyond the property line shall not exceed 200 foot lamberts at the property line <del>except where adjacent to walkways, bicycle paths, driveways, or public or private streets</del>  | Per Code Enforcement request. The exceptions undercut the effectiveness of the regulation, since these areas are where many security lights are installed.  |
| 286  | 5-9(C)       | Revise as follows:<br>"... any portion of a primary or accessory building within 100 feet <u>of the nearest Protected Lot property line</u> shall step down..."  | Adjusts the language to meet the intent of buildings within 100 feet of the protected lot should step down in building height. This edit would include alleys, streets, etc. between the protected lot and the regulated lot.             |

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| 286  | 5-9(E)              | Delete subsection (1). Move subsection (2) into Subsection (F).   | Subsection (1) is misleading because edge buffer requirements in Section 5-6 have distinct applicability thresholds related to zones, uses, and Development Areas. This Subsection makes it seem like there are different thresholds related to Neighborhood Edges which is unnecessary and confusing. Subsection (2) is related to parking areas, which makes sense to be in Subsection (F). |
| 287  | 5-10                | <p>Revise Subsection (B) as follows:<br/>                     "The standards in this Subsection 14-16-5-10 shall apply to development in <u>any zone district unless specified otherwise in this IDO.</u>"</p> <p>Add a new introductory paragraph to Subsection (C) as follows:<br/>                     "All development in the R-A, R-1, R-MC, and R-T zone districts shall comply with the standards in this Subsection 14-16-5-10(C)."</p> | Clarifies that Subsection (D) (Permits for Solar Rights) applies to all development, whereas the Building Height requirements apply only in the low-density residential zone districts listed.  |
| 288  | 5-10(C)(2)<br>[new] | <p>Add a new subsection as follows:<br/>                     The building height restrictions in Subsection (1) above apply in the specified zone districts, as well as in the R-ML zone district within the following mapped area:<br/>                     [insert map of the University Neighborhoods Area]<br/>                     Renumber subsequent subsections accordingly.</p>  | Reinstates a requirement from the University Heights Sector Development Plan.   |
| 291  | 5-11(D)             | Reduce the applicability of multi-family development standards from 50 to 25 units.   | Applies these design provisions to more projects.   |
| 291  | 5-11(D)(3)          | Remove reference to parapet height not being included in building height.   | Eliminates conflict with another section of the IDO that says parapets do count toward building height. When City Council made that change late in the adoption process, this ripple was missed.  |

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| 291  | 5-11(E)(1)                | Revise as follows:<br>"Ground Floor <u>Clear</u> Height. In any Mixed-use zone district in UC-MS-PT areas, the ground floor of primary buildings for development other than low-density residential development shall have minimum <u>clear</u> height of 12 feet."   | Clarifies how the ground floor building height is intended to be measured, which is to exclude any area that is enclosed for HVAC equipment.                               |
| 293  | 5-11(E)(2)(b)(1)          | Reduce the requirement for glazing from 60 percent to 50 percent.   | Responds to comments from developers and agents that 60% is too onerous. See related item for buildings that face 2 or more streets.                                       |
| 293  | 5-11(E)(2)(b)1.c<br>[new] | Add a new subsection as follows:<br>"Where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 60 percent of its surfaces in windows and/or doors, with the lower edge of the window sills no higher than 30 inches above the finished floor. The remaining street-facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required. "  | Reduces the standard for buildings on corners so that only the primary façade meets the higher requirement for glazing.  |
| 298  | 5-12(E)(2)                | Turn existing language into (a) and add a new (b) as follows: "Signs shall not be located within public waterline and sanitary sewer easements."  | Codifies current practice. Per ABCWUA request.   |
| 301  | 5-12(F)(1)                | Move existing language to new subsection (a). Add a new subsection (b) as follows:<br>"Notwithstanding Table 5-12-1 below, a Neighborhood Association representative on file with the ONC or applicant for a subdivision is allowed 1 monument or freestanding sign for every 5 acres of land within the Neighborhood Association boundary or proposed subdivision area, up to a maximum of 4 signs. Such a freestanding sign may only be mounted on a perimeter wall, and a letter of authorization from the property owner must be submitted with the application." | Allows signs for neighborhoods and subdivisions on private property. The ratio is intended to allow multiple signs for larger areas with multiple entrances/access points. |
| 301  | Table 5-12-1              | Revise the maximum size for Wall Signs in the R-A zone district to 4 sq. ft.  | Makes regulation consistent with the allowed sign size in R-A for "Agricultural sales stand".  |

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| 301  | Table 5-12-1 | Add a new Note [1] to the "Residential Uses" row as follows:<br>"This section includes Accessory Uses, including but not limited to home occupation and agricultural sales stand, if they are accessory to a primary Residential use. For other non-residential uses, see the "Allowed and Nonconforming Non-residential Uses" section of this table."            | Clarifies that the provisions in the Residential Uses section of the table apply to certain accessory uses.  |
| 301  | Table 5-12-1 | Revise Note [1] (now Note [2] following the change above) as follows:<br>"For low-density residential development in any zone district, wall signs are only allowed for an associated Accessory Use on the property."   | Makes this regulation consistent with other clarifications in Table 5-12-1.  |
| 301  | Table 5-12-1 | Add a new Note [3] on "Size, maximum" for all sign types in the Residential Uses section of the table as follows:<br>"For wall signs and yard signs, the maximum size is the total amount of signage allowed per premises and may be achieved through one or multiple signs, as allowed by this table. For monument signs, the maximum size is per allowed sign." | Clarifies how maximum sign size is measured.   |
| 301  | Table 5-12-1 | In the column for R-ML and R-MH, add "Multi-family residential:" before "1 / street frontage".  | Specifies that monument signs in these two zones are allowed only for multi-family residential uses. Low-density residential uses cannot have a monument sign.   |
| 302  | Table 5-12-2 | Add a sentence as follows:<br>"On the ground floor, window signs shall be limited to 25 percent of the portion of windows and doors between 4 feet and 8 feet in height above the abutting sidewalk."   | Clarifies that window signs are limited on the ground floor at eye level.  |
| 318  | Table 5-12-6 | Revise the first phrase in "Location" as follows:<br>"Not allowed on the wall of a building in a low-density residential development."  | Replaces "residential building" with defined term in the IDO. Residential development definition would include any accessory structure that is associated with the residential use. This edit would allow wall signs for multi-family development. |

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|------|---------------|--|--|
| 322  | 5-13(B)(2)(a) | Revise as follows:<br>"All residential buildings, <u>as defined by the Uniform Housing Code</u> , shall be maintained to comply with Article 14-3 of ROA 1994 (Uniform Housing Code)   | Clarifies that residential buildings are as defined by the Uniform Housing Code for the purposes of this provision.  |
| 322  | 5-13(B)(2)(b) | Revise as follows:<br>"All commercial and industrial buildings, <u>as defined by the Uniform Administrative Code and Technical Code</u> , shall be maintained to comply with all building and technical codes as adopted under Article 14-1 of ROA 1994 (Uniform Administrative Code and Technical Codes)."  | Clarifies that commercial and industrial buildings are as defined by the Uniform Administrative Code and Technical Codes for the purposes of this provision.   |
| 323  | 5-13(B)(6)(a) | Add reference to the Albuquerque Bernalillo County Water Utility Authority Water Waste Reduction Ordinance, §4-1-1.  | Adds reference to another applicable ordinance adopted by ABCWUA.  |
| 324  | 5-13(B)(10)   | Add a new subsection (d) with header as follows:<br>"Historic Signs"<br>"Historic signs may be removed for restoration, repairs, and maintenance if they are to be restored to original character as determined by Historic Preservation staff through an approved Certificate of Appropriateness - Minor pursuant to Table 6-1-1 and Subsection 14-16-6-5(D). Historic signs shall be reinstalled in the same location within 120 calendar days. After that period, a new sign permit shall be required."<br>Move existing Subsections c-e into a new subsection for "All Other Signs." | Provides an incentive and mechanism to restore historic signs. See related item to add a definition of historic signs in Section 7-1.  |
| 327  | Table 6-1-1   | Remove requirement for email notice for Sign Permit, Site Plan - Admin, Wall/Fence Permit - Minor.   | Responds to request from Neighborhood Association representatives for less notice on decisions that are not made at a public meeting or hearing. Notice to Neighborhood Associations for these decisions was new to the IDO. |

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| 327  | Table 6-1-1 | Site Plan - Admin: add requirement for web posting.  | Codifies current practice, since applications and building permits issued are available on POSSE/MESA, which would satisfy this requirement. See related item for change to email requirement. |
| 327  | Table 6-1-1 | Add a new row for Landfill Gas Mitigation Approval as follows and renumber subsequent subsections accordingly:<br>No notice or meeting required. D in City Staff and add new specific procedure 6-2(F).  | Codifies current practice. Moves procedure language from 5-2(G) to Part 6 of the IDO. See related item for edits to 5-2(G).  |
| 327  | Table 6-1-1 | In Administrative Decisions, delete the rows and procedure subsections for the following:<br>"Grading, Drainage, or Paving Approval" [6-5(C)]<br>"Impact Fee Assessment" [6-5(E)]<br>"Fugitive Dust Permit" [6-5(H)]<br>Add a new Subsection "Building and Construction Permits and Related Decisions" in General Procedures and move relevant language from the procedure subsections. Remove unnecessary overlapping of information with the DPM or ordinances establishing these processes. Remove these decisions from Table 6-4-3 and Table 6-4-4. Change terminology as necessary to codify existing practice. | Removes decisions not regulated by the IDO that have procedures established in the DPM or by separate ordinances.  |
| 327  | Table 6-1-1 | Change requirement to hold public hearings to public meetings for the following DRB decisions:<br>Subdivision of Land - Major, Preliminary Plat;<br>Vacation of Easement or Right-of-way - DRB;<br>DRB - Variance.<br>Update any references to public hearings related to DRB throughout the IDO accordingly.  | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. This change would return DRB processes closer to pre-IDO processes.      |
| 327  | Table 6-1-1 | Historic Design Standards and Guidelines: Add X to Neighborhood column. Revise 6-6(E) accordingly.   | Requires Neighborhood Meeting for Historic Design Standards and Guidelines.  |

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| 328  | Table 6-1-1     | Change the title of "Variance - DRB" to "Waiver - DRB" and realphabetize. Renumber related Specific Procedure accordingly. Replace all other references to Variance - DRB throughout the IDO accordingly.<br>Rename "Wireless Telecommunications Facility Waiver" to "Waiver - Wireless Telecommunications Facility" for consistency. Replace all references to this procedure throughout the IDO accordingly.  | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. Exceptions to Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, not as a variance, which is limited to exceptional lots per State statute. See related item for edits to Subsection 6-6(N). See related items for exceptions: Front yard parking and carports. |
| 328  | Table 6-1-1     | Revise decisions as follows: Vacation of <del>Easement or Public Right-of-way - Council</del> and "Vacation of <del>Easement or Right-of-way - DRB.</del> " Remove Note 4 and add a new line for "Vacation of Public or Private Easement" with a note that this is for easements on a plat only. Required notice would be web posting. No Neighborhood Meeting is required. Review by City Staff. Decision by DRB. Same appeal as DRB Vacation of Right-of-Way. | Private easements are agreements between private entities and require less notice to surrounding stakeholders. This change pulls vacations of private easements out as a separate decision. See related item for Subsection 6-6(K)(2)(a).  |
| 328  | Table 6-1-1     | Add email notice requirement to Comp Plan updates and Text Amendments.  | Requires email notice to Neighborhood Associations for Comp Plan and IDO amendments.   |
| 328  | Table 6-1-1     | Delete published notice requirement for Subdivision of Land - Major, Final Plat.  | Published notice is required for Preliminary Plat, so published notice is not needed at Final Plat.  |
| 335  | 6-2(J)          | Add new language as follows:<br>"The ZHE shall have professional experience in both land use and law."  | Adds qualifications for the ZHE.   |
| 337  | 6-3(D)(5) [new] | Add a new subsection as follows:<br>"Within 90 days of the effective date of each annual update, the Planning Department shall provide presentations and/or trainings for relevant boards and commissions.  | Codifies current practice and responds to requests for more trainings of relevant boards and commissions.  |

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| 339  | 6-4(C)(2) | Revise as follows:<br>"If the project is not located within or adjacent to the boundaries of any Neighborhood Association, the applicant shall <del>have offer</del> at least 1 meeting <del>with a Neighborhood Association</del> <u>to all Neighborhood Associations</u> whose boundaries include land within 1,320 feet of the project site...."   | Clarifies that Neighborhood Meeting request goes to all Neighborhood Associations within 1/4 mile of the project site.  |
| 339  | 6-4(C)(3) | Remove language about read receipt emails as unpractical. Replace with proof of sent email to required recipients.  | Replaces impractical requirement to prove an email was sent with language that proof is required. For now, a printout of each email sent to a different address (or set of addresses) would suffice. If technology changes, other proof may become available. |
| 339  | 6-4(C)(3) | Revise as follows:<br>"The applicant shall make available at the time of the meeting request relevant information and materials to explain the proposed project. At a minimum, the applicant shall provide a Zone Atlas page indicating the project location, an illustration of the proposed project (i.e. site plan, architectural drawings, elevations, and/or illustrations of the proposed application, as relevant), an explanation of the project, a short summary of the approval that will be requested (i.e. Site Plan - Admin, Variance, Wall Permit - Minor, etc.), and contact information for the applicant." | Requires the applicant to send relevant materials to the NA with the meeting offer.   |
| 339  | 6-4(C)(4) | Revise as follows:<br>" <del>...within 30 consecutive calendar days of the meeting request being accepted by the Neighborhood Association</del> <u>but no fewer than 5 calendar days after the Neighborhood Association accepts the meeting request,</u> unless an earlier date is agreed upon."  | Ensures at least 5 days between the acceptance of the meeting and when it can be scheduled, unless an earlier date works for both parties.  |

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| 340  | 6-4(C)(5)       | Add a new first sentence as follows:<br>"The Pre-Application Neighborhood Meeting shall be facilitated by the City's Alternative Dispute Resolution (ADR) Office. If an ADR facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. All other requirements in Subsection 6-4(C) shall be met." | By request from ADR. Uses City resource and expertise to facilitate the Pre-application Neighborhood Meeting and prepare the summary report of the meeting, which is distributed to all participants per ADR procedures.                              |
| 340  | 6-4(C)(6)       | Add a requirement that proof of the request for the pre-application neighborhood meeting has to be included in application materials.   | Adds to the transparency of who the Neighborhood Meeting offer went to.   |
| 340  | 6-4(C)(6) [new] | Add a new subsection as follows:<br>"A summary of the meeting shall be prepared and emailed to the representatives of the NA that requested the meeting and any other meeting participants who signed in and provided an email address."  | Requires the meeting summary to be sent to NAs and meeting participants by email. The meeting summary would also be available in the case file once an application is received by the City, at which point anyone could send comments or corrections. |
| 340  | 6-4(D)          | Add headers to these subsections:<br>"Requesting a Facilitated Meeting" (D)(1)<br>"Timing of a Facilitated Meeting" (D)(2)<br>"Meeting Summary" (D)(3)  | Provides structural clarity/organization for this provision. Note: the proposed changes for 6-4(D) are competing proposals with the Council Amendment Q for the same subsection.  |

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| 340  | 6-4(D)(1) | <p>Add new subsections as follows:</p> <p>"(a) If a request for facilitated meeting is sent to Planning Department, the Planning Director will decide within 3 business days whether the facilitated meeting will be required.</p> <p>(b) If a facilitated meeting is requested at a public meeting or hearing, the decision-making body shall decide at the same meeting or hearing whether to require the facilitated meeting.</p> <p>(c) A facilitated meeting shall be required if all of the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The complexity and potential impacts of a proposed project warrant facilitation.</li> <li>2. The requester has described the issue or opportunity to be discussed or negotiated at the facilitated meeting, and the decision-making body has the authority to implement the results of a negotiated agreement about that issue or opportunity.</li> <li>3. There are changed conditions, new information, or new points of discussion not covered in a Neighborhood Meeting or public meeting or hearing that indicate that a facilitated meeting may be useful or lead to productive negotiation.</li> </ol> | <p>Adds clarity about who will decide whether a facilitated meeting is required and gives a timeline and criteria for the decision. Criteria are adapted from the memo dated July 18, 2018 and available online here:<br/> <a href="http://documents.cabq.gov/planning/UDD/FacilitatedMeetingsCriteria-IDO-16July2018.PDF">http://documents.cabq.gov/planning/UDD/FacilitatedMeetingsCriteria-IDO-16July2018.PDF</a><br/>                     Note: the proposed changes for 6-4(D) are competing proposals with Council Amendment Q for the same subsection.</p> |

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| 340  | 6-4(D)(2) | <p>Make the existing language a new subsection and revise as follows:<br/>           "(b) If a facilitated meeting is required by the City, the City shall assign a facilitator <del>from the Alternative Dispute Resolution (ADR) Office</del>. The facilitator shall attempt to schedule the facilitated meeting <u>to take place within 15 consecutive calendar days after the City notifies the applicant, the Neighborhood Associations, and the requester (if different) that the City is requiring the meeting.</u> <del>The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body.</del><br/> <u>1. If reasonable attempts have been made to accommodate the schedules of both the applicant, and the Neighborhood Associations, and the requester (if different), and no meeting has occurred, the application may move forward shall proceed</u> in the relevant review/decision process."</p> | <p>Sets a timeframe for the meeting summary to be submitted before a meeting or hearing. The result of this provision would be that if the summary isn't received in time for the hearing, the case could be heard or deferred but not decided. The case could be decided at the next public meeting or hearing after the meeting summary has been available for at least 7 days, allowing all parties time to review. Any comments or corrections to the meeting summary could be submitted as public comments to the decision-maker, per each decision-makers rules of conduct establishing deadlines for comments, or given verbally at the meeting or hearing as testimony.<br/>           Note: the proposed changes for 6-4(D) are competing proposals with Council Amendment Q for the same subsection.</p> |

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| 340  | 6-4(D)(2)<br>(cont'd) | <p>(cont'd)</p> <p>"2. If a <u>facilitated meeting does take place</u>, the meeting summary <u>shall be submitted to the City no fewer than 7 calendar days before any hearing/meeting where a decision is made on the application.</u></p> <p><u>(c) If a facilitated meeting is not required, but the applicant and the Neighborhood Association(s) agree to a facilitated meeting, ADR shall assign a facilitator, and the meeting shall take place at a time convenient to both parties.</u></p> <p><u>1. The timing of the meeting and the delivery of the meeting summary shall follow ADR procedures.</u></p> <p><u>2. The application may proceed in the review/decision process, or the applicant may request a deferral. A deferral fee will be charged."</u></p> | <p>Sets a timeframe for the meeting summary to be submitted before a meeting or hearing. The result of this provision would be that if the summary isn't received in time for the hearing, the case could be heard or deferred but not decided. The case could be decided at the next public meeting or hearing after the meeting summary has been available for at least 7 days, allowing all parties time to review. Any comments or corrections to the meeting summary could be submitted as public comments to the decision-maker, per each decision-makers rules of conduct establishing deadlines for comments, or given verbally at the meeting or hearing as testimony.</p> <p>Note: the proposed changes for 6-4(D) are competing proposals with Council Amendment Q for the same subsection.</p> |
| 340  | 6-4(D)(2)(a)<br>[new] | <p>Add a new subsection as follows:</p> <p>"If a post-application facilitated meeting is required by the City, the decision-making body shall not make a decision or recommendation until after the facilitated meeting takes place or the deadline for the facilitated meeting passes, whichever comes first. If the scheduling of a required facilitated meeting results in a request for deferral from the applicant, no deferral fee shall apply."</p>  | <p>Makes clear that when the City requires a facilitated meeting, it is agreeing not to decide on the application until the facilitated meeting takes place or the time limit for the meeting expires.</p> <p>Note: the proposed changes for 6-4(D) are competing proposals with Council Amendment Q for the same subsection.</p>  |
| 342  | 6-4(F)(3) [new]       | <p>Add a new subsection as follows:</p> <p>"The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary."</p>  | <p>Adapts language from previous Zoning Code and applies to all applications.</p>  |

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| 342  | Table 6-4-1         | Delete table of fees from IDO.   | City Council weighs in on fees through the annual budget process. Only some fees were established by the IDO; others are set by Planning Director. This edit proposes to have all fees established by the Planning Director, which would improve tracking/transparency by having them all in one place. |
| 342  | 6-4(F)(4) [new]     | Add a new subsection as follows:<br>"After an application has been submitted, the Planning Director may request additional materials, including but not limited to exhibits, as needed to determine whether the proposed project meets IDO requirements. The applicant must provide any such materials within administrative deadlines for the relevant review and decision process, or a deferral may be needed." | Distinguishes additional information that may be needed to review/decide an application after it is accepted as complete from items that are required <i>before</i> an application is accepted as complete.   |
| 345  | 6-4(K)(2)(a)4 [new] | Add a new subsection as follows:<br>"For applications where electronic mail notice is required, mailed notice to Neighborhood Association representatives is only required if there is no e-mail address on file for that representative."   | Removes duplicated notice requirement.  |
| 345  | 6-4(K)(2)(b)2       | Revise as follows:<br>"All owners, as listed in the records of the County Assessor, of property located partially or completely within 100 feet ( <del>excluding public rights-of-way</del> ) of the property listed in the application or adjacent properties, if the public right-of-way is greater than the specified distance."  | Revises the standard to be consistent with appeals calculation. Easier to administer than excluding ROW but ensures that adjacent properties are still notified.  |

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| 346  | 6-4(K)(3) | <p>Move existing language to new subsection (a). Add a new subsection (b) as follows:</p> <p>"For single-family development that received an approval for Subdivision - Major within 1 year of an application for Site Plan - Administrative, an applicant can provide kiosks with weather protection where signs can be posted for as long as construction is active, in lieu of posting individual signs on each lot.</p> <p>(1) The kiosks must be located on private property at all entrances to the subdivision.</p> <p>(2) The same sign content required in the posted sign requirement must be shown but can be consolidated if applicable to multiple lots.</p> <p>(3) A map must clearly identify the lots with applications for Site Plan - Administrative.</p> <p>(4) A sign fee for each lot under construction will be charged."</p> | <p>Responds to request from developers. Many subdivisions have phases with construction of multiple lots over years. This provision would add an option to consolidate signs in one place rather than posting on multiple vacant lots.</p> |
| 346  | 6-4(K)(3) | <p>Add requirement for posted signs to remain up through the 15 days appeal period following a decision.</p>  | <p>Extends notice through the appeal window.</p>   |
| 346  | 6-4(K)(4) | <p>Break paragraph into subsections and add a new Subsection (b) as follows:</p> <p>"For applications where mailed notice is also required, electronic mail notice fulfills the mailed notice requirement to Neighborhood Association representatives in Subsection 14-16-6-4(K)(2)(a), except for requests for annexations and zone map amendment, which are subject to provisions in Subsection 6-4(K)(2)(c). If representatives do not have an e-mail address on file, mailed notice to those representatives is required."</p>  | <p>Removes duplicated notice requirement.</p>  |

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| 346  | 6-4(K)(6)    | <p>Move this subsection up to be (1). Add a new subsection (a) as follows:<br/>                     "Each notice shall include all information required by the City for that type of application, as set forth in the DPM, applicable Facility Plan, or on the City's website."<br/>                     Add a new subsection (b) with existing language, revised to start with "<u>At a minimum...</u>"</p>   | Establishes that information may be required in notices by other plans or the City website. Note: This tech edit is a competing proposal with Council Amendment Q for the same subsection. |
| 346  | 6-4(K)(6)    | <p>Add a subsection (b) that requires the following items for emailed and mailed notice: a Zone Atlas page indicating the project location; a site plan; architectural drawings, elevations of the proposed building(s), or other illustrations of the proposed application; and the summary of the Pre-submittal Neighborhood Meeting, as relevant.<br/>                     Add a subsection (c) that requires the following items for Site Plan applications only: total gross floor area, gross floor area (sq. ft.) for each proposed use, total number of dwelling units, site plan, building elevations, and landscaping plans.</p> | Responds to Neighborhood Association requests. Specifies additional requirements for notice.   |
| 347  | 6-4(L)       | Add to the first sentence "and is not quasi-judicial."   | Further clarifies the difference between public meetings and hearings.   |
| 347  | 6-4(M)(1)    | Remove DRB from list of decision-makers that have public hearings.   | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. See related item for proposed changes to Table 6-1-1.                |
| 349  | 6-4(M)(5)(e) | Remove reference to DRB in this list of decision-making bodies that hold public hearings.  | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. See related item for proposed changes to Table 6-1-1.                |

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| 350  | 6-4(O)(1)       | <p>Replace text as follows:</p> <p>"For all other IDO standards, requests for exceptions beyond these thresholds will be reviewed and decided as Variances pursuant to the following:</p> <p>6-4(O)(1)(b) Subsection 14-16-6-6(M) (Variance – EPC) for exceptions to all other IDO standards associated with a Site Plan – EPC or requiring a Variance - EPC.</p> <p>6-4(O)(1)(c) Subsection 14-16-6-6(N) (Variance – ZHE) for exceptions to all other IDO standards associated with a Site Plan – Administrative or Site Plan – DRB."</p>   | <p>Editorial change to track with proposed change to DRB - Variance.</p>   |
| 351  | 6-4(O)(1) [new] | <p>Add a new subsection as follows:</p> <p>"For standards in the following subsections, requests for deviations beyond these thresholds or to standards not included in Table 6-4-2 will be reviewed and decided as Waivers pursuant to the following:</p> <p>6-4(O)(1)(a) Subsection 14-16-6-6(new) (Waiver – DRB) for deviations from standards in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, except for the following standards:</p> <ol style="list-style-type: none"> <li>1. Standards in Subsection 5-5(F)(2)(a)2, which require a Permit - Carport in Front or Side Setbacks pursuant to Subsection 6-6[new].</li> <li>2. Standards related to front yard parking in Subsection 5-5(F)(2)(a), Subsection 5-5(F)(1)(a)6, and Table 5-5-6, which require a Variance - ZHE pursuant to Subsection 14-16-6-6(N).</li> </ol> <p>6-4(O)(1)(b) Subsection 14-16-6-6(O) (Wireless Telecommunications Facility Waiver) for deviations from standards applicable to the erection or installation of a Wireless Telecommunications Facility (WTF) under this IDO."</p> | <p>Adjusts the language for the proposed change that exceptions to Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, similar to the way deviations to WTF standards are reviewed and decided by EPC instead of ZHE. Explains that carports in front/side setbacks need a Permit decided by ZHE. Adds reference to WTF Waivers. See related items for changes to carports and front yard parking.</p> |

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| 352  | 6-4(P)(1)       | Revise as follows:<br>"If Table 6-1-1 or IDO Section 14-16-6-4(X)(Amendments of Approvals) or 6-4(Y)(Amendments of Prior Approvals) authorizes the City staff to make a decision on an application..."   | Adds other IDO sections that enable staff to decide an application (for minor amendments). Allows staff to add conditions on minor amendments.   |
| 352  | 6-4(P)(3) [new] | Add a new subsection and renumber subsequent sections accordingly:<br>"Any conditions shall be met within 6 months of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 6 months."  | Reinstates provision from the Zoning Code related to zone map amendments [14-16-4-1(C)16(b)] and extends it to all approvals. See also related item about proposed change to Subsection 6-7(F)(2) related to the zoning certificate. |
| 353  | 6-4(S)          | Retitle heading to "Timing of Decisions"<br>Add a subsection as follows:<br>"If the case is not heard by the relevant decision-making body within 6 months of the acceptance of the complete application because of continued requests for deferral by the applicant or the applicant fails to appear at the scheduled hearing date, the application is considered withdrawn, and a new application must be submitted meeting all standards and procedure requirements." | Establishes a disincentive to submit applications before the applicant is ready to move through the process and address comments.  |

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| 353  | 6-4(S)(3) [new] | <p>Add a new subsection as follows and renumber subsequent subsections accordingly:</p> <p>"In the case of an application where the City Council is the decision-making body except for Annexation of Land, once the appropriate board or commission has made a recommendation on the application, the Planning Director shall prepare and transmit the full record of the application to the Clerk of the City Council within 60 calendar days of the board or commission's recommendation. The Clerk of the City Council shall place it on the Letter of Introduction for the next regularly scheduled City Council meeting, provided that there is a sponsoring City Councilor and provided that there are at least 3 business days between when it was received and the next regular meeting."</p> | <p>Ensures due process for decisions related to City Council's land use and zoning authority by adding a timeframe for actions that require final decision by the City Council to be received by Council after a board or commission makes a recommendation. This would limit both the time the Planning Department can spend preparing and transmitting the record as well as the time for any necessary review by City Administration before the application is delivered to City Council. This provision is similar to the timeline already established for appeals. This provision would apply to the following decisions:</p> <ul style="list-style-type: none"> <li>- Vacation of Easement or Right-of-way – Council</li> <li>- Adoption or Amendment of Comprehensive Plan</li> <li>- Adoption or Amendment of Facility Plan</li> <li>- Adoption or Amendment of Historic Designation</li> <li>- Amendment to IDO Text</li> <li>- Zone Map Amendment – Council</li> </ul> |

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| 354  | 6-4(S)(5) [new]    | <p>Add a new subsection as follows:<br/>                     "If any application accepted as complete prior to May 17, 2018, when the IDO became effective, has not been reviewed and decided within 3 years of the original effective date of the IDO, a new application must be submitted and processed in compliance with the requirements of this IDO."</p>   | <p>Ensures that submissions made before the adoption of the IDO, which can follow the pre-IDO rules, are not deferred indefinitely.<br/>                     This provision limits the amount of time the City will have to administer 2 codes - the pre-IDO Zoning Code/Sector Development Plans and the IDO. This limit is intended to be plenty of time for an application to make it through all necessary approvals. See also a related proposed addition to void an application if it has not been heard by the decision-maker within 6 months of it being accepted as complete because of deferral requests.</p> |
| 356  | Table 6-4-3        | Change Variance - DRB to Waiver - DRB and realphabetize accordingly.  | Editorial change to track with proposed change to DRB - Variance.   |
| 361  | 6-4(U)(3)(e)(5)    | <p>Revise as follows:<br/>                     ". . . arguments of the parties. <u>A vote of the City Council to reverse a lower decision must be approved by a majority of the entire membership of the Council.</u>"</p>  | Clarifies the number of Council votes required in appeals decisions consistent with State statute.  |
| 362  | 6-4(W)(2)(c) [new] | <p>Add a new subsection as follows:<br/>                     "On properties that have not been developed pursuant to thresholds established in Subsection 6-4(W)(3)(b), the applicant, property owner, or an agent of the applicant or property owner has applied to the decision-making body that originally approved the site plan to accelerate the expiration and the decision-making body has agreed to set an accelerated expiration date."</p> | Creates a mechanism to accelerate the expiration of site plans in situations where the property owner is not ready to replace the site plan with a new approval. Needed in cases where an IIA is tied to a site plan and cannot be removed while the site plan is in effect. Would not apply to site plans that are more than 50% developed, which are not subject to expiration. In those cases, the property owner would need to amend the site plan or replace it with a new one.  |
| 362  | Table 6-4-4        | Change expiration for Site Plan - DRB to 7 years.   | Makes Site Plan - DRB consistent with Site Plan - EPC.  |

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| 362  | Table 6-4-4           | Remove Infrastructure Improvements Agreement from the expiration table, as this is set by DPM.  | Avoids duplication in IDO and DPM, which tends to result in conflict when 1 document or the other is amended.  |
| 362  | Table 6-4-4           | Replace "Variance" with "Waiver" and realphabetize accordingly.   | Editorial change based on edits to DRB - Variance.   |
| 363  | 6-4(W)(4)(a)1.b       | Revise as follows:<br><del>"The extension is considered and a decision made via the same-<br/>                     procedure required for the</del> <u>by the same decision-maker</u> as the initial approval, except that no public hearing shall be required, if one would have been required for the initial approval."  | Clarifies that the decision for an extension is by the original decision-maker but doesn't require a new application, new fees, new notice, etc.   |
| 364  | 6-4(W)(4)(b)<br>[new] | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"Additional Provisions for Extensions of Preliminary Plats"<br>"In addition to the general provisions in Subsection (a) above, additional extensions for Preliminary Plats may be granted by DRB for good cause, but the plat may be required to come into compliance with any applicable standards adopted since the application was submitted." | Preliminary plats expire in 1 year. They are allowed 1 extension per Subsection 6-4(W)(4)(a)1. This edit would allow additional extensions but would require the application to meet any IDO standards adopted since the application was received. |

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| 365  | 6-4(X)(1)a             | <p>Revise as follows and renumber subsequent subsections accordingly:<br/>           "...If the applicant is requesting an amendment that would require a <u>Waiver or Variance</u> from any of these standards, a separate <u>request must be submitted</u> <del>Variance must be requested</del> per the relevant procedure, as follows:</p> <p>1. Section 14-16-6-6(new) (<del>Variance</del> <u>Waiver</u> – DRB) for exceptions to any standards in Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-5 (Parking and Loading), or any DPM standard, <u>except the following:</u></p> <p>a. Standards in Subsection 5-5(F)(2)(a)2, which require a <u>Permit - Carport in Front or Side Setback pursuant to Subsection 6-6[new]</u>.</p> <p>b. Standards related to front yard parking in Subsection 5-5(F)(2)(a), Subsection 5-5(F)(1)(a)6, and Table 5-5-6, which require a <u>Variance - ZHE pursuant to Subsection 14-16-6-6(N)</u>.</p> <p>2. Section 14-16-6-6(O) (<u>Waiver - Wireless Telecommunications Facility (WTF) for deviations from standards applicable to the erection or installation of a</u> under this IDO.</p> | Editorial change to track with proposed change to DRB - Variance.   |
| 366  | 6-4(X)(2)(a)9<br>[new] | <p>Add a new subsection as follows:<br/>           "The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the site."</p>   | Makes amendments affecting major public infrastructure and access/circulation go back to the original decision-maker.   |
| 366  | 6-4(X)(2)(b)<br>[new]  | <p>Add a new subsection as follows:<br/>           "The Planning Director determines that the amendment warrants review by the original decision-maker."</p>  | Gives the Planning Director discretion to deem as major any amendments that warrant review by the original decision-maker.  |
| 367  | Table 6-4-5            | <p>Building height, maximum<br/>           Replace Maximum Threshold as follows:<br/>           "Increase: 10%<br/>           Decrease: Any amount"</p>   | Allows a reduction of building height of any amount to be approved administratively as a minor amendment, since the off-site impacts of building height would be reduced as building height is reduced. |

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| 368  | 6-4(Y)(1)(a)          | <p>Revise as follows:<br/>                     "Minor amendments may be granted by the ZEO <u>Planning Director</u> that meet the following requirements..."</p> <p>Add a new subsection (3) as follows:<br/> <u>"The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body."</u></p> | Codifies current practice. Gives staff the ability to decline to process as a minor amendment a requested change that would result in larger ripples on the site, which would be reviewed more appropriately by the original decision-making body.   |
| 368  | 6-4(Y)(1)(c)<br>[new] | <p>Add a new subsection as follows:<br/>                     "No Deviations or Variances shall be granted for Minor or Major Amendments."</p>  | Per Subsection 1-10(A), projects can develop per standards specified in site plans approved pre-IDO. Minor or Major Amendments can be granted to pre-IDO site development plans, but deviations and variances are not appropriate. If they are needed, the project should come in with a new site plan per IDO standards.  |
| 372  | 6-5(B)                | <p>Add the following:<br/>                     "If the ZEO determines that the request for a declaratory ruling is not applicable to a proposed development or activity, the ZEO is not required to issue a declaratory ruling."</p>   | Allows the ZEO to decline to issue a declaratory ruling for requests that do not warrant a declaratory ruling. Reinstates language unintentionally omitted from Zoning Code.   |
| 374  | 6-5(D)(1)(c)<br>[new] | <p>Add a new subsection as follows and renumber subsequent sections accordingly:<br/>                     "This Subsection 14-16-6-5(D) shall require a Historic Certificate of Appropriateness – Minor to be duly approved prior to a historic sign anywhere in the City being taken down and then reinstalled in the same location after being restored on-site or taken off-site for restoration, repair, or maintenance."</p>              | Adds a process to establish the appropriateness of the restoration of historic signs so a property owner can have flexibility to remove, restore, and re-erect signs on the original site. Avoids damage to historic signs that might result from enforcement of general IDO standards for signs. Without this provision, historic signs (which are more than likely nonconforming to IDO sign standards) would not be allowed to be re-installed and therefore may not be restored. |
| 376  | 6-5(F) [new]          | <p>Add a new subsection for Landfill Gas Mitigation Approval per attached Exhibit-Section 6-5F and renumber subsequent subsections accordingly.</p>  | Codifies the process for applying for a Landfill Gas Mitigation Approval and the criteria on which the decision will be based.   |

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| 378  | 6-5(G)(1)(c)1.d          | Revise as follows:<br>"...with the exception of <u>development that includes a grocery stores</u> , which may be approved administratively with no more than <u>a total of 70,000 square feet of gross floor area</u> .  | Clarifies what happens if grocery stores are part of a larger development.  |
| 378  | 6-5(G)(1)(c)2.b          | Add NR-BP and PC to the list of zone districts that can be reviewed/decided per Site Plan - Admin thresholds with an approved Master Development Plan or Framework Plan, respectively.   | Clarifies that development in NR-BP and PC follows IDO thresholds for site plans after the required plans are approved.   |
| 378  | 6-5(G)(1)(c)2.g<br>[new] | Add NR-PO-C property of any size not part of a proposed development that would meet the applicability of a Site Plan - DRB or Site Plan - EPC.   | Clarifies that a park or open space in NR-PO-C can be decided as a Site Plan - Admin if it's not part of a larger project that will be decided as a Site Plan - DRB or Site Plan - EPC because the other components of the project meet those thresholds. |
| 379  | 6-5(G)(2)(a)             | Revise as follows:<br><u>The Site Plan – Administrative is submitted with an application for a building permit.</u> The ZEO shall review the application and make a decision on the Site Plan – Administrative <u>as part of the zone check during Building Permit review</u> . An initial review with comments shall be completed within 10 business days of the receipt of a complete application. | Codifies current practice.  |
| 380  | 6-5(G)(2)(e)             | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   |   |
| 381  | 6-5(I)(2)(b)             | Replace language as follows:<br>"Supply proof of notification of abutting property owners of the use and intended duration of the use (e.g. number of days and/or hours of operation)."  | Changes requirement from needing to get signatures of abutting property owners to needing to provide proof of notification to abutting property owners. Signatures may be hard to get. The intent is to require notice.                                   |

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| 381  | 6-5(l)(2)(b)<br>[new] | <p>Add a new subsection as follows and renumber subsequent subsections accordingly:</p> <p>"Provide written permission from the property owner of the subject site (if different) for the temporary use for the requested duration (e.g. number of days and/or hours of operation).</p>  | <p>Adds a requirement to show that the property owner allows the temporary use, if the applicant does not own the property.</p>                                |
| 386  | 6-6(A)(3)(e)          | <p>Revise as follows:</p> <p>"<u>On a project site with existing uses</u>, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 8:00 P.M. and 6:00 A.M.</p>  | <p>If the site is vacant, any use will increase activity during these hours. Clarifies that this regulation logically applies to sites with existing uses.</p> |
| 386  | 6-6(B)(1)             | <p>Revise as follows:</p> <p>"This Subsection 14-16-6-6(B) applies to demolition of structures that are at least 50 years old located within the following <del>mapped</del> <u>small</u> areas, regardless of whether they are registered on a state or national historic register or are eligible for listing.</p> <p>Add a new (a) and renumber subsequent subsections accordingly:</p> <p>"Neon signs along Central Avenue in locations pursuant to Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue)."</p> | <p>Allows demolition review for historic signs within area where neon is encouraged along Central Ave. (formerly CANDOZ).</p>                                  |

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| 395  | 6-6(G)(1)          | Add NR-BP and PC to the list of zone districts that can be reviewed/decided per Site Plan - DRB thresholds with an approved Master Development Plan or Framework Plan, respectively.   | Clarifies that development in NR-BP and PC follows IDO thresholds for site plans after the required plans are approved.  |
| 395  | 6-6(G)(1)(a)       | Create new subsections for exceptions to (1)(a) as follows:<br>"1. Any application that requires major public infrastructure or complex circulation patterns on the site.<br>2. Any application that warrants additional staff collaboration at a DRB meeting as determined by the Planning Director." | Sends to DRB cases that need a higher level of technical review and coordination but that would otherwise meet the thresholds for Site Plan - Admin.   |
| 396  | 6-6(G)(1)(e) [new] | Add a new subsection as follows:<br>"Any application for cluster development for which the applicant requests DRB review, provided the Planning Director concurs with that request."   | Allows an applicant to request DRB approval, since many cluster developments will need DRB review for platting actions.  |
| 396  | 6-6(G)(2)(e)       | Replace text as follows:<br>"The DRB may grant a Waiver pursuant to Subsection 6-6(new) as part of this approval."   | Editorial change to track with proposed changes to DRB - Variance.   |
| 397  | 6-6(H)(1)(b)3      | Revise as follows:<br>"Any application for development on a <u>lot</u> 5 acres or greater adjacent to Major Public Open Space."  | Clarifies that only development on lots 5 acres or greater has to go to EPC. Once a larger project site has been subdivided (which requires a Site Plan - EPC), development on the lots within that project site does not require EPC review unless any of those lots are still larger than 5 acres. |

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| 399  | 6-6(I)(2)(b)  | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   | Editorial change to track with proposed changes to DRB - Variance.   |
| 400  | 6-6(I)(2)(f)  | Revise as follows:<br>"The applicant shall record the plat with the Bernalillo County Clerk within <del>5 business days</del> 6 months after DRB signatures...."   | Follows similar practice in Bernalillo County. Immediate filing is not always possible, since additional signatures may be required, etc.  |
| 401  | 6-6(J)(1)     | Revise as follows:<br>" <u>(a) This Section 14-16-6-6(J) applies to any application for a subdivision of land or combination of previously subdivided lots that is not eligible to be processed as a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(I).</u><br><u>(b) The following applications for a subdivision of land require a prior approval and can then be processed as a Subdivision of Land - Minor; an application for Subdivision of Land - Major is not a substitute for the prior approval.</u><br><u>1. Subdivision of land 5 acres or greater adjacent to Major Public Open Space requires a Site Plan – EPC.</u><br><u>2. Subdivision of land that is zoned NR-SU or PD requires a Site Plan – EPC.</u><br><u>3. Subdivision of land that is zoned NR-BP requires a Master Development Plan.</u><br><u>4. Subdivision of land that is zoned PC requires a Framework Plan."</u> | Clarifies that the "exceptions" are approvals that require the approval of a different plan before subdivision and that once those plans are in place, subdivisions can be approved through the Subdivision - Minor process. |
| 401  | 6-6(J)(2)(a)2 | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   | Editorial change to track with proposed changes to DRB - Variance.   |
| 402  | 6-6(J)(2)(c)1 | Revise as follows:<br>"The letter of advice on a Sketch Plat expires after one year. If a Preliminary Plat that meets all standards and requirements of this IDO and the DPM is not filed within one year of the letter of advice, the applicant must re-submit an application for Sketch Plat."   | Clarifies that they must reapply for sketch plat after 1 year. Codifies current practice.  |

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| 402  | 6-6(J)(2)(c)2 | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   | Editorial change to track with proposed changes to DRB - Variance.   |
| 404  | 6-6(J)(3)(a)1 | Revise as follows:<br>"An application for a Preliminary Plat shall be approved if it <del>meets all of the following criteria:</del><br><del>1. Is consistent with the ABC Comp Plan, as amended.</del><br><del>2. Complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."</del> | DRB is a staff board for technical reviews and cannot hold quasi-judicial hearings. Given the definition of public hearings, the DRB does not make decisions based on policy, since it is not a discretionary decision-making body. See related item for edits to Subsection 6-6(N) and Table 6-1-1. |
| 405  | 6-6(K)(2)(a)  | Delete subsection and renumber subsequent subsections accordingly.   | Taken care of with related items for a new administrative decision for Vacation of Public or Private Easement.   |
| 405  | 6-6(K)(2)(c)  | Replace "public hearing" with "public meeting."  | Editorial change to track with proposed changes to Table 6-1-1.  |
| 405  | 6-6(K)(2)(f)  | Replace language as follows:<br>"If a street, alley, drainageway, or other public right-of-way is vacated, the abutting zone districts shall be extended automatically to the new property line created by platting the vacated right-of-way into the abutting property."  | Codifies that if one owner buys the whole right-of-way, the whole ROW gets zoned according to his/her zoning.  |

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| 405  | 6-6(K)(2)(f)<br>[new] | <p>Add a new subsection as follows:</p> <p>"Within 7 days of the vacation approval, the applicant shall coordinate with the City's Real Property Division and send notice of the approved vacation via a first-class letter to all adjacent property owners. The letter shall include the following information, as well as any other information as directed by the City's Real Property Division:</p> <ol style="list-style-type: none"> <li>1. The property owner has 30 days from the receipt of the notice to notify the City's Real Property Division of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.</li> <li>2. Within 7 days of receipt of the notice of intent to purchase, the City will provide the interested property owner with a purchase price for the desired portion of the vacated right-of-way.</li> <li>3. Contact information for the City's Real Property Division." </li></ol> | Reinstates language from the Zoning Code and provides additional clarity for the procedure.  |
| 405  | 6-6(K)(2)(g)<br>[new] | <p>Add a new subsection as follows:</p> <p>"Upon approval of the vacation, the applicant must plat the right-of-way within one year or the decision to vacate is voided. If the vacation created any floating zone lines, the plat shall establish lot lines that coincide with zone boundaries to the extent practicable."</p>   | Reinstates language from the Zoning Code that provides additional clarity and codifies current practice. Requires the plat to fix floating zone lines created by the vacation. |
| 405  | 6-6(K)(2)(i)<br>[new] | <p>Add a new subsection as follows:</p> <p>"The City may retain, use or dispose of the right-of-way in any manner which the City, in its discretion, deems appropriate."</p>  | Reinstates language from the Zoning Code.  |

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| 406  | 6-6(L)(3)(d) | <p>Move subsection 6-6(L)(3)(d) Variance for a Carport in a Required Front or Side Setback to be a new decision in Table 6-1-1 with its own specific procedure so that ZHE reviews/decides. Change the name to "Permit - Carport in a Required Front or Side Setback."</p> <p>Notice = Mailed, Sign, Email, Web</p> <p>Replace reference to this procedure throughout the IDO accordingly.</p>  | <p>All exceptions to standards in Section 5-5 are currently reviewed/decided by DRB as a Variance - DRB. This is proposed to change to be Waivers reviewed/decided by DRB at a public meeting. Carports have had additional review at public hearings prior to the IDO. This would return that review/decision to be closer to the pre-IDO process.</p> <p>See related change for Subsection 5-5(F)(2)(a)2.b.</p>   |
| 406  | 6-6(L)       | <p>Change the name of Variance - DRB to Waiver - DRB throughout this subsection and the IDO and move and renumber this subsection accordingly.</p> <p>Replace "variance" with "deviation" or "waiver" as appropriate throughout this subsection.</p> <p>Replace "hearing" with "meeting" throughout this subsection.</p> <p>Delete subsection 6-6(L)(3)(a)(1), which is a hardship or exceptionality criterion only applicable to variances.</p> <p>Delete subsection 6-6(L)(3)(b) Sidewalk Variance, as this procedure is covered by the DPM.</p> <p>Move subsection 6-6(L)(3)(c) Front Yard Parking to subsection 6-6(N) so that ZHE reviews/decides.</p> <p>See Exhibit XX for mock-up of these changes.</p> | <p>DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. Deviations from standards in Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, not as a variance, which is limited to exceptional lots (i.e. hardship criteria) per State statute. See related item for edits to Table 6-1-1 and Subsection 6-6(N). See related item for edits to Subsection 6-6(L)(3)(d).</p> |
| 407  | 6-6(L)(2)(b) | <p>Add a new subsection 1 as follows, move the existing language to be a new 2 and move the existing 1 and 2 to be subheadings of the new 2:</p> <p>"To qualify for a bulk land subdivision, the following size thresholds apply:</p> <ol style="list-style-type: none"> <li>1. Property zoned R-A, R-1, R-MC, or R-T must be at least 5 acres.</li> <li>2. Property zoned R-ML, R-MH, any MX, or any NR zone must be at least 20 acres." </li></ol>  | <p>Moves the language from the DPM to the IDO. Language is tied more closely to bulk land variance as described in the IDO.</p>   |

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| 410  | 6-6(M)(1)(c)2 | Replace language as follows:<br>"A Variance to allow up to 19 feet above finished grade may be granted where grading requirements necessitate a minimum amount of fill for proper drainage."  | Carries over a provision from the Northwest Mesa Escarpment Plan inadvertently omitted from the IDO. See also proposed definition of finished grade.  |
| 411  | 6-6(M)(3)(a)  | Revise so that VPO variances in Subsections b and c also have to meet general variance criteria.  | State statutes define hardship/exceptionality criterion for variances. These VPO variances therefore need to meet that criterion in addition to specific criteria for each VPO.   |
| 411  | 6-6(M)(3)(a)1 | Replace "subject property" with "a single lot".   | Applies variances to individual lots, avoiding requests for variances to multiple lots," which would be more appropriately requested as a text amendment to the IDO.  |
| 412  | 6-6(N)(1)(a)1 | Delete this subsection and renumber subsequent subsection accordingly.  | Editorial change to reflect edits proposed for DRB - Variance.  |
| 413  | 6-6(N)(3)(a)1 | Replace "subject property" with "a single lot".   | Applies variances to individual lots, avoiding requests for variances to multiple lots," which would be more appropriately requested as a text amendment to the IDO.  |
| 414  | 6-6(N)(3)(c)  | Move this subsection to be a new decision in Table 6-1-1, still decided by ZHE. Revise name to "Permit - Wall or Fence - Minor."<br>Notice = Mailed, Sign, Email, Web<br>Change name of "Wall or Fence Permit - Minor" to "Permit - Wall or Fence - Minor" for consistency.<br>Replace references to these procedures throughout the IDO accordingly. | State statutes define hardship/exceptionality criterion for variances. Because these criteria are different, this must be a different type of decision, still decided by the ZHE following the same notice as is required for Expansions of a Nonconforming Use or Structure. |

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| 414  | 6-6(N)(3)(c)       | <p>Revise heading to "Variance for a Taller Wall in Front or <u>Street Side Yard</u>".</p> <p>Revise 3(c) as follows:<br/>                     "At least 20 percent of the properties <u>facing the same street</u> within 330 feet of the lot where the wall or fence is being requested have a wall or fence over 3 feet in the front <u>or street side yard</u>. <u>This distance shall be measured along the street from each corner of the subject property's front lot line and properties on both sides of the street shall be included in the analysis. See graphic below for an illustration of this measurement.</u>"</p> | <p>Revises heading to distinguish between an interior side yard wall (which is not included in the analysis) and a street side yard wall (which is included in the analysis if it faces the same street as the subject property) in determining whether to approve a taller wall. Revises the provision to clarify how to measure the distance and what properties to include in the analysis to determine whether a taller wall fits the character of the neighborhood. A graphic will be added to help clarify the provision.</p> |
| 414  | 6-6(N)(3)(c)       | <p>Revise to read: "An application for a Variance for a wall in the front or street side yard of a lot with <u>low-density residential development in or abutting any Residential zone district...</u>"</p>   | <p>Narrows the scope of this request to low-density residential only (not multi-family). Per public comment that this regulation may not be appropriate or feasible for higher-density residential developments, many of which have perimeter security fencing. See related item to allow taller walls as view fencing in multi-family developments. See also related edits to 5-7(D)(3)(d).</p>  |
| 414  | 6-6(N)(3)(c)(3)(c) | <p>Revise to read: "c. At least 20 percent of the properties <u>with low-density residential development</u> within 330 <u>linear</u> feet of the lot where the wall or fence is being requested <u>on both sides of the street</u> have a wall or fence over 3 feet in the front <u>or street side yard facing the same street as the subject property.</u>"</p>   | <p>This variance is for a wall in the front or street side yard, so the applicability criteria should include street side yards in determining the area character. Also clarifies that the 20 percent of properties include those on both sides of the street, but only those with low-density residential uses.</p>  |

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| 426  | 6-7(F)(2)(c)<br>[new] | Add a new subsection as follows and renumber subsequent subsections:<br>"If the application is for a zone change from to an NR-BP zone district to another zone district, and there is an approved Master Development Plan, the applicant may choose to amend the Master Development Plan concurrently to remove the subject property from the Master Development Plan boundary or add standards relating to the subject property. The City may impose a condition for the applicant to do so. If no amendment to the Master Development Plan is made, the property will continue to be subject to relevant standards in the Master Development Plan." | Codifies current practice.  |
| 426  | 6-7(F)(2)(d)          | Revise as follows:<br>"The City shall provide a zoning certificate to the applicant that documents the new zone district designation <u>after any City-level appeal possibilities have been concluded and all conditions of approval have been met.</u><br><u>If the Zone Map Amendment results in a floating zone line, the applicant shall be required to re-plat the property to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued. See Subsection 5-4 for subdivision standards and Table 6-1-1 and Subsections 6-6(I) and 6-6(J) for procedures.</u> "  | Codifies current practice.  |
| 426  | 6-7(F)(2)(f)<br>[new] | Add a new subsection as follows:<br>"If a zone map amendment is approved, the applicant can develop with an approved site plan. See Subsection 14-16-1-10(A) for Prior Approvals or Table 6-1-1 for Site Plan decisions."  | Added to clarify existing practice and provide cross references to prior approvals and review/decision procedures for site plans. |

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| 430  | 6-7(G)(2)(g )<br>[new] | Add a new subsection as follows and renumber subsequent subsections:<br>"If the application is for a zone change from an NR-BP zone district to another zone district, and there is an approved Master Development Plan, the applicant may choose to amend the Master Development Plan concurrently to remove the subject property from the Master Development Plan boundary or add standards relating to the subject property. The City may impose a condition for the applicant to do so. If no amendment to the Master Development Plan is made, the property will continue to be subject to relevant standards in the Master Development Plan." | Codifies current practice.   |
| 430  | 6-7(G)(2)(g)           | Add a second sentence as follows:<br>"If the Zone Map Amendment results in a floating zone line, the applicant shall be required to re-plat the property to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued. See Subsection 5-4 for subdivision standards and Table 6-1-1 and Subsections 6-6(I) and 6-6(J) for procedures."  | Codifies current practice.   |
| 432  | 6-8(C)(2) [new]        | Add a new subsection as follows and renumber subsequent subsections accordingly:<br>"Repair and Maintenance<br>A structure containing a nonconforming use may be maintained, repaired, or altered, with limits on expansion pursuant to Subsection 14-16-6-8(3) (Expansion of Nonconforming Use)."  | Clarifies that buildings containing nonconforming uses can be repaired and maintained similar to the parallel provision for nonconforming structures. Other provisions related to nonconforming uses, including discontinuance and expansion, would still apply. |
| 433  | 6-8(C)(2)(b)           | Revise as follows:<br>"... in any <u>Mixed-use or Non-residential</u> zone district..."   | Extends protections for nonconforming residential uses in MX zones (example: single-family uses in MX-L, MX-M, or MX-H) so that they have 5 years to discontinue the use and then resume the use before it is "lost."  |

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| 434  | 6-8(C)(6)(d) | Revise as follows:<br>"For changes of use or rezoning of developments that include mobile homes <del>associated with bringing those developments into conformity</del> that will result in expiration or termination of resident occupancy, <del>see</del> Subsection 14-16-2-3(C)(3) (R-MC Zone District Standards) <u>applies, regardless of zone district.</u> | Clarifies that the mobile home resident notification procedures (from the prior zoning code §14-16-3-21) apply regardless of the zone district the mobile home development has.  |
| 436  | 6-8(E)(1)(c) | Revise as follows:<br>"Lots legally nonconforming to minimum lot width <u>or minimum lot size</u> in the R-MH zone district <del>may</del> <u>shall</u> be developed governed by the <del>R-T</del> <u>R-ML</u> zone in all respects..."  | The IDO provision allows development on lots smaller than the minimum requirements in R-MH. Because R-MH is a multi-family zone district, allowing development per R-ML instead of R-T allows small apartments, townhouses, or single-family development. The original provision was unclear about whether this was an option or requirement. The proposed change makes the provision a requirement. |
| 436  | 6-8(G)(1)    | Revise as follows:<br>"...a parcel of land that does not comply with the standards of this IDO in Sections <u>14-16-4-3 (Use-specific Standards), 14-16-5-3 (Access and Connectivity); 14-16-5-5 (Parking and Loading); ...</u> "   | Allows properties that were developed prior to new use-specific standards to continue to be used as-is until redeveloping or expanding. Use-specific standards establish standards that require certain site features.   |
| 446  | 7-1          | Alley<br>Replace the second sentence as follows:<br>"For the purposes of <u>access, alleys are considered a type of street.</u> "   | Clarifies that alleys serve as streets when it comes to access provisions (but not other requirements related to streets, such as the street tree ordinance). See related item revising the definition of street accordingly.  |

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| 448  | 7-1       | <p>Bed and Breakfast</p> <p>Revise as follows:</p> <p><del>"A single family dwelling</del> <u>A low-density residential development...</u>"</p>   | <p>Bed and breakfast is allowed in zones that would allow a duplex or townhouse. This edit would allow bed and breakfasts to be a duplex or townhouse in the zones that allow both uses.</p>   |
| 449  | 7-1       | <p>Revise definition of "building" as follows:</p> <p>"An independent, fully enclosed structure with a roof supported by columns or walls resting on its own foundations that is built and maintained for the support, shelter or enclosure of persons, animals, or property of any kind. <u>Unless specified otherwise in this IDO, this term refers to anything within the footprint of a common roof.</u> <del>A detached building is one separated on all sides from adjacent buildings by open spaces from the ground up.</del> See also Accessory Building, Front Façade, Street-facing Façade, Large Retail Facility, Primary Building, and Structure.</p> | <p>More accurately reflects the existing interpretation and practice for the administration of the IDO as applied to buildings. A canopy connected to a building would count as part of the building, and any activity that takes place under that canopy is considered "indoor." See other proposed edits for clarifications of the requirement for uses to take place within "fully enclosed portions of buildings."</p> |
| 451  | 7-1 [new] | <p>Add a new definition for "Car sharing program" as follows:</p> <p>"A self-service membership-based program that allows members to use a shared motor vehicle owned by that program on a short-term basis. Companies or programs that make motor vehicles available for rent where users enter into a separate written agreement each time they rent the vehicle are not considered car sharing programs."</p>  | <p>Clarifies a proposed provision in Subsection 5-5(C)(5), which allows for a parking reductions for providing spaces for car sharing programs.</p>  |
| 454  | 7-1       | <p>Community Residential Facility</p> <p>Delete "Community Residential Facility, Large" as unnecessary. Revise Community Residential Facility, Small as follows: "A facility housing <del>no more than</del> between 6 and 8 unrelated individuals..."</p>  | <p>Facilities with 19+ individuals would be considered an Assisted Living Facility. See related item for change to Allowable Use Table 4-2-1.</p>  |

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| 455  | 7-1       | Construction Staging Area, Trailer, or Office<br>Add "or on a nearby site"   | Allows staging near but not on the development site, which is common practice. See related item for a new use-specific standard in Subsection 4-3(G)(2) that requires proof of written permission from the off-site property owner. |
| 457  | 7-1       | Replace the definition of deviation with the following:<br>"An exception to <u>IDO</u> standards that can be granted by the relevant decision-making body within thresholds established by Table 6-4-2 or based on criteria for a waiver for standards related to wireless telecommunications facilities or standards in Section 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) pursuant to Subsection 6-6 [new] (Waiver - DRB). See also <i>Waiver</i> ."             | Broadens the definition to include deviations that are reviewed and decided as waivers (standards related to Wireless Telecommunication Facilities, Access & Connectivity, Subdivisions, and Parking).                              |
| 458  | 7-1 [new] | Add a new definition as follows:<br>Drainage Facility<br>The system of structures for collecting, conveying and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater runoff conveyance and containment facilities, including streams, pipelines, channels, ditches, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. |   |
| 458  | 7-1       | Dwelling Definitions<br>Cottage Development<br>Clarify that cottage developments may include dwelling units with or without kitchens.  | Clarifies that dwelling units for cottage development can be with or without kitchens. The definition as adopted includes the term "dwelling" and "dwelling unit."  |

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| 458  | 7-1       | <p>Revise the definitions for driveway and drive aisle as follows:</p> <p>"Driveway<br/>An unobstructed area with a stabilized surface leading from the street to a garage or other allowed off-street parking area <u>in low-density residential development.</u>"</p> <p>"Drive aisle<br/>A <del>private, unenclosed</del> accessway with a stabilized surface allowing vehicular access either to individual buildings or to parking space(s) within parking lots <u>in multi-family, commercial, and non-residential development.</u> <del>In the case of single family attached and multi family dwellings, a drive aisle is an accessway shared by the residents and guests of 2 or more dwellings.</del>"</p> | Revision for consistency with updated DPM language.  |
| 458  | 7-1 [new] | <p>Add a new definition as follows:</p> <p>"Dormitory<br/>A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathrooms or shared bathrooms. Dormitories are often established with a university or college, vocational school, or sorority or fraternity. See also <i>University or College , Vocational School , and Club or Event Facility .</i>"</p>   | <p>Broadens the sorority or fraternity use to other users as a housing option with common kitchens and common bathrooms. See related item for Table 4-2-1 to replace "Sorority or fraternity" with "Dormitory" term.</p>       |
| 459  | 7-1       | <p>Dwelling Definitions<br/>Accessory Dwelling Unit<br/>Replace "subordinate" with "accessory."<br/>Delete this sentence, as it already appears in the use-specific standard in Subsection 4-3(F)(5)(h): "When accessory to a nonresidential use, an accessory dwelling unit serves as quarters for a caretaker."</p>  | <p>Subsection 5-11(C)(3) already requires that accessory buildings be subordinate to the primary building and is not needed here. See proposed edit to Subsection 4-3(F)(5)(h) for ADUs accessory to non-residential uses.</p> |

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| 459  | 7-1       | Dwelling, Multi-family<br>Add a new sentence as follows:<br>"Within mixed-use development, a building with more than 2 units is considered a multi-family dwelling."   | Clarifies that this use includes 2 units within a mixed-use project. If 1 unit were included, that would be considered an ADU. Without this revision, 2 units would be regulated as a duplex, which has a definition that would not apply in a vertical mixed-use project.                                 |
| 459  | 7-1       | Dwelling, Temporary<br>Add new language as follows:<br>"Tents cannot be used for temporary dwellings as regulated for this use."   | Camping in a tent is considered an activity allowed on the land, not a "land use" as regulated by the IDO. This edit follows existing interpretation and practice for administering the IDO.   |
| 462  | 7-1 [new] | Flood Definitions<br>Special Flood Hazard Area<br>Add a new definition as follows:<br>"The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) as defined by FEMA and shown on NFIP maps."  | Added to define a term used in the IDO.  |
| 464  | 7-1       | Grade<br>Revise the term, re-alphabetize, and replace language as follows:<br>"Finished Grade<br>1. The elevation of the approved ground level at all points along a wall or fence.<br>2. The specified elevation on the grading plan approved by the City in conjunction with an approved Subdivision or Site Plan. (In the absence of such approved plans, natural grade applies.)<br>See also <i>Natural Grade</i> and <i>Measurement Definitions, Grade</i> ." | Distinguishes how to measure grade, which is relevant to both natural grade and finished grade (i.e. the grade that gets approved on a plan), from the definition needed for an approved grade. See related item for the measurement part of the definition to move to the Measurement Definitions, Grade. |

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| 465  | 7-1     | <p>Group Home</p> <p>Delete last sentence about supportive housing facilities.</p>   | <p>Supportive housing is not a defined term or defined use in the IDO. By deleting this sentence, supportive housing that meets the definition of Group Home will be regulated as Group Home. Supportive housing that meets the definition for multi-family or mixed-use development would be regulated accordingly. See also proposed edit to replace "Sorority or fraternity" with "Dormitory," which would be another possible use that supportive housing might match.</p> |
| 465  | 7-1     | <p>Group Home</p> <p>Add the following sentence to the end of the definition:<br/>"This use shall include half-way houses for individuals in the criminal justice system or residential facilities to divert persons from the criminal justice system."<br/>Revise Group Home, Small as follows: "A facility housing <del>no more than</del> <u>between 6 and 8</u> unrelated individuals..."</p>  | <p>Carries over a sentence from Community Residential Facility definition to make clear that half-way houses are group homes. The change to the small group home definition distinguishes Group Home from "Family," which is defined to allow up to 5 unrelated individuals to live in a single-family dwelling. This edit confirms the current interpretation and administration of Group Homes.</p>  |
| 470  | 7-1     | <p>Lot Definitions</p> <p>Front Lot Line</p> <p>Revise as follows:<br/>"A legal boundary of a lot <del>bordering on</del> <u>abutting</u> a street. For the purpose of determining setback requirements on a corner lot, the side with the street number address is the front lot line. <u>For the purpose of determining setback requirements on an interior lot not abutting a street, the lot is not considered to have a front lot line.</u> For a through lot, the property owner may designate which of the 2 lot lines is the front lot line.<br/>See also <i>Measurement Definitions for Setback.</i>"</p> | <p>Clarifies that on interior lot without access to a street (which includes "private way" that provides vehicular access across lots), there is no front lot line. See related item for the definition of Setback adding language about how to handle setbacks for interior lots not bordering a street.</p>  |

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| 470  | 7-1     | <p>Lot Definitions, Lot Line</p> <p>Add a new definition as follows:</p> <p>"A boundary of a deeded lot (i.e. a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e. a lot recorded by the Bernalillo County Clerk and mapped by AGIS)."</p> <p>Move the definitions for front, side, and rear lot lines to be subsections of this definition.</p> | <p>Clarifies that regulations referring to "lot lines" would apply to deeded (i.e. ownership) or platted (i.e. subdivided) lots.</p> <p>Throughout Albuquerque, platted lot lines and ownership lot lines are not the same.</p>  |
| 470  | 7-1     | <p>Lot Definitions, Property Line</p> <p>Add a new definition as follows:</p> <p>"A boundary formed by the exterior lot lines of all lots making up a premises or project site."</p>  | <p>Defines a term used by the IDO. Distinguishes property line around multiple lots from lot line, since some standards (setbacks, for example), would apply to the exterior boundaries of a project site with multiple interior lots.</p>   |
| 470  | 7-1     | <p>Add a new definition for Major Vehicle Repair as follows:</p> <p>"Any vehicle repair beyond minor vehicle repair."</p>   | <p>See explanation for Minor Vehicle Repair.</p>   |
| 470  | 7-1     | <p>Add a new definition for Minor Vehicle Repair as follows:</p> <p>"Services for a vehicle that are part of regular maintenance, including but not limited to battery charging, tire repairs, and oil and fluid changes."</p>  | <p>Light Vehicle Fueling definition mentions minor repairs, and minor/major vehicle repair is mentioned in the use-specific standard for Light Vehicle Repair in the MX zones. This defined term pulls language from the Light Vehicle Fueling definition. Adding this defined term is intended to clarify its use in 2 places of the IDO.</p> |
| 471  | 7-1     | <p>Delete the definition of Lot Area as unnecessary, since it is not used in the IDO.</p>   | <p>The IDO does not use the term "lot area." The term "lot size" is used and is calculated to include easements, so a separate definition is not necessary.</p>  |
| 472  | 7-1     | <p>Manufacturing Definitions</p> <p>Artisan Manufacturing</p> <p>Add the following sentence:</p> <p>"This use does not include alcohol sales. Alcohol sales associated with brewing on-site is regulated pursuant to the tap room or tasting room use. See Tap Room or Tasting Room."</p> <p>Add cross reference to artisan manufacturing from Tap Room or Tasting Room.</p>  | <p>Clarifies that sale of alcohol is regulated by tap room/tasting room, not as part of the incidental sales allowed with artisan manufacturing.</p>   |

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| 473  | 7-1 [new] | <p>Measurement Definitions</p> <p>Add a new definition for Block Length as follows:</p> <p>"The distance from centerline to centerline of two intersections. In the instance that a block is bounded by other obstructions, the measurement shall be from the centerline of the street to the edge of the obstruction. See DPM for additional explanation. See also <i>Block</i>. "</p>  | Clarifies how block length is measured.  |
| 474  | 7-1       | <p>Measurement, Grade</p> <p>Move existing language from "Grade" definition to Measurement Definitions and revise as follows:</p> <p>"<u>1.</u> The average of the <del>approved</del> ground levels immediately adjacent to each façade of a building, considered separately.</p> <p><u>2.</u> Where an earth embankment is placed against the side of a building or a retaining wall supporting a terrace is placed close to a building, grade shall be measured from the toe, or bottom, of the embankment or retaining wall; <del>building floor level is irrelevant</del> the finished floor of the building is not to be considered.</p> <p><u>See also <i>Finished Grade</i> and <i>Natural Grade</i>.</u>"</p> | Moves existing language from definition of Grade to the Measurement Definitions. Removes the word "approved" because this definition applies to both finished grade (i.e. approved grade) and natural grade. This distinction is important for VPO standards related to building heights. See also related item for edits to Grade to become "Finished Grade." |
| 474  | 7-1       | <p>Measurement</p> <p>Revise "Ground Floor Height" as follows:</p> <p>"Ground Floor <u>Clear</u> Height</p> <p>The vertical distance of the interior of a ground floor, measured from the slab or <u>top of the sub-floor</u> to <u>the ceiling or the bottom of the exposed support structure for the second floor</u>. This is also referred to as 'floor-to-ceiling height.'"</p>   | Clarifies that the ground floor height is the clear space and does not include any portion of the second floor sub-floor or HVAC equipment space.  |

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| 477  | 7-1       | Multi-use Trail<br>Revise as follows:<br>"A paved path physically separated from motorized vehicle traffic by an open space or barrier and constructed within the street right-of-way, <u>public access easement</u> , or within an independent right-of-way, including shared-use rights-of-way or utility or drainage easements that permits more than one type of non-motorized use." | Adds another location where multi-use trails may be located.  |
| 477  | 7-1       | Natural Grade<br>Revise as follows:<br>"Grade based on the original site contours, prior to any grading <u>or</u> <u>addition or removal of earth</u> . See also <i>Finished Grade</i> and <i>Measurement Definitions, Grade</i> ."  | Includes any change to natural state of the earth.  |
| 478  | 7-1 [new] | Non-residential Use<br>"Any primary use in Table 4-2-1 not listed in the Residential Use Category. See also <i>Residential Use</i> ."  | Defines a term used throughout the IDO.   |
| 479  | 7-1       | Open Space Definitions<br>Common Open Space<br>Add: "For the purposes of the open space calculation in cluster development, parks do not count as common open space."  | Distinguishes the purposes of parks and open space related to the requirement for common open space with cluster development. |

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| 480  | 7-1       | <p>Other Major Utility<br/>Revise as follows:<br/>"A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the state or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, <del>water pump stations</del>, sewage treatment plants, <del>stormwater drainage facilities</del>, <del>irrigation facilities</del>, or similar public services, but shall not include mass transit or railroad depots or terminals or any similar traffic generating activity, any facility that provides wireless telecommunications services to the public, or any use listed separately in Table 4-2-1. See also Electric Utility, <u>Drainage Facility</u>, and Major Public Infrastructure."</p> | Separates out the drainage facility uses, which have been made into a new IDO land use.  |
| 481  | 7-1 [new] | <p>Add a new definition as follows:<br/>"Outdoor Dining Area<br/>A covered or uncovered seating area where patrons of an establishment are served food and/or beverages to be consumed on-premises."</p>  | Defines the use "outdoor dining area," which is listed as an Accessory Use in Tables 4-2-1 and 5-5-1. This definition clarifies that food and/or drinks are included.  |
| 487  | 7-1 [new] | <p>Residential Use<br/>"Any primary use listed in the Residential Use Category in Table 4-2-1. See also <i>Non-residential Use</i>."</p>  | Defines a term used throughout the IDO.  |
| 488  | 7-1       | <p>Setback<br/>Replace language as follows:<br/>"1. A required distance between a structure and a lot line.<br/>2. On an interior lot not abutting a street, side setbacks shall be followed for all lot lines.<br/>See also <i>Measurement Definitions for Setback</i> and <i>Lot Definitions for Front Lot Line , Side Lot Line , and Rear Lot Line</i>."</p>   | Revises the definition to refer to the use of the term "setback" in the IDO as the required distance that the structure has to be away from the lot line. Clarifies how setbacks apply to interior lots without street access. Adds cross references to terms relevant for setbacks. |

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| 492  | 7-1       | <p>Sign Definitions<br/>Temporary Sign<br/>Add the following sentence:<br/>"They must be installed to be easily removed."</p>   | Helps to distinguish temporary signs from permanent signs, which are regulated with more design standards.   |
| 492  | 7-1 [new] | <p>Sign Definitions<br/>Historic Sign<br/>Any sign 50 years old or greater.</p>   | Defines a term that is used in a proposed edit in Section 5-12 that adds an incentive for restoring historic signs that get a Certificate of Appropriateness.              |
| 493  | 7-1 [new] | <p>Add a new definition as follows:<br/>"Sports Court<br/>Recreational facility for sports played on courts at least 20 feet by 30 feet (including, but not limited to, basketball, volleyball, tennis, handball, and racquetball), except facilities that meet the definition of stadium or sports field."</p>   | Adds a definition for a term used in Table 5-5-2.  |
| 494  | 7-1 [new] | <p>Street Definitions<br/>Arterial<br/>Add a new definition as follows: "A street designated on the MRCOG Long Range Roadway System Map in the Long Range Transportation System Guide of the Metropolitan Transportation Plan that primarily serves large volumes of comparatively high-speed traffic and to which access is controlled. Arterial streets are separated into Regional Principal Arterial, Community Principal Arterial, or Minor Arterial based on the traffic the road accommodates. Principal Arterials bring people to an area, and Regional Principal Arterials bring people through an area. See DPM."</p> | Follows the designations of the regional Long Range Roadway System Map of the Long Range Transportation System (LRTS) Guide of the Metropolitan Transportation Plan (MTP). |

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| 494  | 7-1     | Street Definitions<br>Local Street<br>Revise as follows: "A street that is primarily <u>used to</u> <del>for</del> access <del>to</del> abutting properties. It carries low traffic volumes <u>and</u> . <del>It</del> may further be defined as an <u>Access Local, Normal Local, or Major Local Street</u> . <del>and may be designated for Infrequent Parking or Intermittent Parking, subject to the standards and requirements of the DPM. See DPM."</del> | Identifies the different types of local roads as established in the DPM. Deletes the text related to infrequent and intermittent parking, which is no longer used in the DPM. |
| 494  | 7-1     | Street Definitions<br>Street<br>Delete the following sentence: " <del>For the purposes of this IDO, this term does not include alleys.</del> "  | See related item for proposed changes to the definition of alley. Alleys would count as streets for regulations pertaining to access.   |
| 495  | 7-1     | Structure<br>Revise as follows:<br>"Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, <u>trash can, bench, or public utility pole or line.</u> "  | Clarifies that trash cans and benches do not count as structures for the purposes of the IDO.   |
| 495  | 7-1     | Subdivision Definitions<br>Bulk Land Subdivision<br>Add to the definition that a bulk land subdivision is "not to create parcels available for development without further subdivision or DRB site plan approvals..."   | Clarifies the purpose of a bulk land subdivision and makes clear that additional approvals will be necessary to establish what infrastructure will be required.               |
| 495  | 7-1     | Structure<br>Revise as follows:<br>"Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, <del>or</del> public utility pole or line, <u>trash can, bench, or picnic table.</u> "  | Exempts trash cans, benches, and picnic tables from being considered structures. Without this edit, these would be prohibited in open spaces.                                 |

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| 498  | 7-1 [new] | <p>Use Definitions<br/>Add a new term and definition as follows:<br/>"Temporary Use<br/>A land use that is allowed for a short period of time on a property and allowable within a particular zone district permissively. Temporary uses are listed as T in Table 4-2-1. A temporary use may or may not require a permit from the Planning Department. Any temporary activity or event not listed in Table 4-2-1 is not considered a land use and therefore is not a temporary use as regulated by this IDO. A temporary use may be allowed on vacant land or combined with other primary or accessory uses allowable within that zone district, subject to IDO standards."</p> | <p>Adds a definition for a category of use in the IDO. Distinguishes a Temporary Use permit (decided by Planning Dept.) from a Special Events Permit (decided by Cultural Services Dept.). Clarifies that activities and events on a property are not considered land uses and therefore would not be regulated as Temporary Uses. Example: Camping out in your backyard or having a party.</p> |
| 499  | 7-1       | <p>Variance<br/>Revise as follows:<br/>"Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO or the DPM. Variances from zoning standards are reviewed and decided by the ZHE or EPC, while Variances from technical standards in <del>Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any standard</del> in the DPM or related to projects in public rights-of-way are decided by the DRB. The allowable use of premises may never be changed via a Variance."</p>   | <p>Editorial change based on edits to DRB - Variance.</p>   |
| 500  | 7-1       | <p>Waiver<br/>Add a new definition as follows:<br/>"A deviation beyond the thresholds established in Table 6-4-2 or from standards not included in Table 6-4-2. See also Deviation."</p>  | <p>Waiver is a term used in the IDO for deviations from WTF standards beyond those allowed as an administrative deviation. The IDO does not define the term. This would add a definition that covers both Waiver - WTF as well as Waiver - DRB.</p>   |

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## Proposed Technical Edits - Environmental Planning Commission (EPC) Review/Recommendation

| Page | Section | Change / Discussion   | Explanation  |
|------|---------|---|--|
| 502  | 7-1     | WTF Definition<br>Small Cell<br>Replace second sentence with reference to Section 5-10-1 of ROA 1994. | Defers to the new Small Cell Ordinance O-18-27 (Section 5-10-1 in the City's Code of Ordinances) that City Council adopted that establishes new dimensional standards. |

R-2019-035

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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO:** Timothy M. Keller, Mayor

**FROM:** Stephanie M. Yara, Director of Council Services *SMY 9/23/19*

**SUBJECT:** Transmittal of Legislation

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Transmitted herewith is Bill No. R-19-150 Adopting Interim Procedures For The Development Review Board Until The First Annual Update To The Integrated Development Ordinance Has Been Completed (Jones), which was passed at the Council meeting of May 20, 2019 by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

SMY:mh  
Attachment

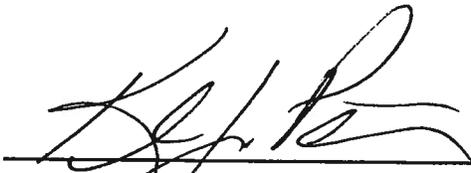


1           **Section 2. The Planning Department shall formally incorporate the changes**  
2 **in Exhibit A as a part of the 2019 Integrated Development Ordinance annual**  
3 **update process.**

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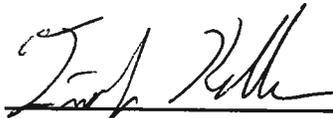
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1 PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF May, 2019  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Klarissa J. Peña, President  
11 City Council

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13 APPROVED THIS 24 DAY OF May, 2019  
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18 Bill No. R-19-150

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24 Timothy M. Keller, Mayor  
25 City of Albuquerque

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27 ATTEST:

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31 Katy Duhigg, City Clerk

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Exhibit A to R-19-150

| Page | Section          | Proposed Change  | Explanation   |
|------|------------------|--|---|
| 219  | 5-4(F)(2)(a)     | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   | Editorial change to track with proposed change to DRB - Variance.   |
| 221  | 5-4(I)(2)        | Replace "Variance" with "Waiver" and update cross reference to specific procedure.   | Editorial change to track with proposed change to DRB - Variance.   |
| 242  | 5-5(F)(2)(a) 2.b | Replace "Variance" with "Permit" and update the cross reference to the specific procedure accordingly.   | All exceptions to standards in Section 5-5 are currently reviewed/decided by DRB as a Variance - DRB. This is proposed to change to be Waivers reviewed/decided by DRB at a public meeting. Carports have had additional review at public hearings prior to the IDO. This would return that review/decision to be closer to the pre-IDO process. See related item for changes to Table 6-1-1 and Subsection 6-6(L).   |
| 327  | Table 6-1-1      | Change requirement to hold public hearings to public meetings for the following DRB decisions:<br>Subdivision of Land - Major, Preliminary Plat; Vacation of Easement or Right-of-way - DRB; and DRB - Variance.<br>Update any references to public hearings related to DRB throughout the IDO accordingly.  | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. This change would return DRB processes closer to pre-IDO processes.   |
| 328  | Table 6-1-1      | Change the title of "Variance - DRB" to "Waiver - DRB" and realphabetize. Renumber related Specific Procedure accordingly. Replace all other references to Variance - DRB throughout the IDO accordingly.<br>Rename "Wireless Telecommunications Facility Waiver" to "Waiver - Wireless Telecommunications Facility" for consistency. Replace all references to this procedure throughout the IDO accordingly. | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. Exceptions to Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, not as a variance, which is limited to exceptional lots per State statute. See related item for edits to Subsection 6-6(N). See related items for exceptions:<br>Front yard parking and carports. |
| 347  | 6-4(M)(1)        | Remove DRB from list of decision-makers that have public hearings.   | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. See related item for proposed changes to Table 6-1-1.   |
| 349  | 6-4(M)(5)(e)     | Remove reference to DRB in this list of decision-making bodies that hold public hearings.  | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. See related item for proposed changes to Table 6-1-1.   |

Exhibit A to R-19-150

| Page | Section            | Proposed Change   | Explanation  |
|------|--------------------|---|--|
| 350  | 6-4(O)(1)          | <p>Replace text as follows:<br/>                     "For all other IDO standards, requests for exceptions beyond these thresholds will be reviewed and decided as Variances pursuant to the following:<br/>                     6-4(O)(1)(b) Subsection 14-16-6-6(M) (Variance – EPC) for exceptions to all other IDO standards associated with a Site Plan – EPC or requiring a Variance - EPC.<br/>                     6-4(O)(1)(c) Subsection 14-16-6-6(N) (Variance – ZHE) for exceptions to all other IDO standards associated with a Site Plan – Administrative or Site Plan – DRB."</p>  | <p>Editorial change to track with proposed change to DRB - Variance.</p>   |
| 351  | 6-4(O)(1)<br>[new] | <p>Add a new subsection as follows:<br/>                     "For standards in the following subsections, requests for deviations beyond these thresholds or to standards not included in Table 6-4-2 will be reviewed and decided as Waivers pursuant to the following:<br/>                     6-4(O)(1)(a) Subsection 14-16-6-6(new) (Waiver – DRB) for deviations from standards in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading) except for the following standards:<br/>                     1. Standards in Subsection 5-5(F)(2)(a)2, which require a Permit - Carport in Front or Side Setbacks pursuant to Subsection 6-6[new].<br/>                     2. Standards related to front yard parking in Subsection 5-5(F)(2)(a), Subsection 5-5(F)(1)(a)6, and Table 5-5-6 , which require a Variance - ZHE pursuant to Subsection 14-16-6-6(N).<br/>                     6-4(O)(1)(b) Subsection 14-16-6-6(O) (Wireless Telecommunications Facility Waiver) for deviations from standards applicable to the erection or installation of a Wireless Telecommunications Facility (WTF) under this IDO."</p> | <p>Adjusts the language for the proposed change that exceptions to Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, similar to the way deviations to WTF standards are reviewed and decided by EPC instead of ZHE. Explains that carports in front/side setbacks need a Permit decided by ZHE. Adds reference to WTF Waivers. See related items for changes to carports and front yard parking.</p> |
| 356  | Table 6-4-3        | <p>Change Variance - DRB to Waiver - DRB and realphabetize accordingly.</p>   | <p>Editorial change to track with proposed change to DRB - Variance.</p>   |
| 362  | Table 6-4-4        | <p>Replace "Variance" with "Waiver" and realphabetize accordingly.</p>  | <p>Editorial change based on edits to DRB - Variance.</p>  |

Exhibit A to R-19-150

| Page | Section       | Proposed Change  | Explanation  |
|------|---------------|--|--|
| 365  | 6-4(X)(1)a    | <p>Revise as follows and renumber subsequent subsections accordingly:</p> <p>"...If the applicant is requesting an amendment that would require a <u>Waiver or Variance</u> from any of these standards, a separate <u>request must be submitted</u> <del>Variance must be requested</del> per the relevant procedure, as follows:</p> <p>1. Section 14-16-6-6(new) (<del>Variance Waiver</del> – DRB) for exceptions to any standards in Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-5 (Parking and Loading) <u>except the following:</u></p> <p><u>a. Standards in Subsection 5-5(F)(2)(a)2, which require a Permit - Carport in Front or Side Setback pursuant to Subsection 6-6(new).</u></p> <p><u>b. Standards related to front yard parking in Subsection 5-5(F)(2)(a), Subsection 5-5(F)(1)(a)6, and Table 5-5-6, which require a Variance - ZHE pursuant to Subsection 14-16-6-6(N).</u></p> <p>2. Section 14-16-6-6(O) (<u>Waiver - Wireless Telecommunications Facility (WTF) for deviations from standards applicable to the erection or installation of a</u> under this IDO.</p> | Editorial change to track with proposed change to DRB - Variance.  |
| 380  | 6-5(G)(2)(e)  | Replace "Variance" with "Waiver" and update cross reference to specific procedure and remove reference to the DPM.   |  |
| 396  | 6-6(G)(2)(e)  | <p>Replace text as follows:</p> <p>"The DRB may grant a Waiver pursuant to Subsection 6-6(new) as part of this approval."</p> <p>And remove reference to the DPM.</p>  | Editorial change to track with proposed changes to DRB - Variance. |
| 399  | 6-6(I)(2)(b)  | Delete this section in its entirety as it relates to the DPM.  | Editorial change to track with proposed changes to DRB - Variance. |
| 401  | 6-6(J)(2)(a)2 | Replace "Variance" with "Waiver" and update cross reference to specific procedure and remove reference to the DPM.   | Editorial change to track with proposed changes to DRB - Variance. |
| 402  | 6-6(J)(2)(c)2 | Replace "Variance" with "Waiver" and update cross reference to specific procedure and remove reference to the DPM.   | Editorial change to track with proposed changes to DRB - Variance. |

Exhibit A to R-19-150

| Page | Section      | Proposed Change   | Explanation  |
|------|--------------|---|--|
| 404  | 6-6(J)(3)(a) | Revise as follows:<br>"An application for a Preliminary Plat shall be approved if it meets all of the following criteria:<br><del>1. Is consistent with the ABC Comp Plan, as amended.</del><br>2. Complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."  | DRB is a staff board for technical reviews and cannot hold quasi-judicial hearings. Given the definition of public hearings, the DRB does not make decisions based on policy, since it is not a discretionary decision-making body. See related item for edits to Subsection 6-6(N) and Table 6-1-1.   |
| 405  | 6-6(K)(2)(c) | Replace "public hearing" with "public meeting."   | Editorial change to track with proposed changes to Table 6-1-1.  |
| 406  | 6-6(L)       | Change the name of Variance - DRB to Waiver - DRB throughout this subsection and the IDO and move and renumber this subsection accordingly.<br>Replace "variance" with "deviation" or "waiver" as appropriate throughout this subsection.<br>Replace "hearing" with "meeting" throughout this subsection.<br>Delete subsection 6-6(L)(3)(a)(1), which is a hardship or exceptionality criterion only applicable to variances.<br>Delete subsection 6-6(L)(3)(b) Sidewalk Variance, as this procedure is covered by the DPM.<br>Move subsection 6-6(L)(3)(c) Front Yard Parking to subsection 6-6(N) so that ZHE reviews/decides.<br>See Exhibit A-1 for mock-up of these changes. | DRB is a staff board for technical reviews and does not make discretionary decisions or hold quasi-judicial hearings. Deviations from standards in Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading) would be decided by DRB as a waiver, not as a variance, which is limited to exceptional lots (i.e. hardship criteria) per State statute. See related item for edits to Table 6-1-1 and Subsection 6-6(N). See related item for edits to Subsection 6-6(L)(3)(d). |
| 406  | 6-6(L)(3)(d) | Move subsection 6-6(L)(2)(a)1 to the ZHE with the following sections<br>Move subsection 6-6(L)(3)(d) Variance for a Carport in a Required Front or Side Setback to be a new decision in Table 6-1-1 with its own specific procedure so that ZHE reviews/decides. Change the name to "Permit - Carport in a Required Front or Side Setback."<br>Notice = Mailed, Sign, Email, Web<br>Replace reference to this procedure throughout the IDO accordingly.   | All exceptions to standards in Section 5-5 are currently reviewed/decided by DRB as a Variance - DRB. This is proposed to change to be Waivers reviewed/decided by DRB at a public meeting. Carports have had additional review at public hearings prior to the IDO. This would return that review/decision to be closer to the pre-IDO process.<br>See related change for Subsection 5-5(F)(2)(a)2.b.   |
| 411  | 6-6(M)(3)(a) | Revise so that VPO variances in Subsections b and c also have to meet general variance criteria.  | State statutes define hardship/exceptionality criterion for variances. These VPO variances therefore need to meet that criterion in addition to specific criteria for each VPO.  |

Exhibit A to R-19-150

| Page | Section           | Proposed Change  | Explanation   |
|------|-------------------|--|---|
| 412  | 6-6(N)(1)(a)<br>1 | Delete this subsection and renumber subsequent subsection accordingly.   | Editorial change to reflect edits proposed for DRB - Variance.  |
| 414  | 6-6(N)(3)(c)      | Move this subsection to be a new decision in Table 6-1-1, still decided by ZHE. Revise name to "Permit - Wall or Fence - Major."<br>Notice = Mailed, Sign, Email, Web<br>Change name of "Wall or Fence Permit - Minor" to "Permit - Wall or Fence - Minor" for consistency.<br>Replace references to these procedures throughout the IDO accordingly.  | State statutes define hardship/exceptionality criterion for variances. Because these criteria are different, this must be a different type of decision, still decided by the ZHE following the same notice as is required for Expansions of a Nonconforming Use or Structure. |
| 457  | 7-1               | Deviation<br>Replace text as follows:<br>"An exception to <u>IDO</u> standards that can be granted by the relevant decision-making body within thresholds established by Table 6-4-2 or based on criteria for a waiver for standards related to wireless telecommunications facilities or standards in Section 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) pursuant to Subsection 6-6(new) (Waiver - DRB). See also Waiver."  | Broadens the definition to include deviations that are reviewed and decided as waivers (standards related to Wireless Telecommunication Facilities, Access & Connectivity, Subdivisions, and Parking).  |
| 499  | 7-1               | Variance<br>Revise as follows:<br>"Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO <del>or the DPM</del> . Variances from zoning standards are reviewed and decided by the ZHE or EPC, while Variances from technical standards in <del>Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any standard in the DPM or related to projects in public rights-of-way</del> are decided by the DRB. The allowable use of premises may never be changed via a Variance." | Editorial change based on edits to DRB - Variance.  |
| 500  | 7-1               | Waiver<br>Add a new definition as follows:<br>"A deviation beyond the thresholds established in Table 6-4-2 or from standards not included in Table 6-4-2. See also Deviation."  | Waiver is a term used in the IDO for deviations from WTF standards beyond those allowed as an administrative deviation. The IDO does not define the term. This would add a definition that covers both Waiver - WTF as well as Waiver - DRB.                                  |

# Exhibit A-1 to R-19-150

## 6-6(L) WAIVER – DRB

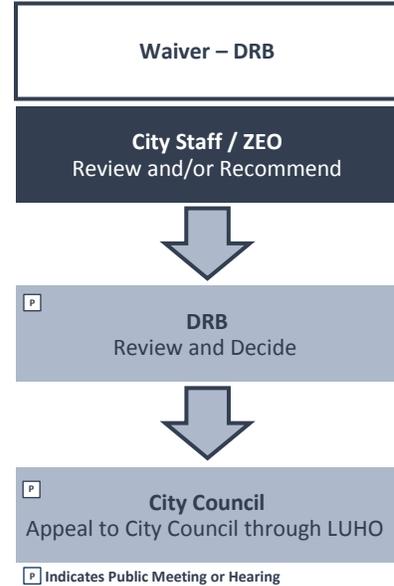
All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(L).

### 6-6(L)(1) Applicability

This Subsection 14-16-6-6(L) applies to application for a deviation from standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) beyond the thresholds established by Table 6-4-2 in Subsection 14-16-6-4(O), except the following:

6-6(L)(1)(a) Standards in Subsection 5-5(F)(2)(a)2, which require a Permit - Carport in Front or Side Setbacks pursuant to Subsection 6-6[new].

6-6(L)(1)(b) Standards related to front yard parking in Subsection 5-5(F)(2)(a), Subsection 5-5(F)(1)(a)6, and Table 5-5-6, which require a Variance - ZHE pursuant to Subsection 14-16-6-6(N).



### 6-6(L)(2) Procedure

#### 6-6(L)(2)(a) General

1. The City Planning Department staff shall review the application and forward a recommendation to the DRB pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
2. The DRB shall conduct a public meeting and make a decision on the application pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
3. A Waiver – DRB may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to Subsection 14-16-6-6(A).
4. A notice of any Variances, Waivers, or Deviations granted associated with a subdivision shall be placed on the final plat and on a separately recorded document, and any Variances, Waivers, or Deviations granted associated with a Site Plan shall be noted on the approved Site Plan.

#### 6-6(L)(2)(b) Bulk Land Subdivision

Where a Waiver is requested based on a bulk land subdivision, all of the following procedures shall be followed in addition to the procedures in Subsection (a) above:

## Exhibit A-1 to R-19-150

1. The use of the land for development and/or building purposes shall require review during the Subdivision or Site Plan approval process. Approval of a Waiver for a bulk land transfer does not indicate that land within that transfer complies with applicable Subdivision or Site Plan standards.
2. The plat shall reflect the applicant's agreement that building permits shall not be issued for any area where the Waivers apply before further subdivision and that recording of a final subdivision plat for the subject area has been completed.

### **6-6(L)(3) Review and Decision Criteria**

An application for a Waiver – DRB shall be approved if it complies with the following criteria:

**6-6(L)(3)(a)** Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

## Exhibit A-1 to R-19-150

- 6-6(L)(3)(b)** The Waiver will not be materially contrary to the public safety, health, or welfare.
- 6-6(L)(3)(c)** The Waiver does not cause significant material adverse impacts on surrounding properties.
- 6-6(L)(3)(d)** The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
- 6-6(L)(3)(e)** The Waiver will not conflict significantly with provisions of any city, county, or AMAFCA adopted plan, this IDO, or any other City code or ordinance.
- 6-6(L)(3)(f)** The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
- 6-6(L)(3)(g)** The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.
- 6-6(L)(3)(h)** The Waiver does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.
- 6-6(L)(3)(i)** The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Section.



## 5-5(C) OFF-STREET VEHICLE PARKING

### 5-5(C)(5) Parking Reductions

The minimum amounts of off-street automobile parking required by Table 5-5-1 and Table 5-5-2 above shall be adjusted by the factors shown in this Subsection 14-16-5-5(C)(5). These factors may be applied individually or in combination, but the cumulative reduction in off-street spaces shall not exceed 50 percent of the parking spaces required by Table 5-5-1 and Table 5-5-2 unless the applicant satisfies the requirements of Subsections 14-16-5-5(C)(6)(d) (Public Parking Reduction) or 14-16-5-5(C)(6)(e) (Parking Study Reduction).

#### 5-5(C)(5)(a) General Reductions for Urban Centers and Main Street Areas

Where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for UC or MS areas, a 10 percent reduction in required off-street parking requirements shall apply to properties in those Center and Corridor areas.

#### 5-5(C)(5)(b) Shared Parking Reduction

1. Two (2) or more uses listed in Table 4-2-1 may share one or more parking structures or parking lots located pursuant to Subsection 14-16-5-5(F)(1)(a)11. The sharing of any required parking shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area. Such agreement shall address the issue of how parking will be shared if the parties change their operating hours and peak business periods.
2. The total off-street parking requirement for those uses may be reduced by the factors shown in Table 5-5-3. Off-street parking required shall be the sum of the 2 parking requirements for the 2 uses divided by the factors for that combination of uses. If more than 2 uses share a parking lot or structure, the required parking shall be calculated by applying Table 5-5-3 to the 2 uses with the largest parking requirements and then adding the required parking for the additional uses.

*Example:*

Proposed project in a Main Street area includes 40 2 bedroom residential dwelling units and 15,000 square feet of gross floor area for retail and a child care center designed for 50 children.

**Step 1:** Identify basic parking requirements from Table 5-5-1.

40 units times 1 space per dwelling unit = 40 spaces.

15,000 sq. ft. times 2.5 spaces per 1,000 sq. ft. = 37.5 space; rounded to 37.

50 child capacity times 1 space per 15 persons capacity = 3.33 spaces; rounded to 3 spaces.

**Step 2:** Add up the 2 largest parking requirements:  $40+38 = 78$  spaces.

**Step 3:** Divide by the factor in Table 5-5-3.

For multi-family residential and retail the factor is 1.2.

$78$  divided by  $1.2 = 65$  spaces.

**Step 4:** Add the third (smallest) parking requirement without adjustment:

$65+3 = 68$  spaces = final adjusted parking requirement.

| Property Use  | Multi-family Residential | Civic or Institutional | Food, Beverage, and Indoor Entertainment or Lodging | Retail | Other Non-residential |
|---|--------------------------|------------------------|---|--------|-----------------------|
| Multi-family Residential                            | 1.0                      |                        |   |        |                       |
| Civic or Institutional                              | 1.1                      | 1.0                    |   |        |                       |
| Food, Beverage, and Indoor Entertainment or Lodging | 1.1                      | 1.2                    | 1.0   |        |                       |
| Retail  | 1.2                      | 1.3                    | 1.3   | 1.0    |                       |
| Other Non-residential                               | 1.3                      | 1.5                    | 1.7   | 1.2    | 1.0                   |

**5-5(C)(5)(c) Reduction for Proximity to Transit**

1. The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet of any transit stop or transit station with a peak service frequency of 15 minutes or better.
2. The minimum number of off-street parking spaces required may be reduced by 50 percent if the proposed development is located within a Premium Transit Area.
3. The minimum number of off-street parking spaces required for new development or redevelopment may be reduced by 5 percent for projects that include, at the applicant's expense, transit rider shelters of a type and location acceptable to the City, regardless of service frequency.
4. No development approved with any of these parking reductions shall be considered nonconforming if the transit line, station, or stop is later relocated or if peak service frequency decreases, resulting in a number of parking spaces that does not meet the minimum requirements that would apply without the Proximity to Transit reduction.

**5-5(C)(5)(d) Public Parking Reduction**

The Planning Director may approve a reduction or elimination of parking requirements if any of the following conditions applies:

1. The development is within and participates in a public parking district in which individual property owners jointly provide shared parking for an area of the city exceeding 5 acres in size.
2. The applicant can demonstrate that adequate spaces are available in a nearby public parking lot or structure, and that the reduction or elimination of parking requirements will not result in traffic congestion or on-street parking in any nearby Residential zone district. For the purposes of this provision, on-street parking spaces shall be considered nearby public parking spaces.

**5-5(C)(5)(e) Parking Study Reduction**

The Planning Director may approve a reduction of parking requirements if the applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the City, and using parking generation assumptions acceptable to the City, demonstrates that off-street parking at a rate lower than that otherwise required by this Section 14-16-5-5, will adequately accommodate all anticipated demand for off-street parking and will not result in either traffic congestion or parking congestion in surrounding neighborhoods, and the Planning Director determines that the parking study provides a more accurate measure of parking needs for the site than application of the standards in this Section 14-16-5-5 that would otherwise apply.

**5-5(C)(6) Parking Credits**

**5-5(C)(6)(a) Electric Vehicle Charging Station Credit**

1. Each off-street electric vehicle charging station with a rating of 240 volts or higher shall count as 2 vehicle parking spaces toward satisfaction of minimum off-street parking requirements.
2. When a new parking lot containing more than 200 off-street spaces is constructed, at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher.

**5-5(C)(6)(b) Van and Car Pool Parking Credit**

1. Each off-street parking space designated and signed for the exclusive use of a shared carpool vehicle shall count as 4 spaces toward the satisfaction of a minimum off-street parking requirements.
2. Each off-street parking space designated and signed for the exclusive use of a shared vanpool vehicle shall count as 7 spaces toward the satisfaction of a minimum off-street parking requirements.

**5-5(C)(6)(c) On-street Parking Credit**

1. Any on-street parking space abutting the subject property may be counted as 1 required off-street parking space if the street does not have residential parking permit restrictions.
2. Each on-street parking space may only be counted once toward the parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot.
3. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street parking does not meet the minimum off-street parking requirements of this Section 14-16-5-5.
4. On-street parking spaces credited for a specific use shall not be reserved for the exclusive use by customers, employees, or occupants of that use, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be allowed.

**5-5(C)(6)(d) Off-site Parking Credit**

1. The provision of required parking at an off-site parking area may be counted toward required off-street parking spaces on a 1-for-1 basis and is allowed for 100 percent of the required parking spaces, except that those required to satisfy the Americans with Disabilities Act must be provided on the site of the building or use.
2. Off-site parking must meet the location standards in Subsection 14-16-5-5(F)(1)(a)11 and shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area.

## 6-5(F) LANDFILL GAS MITIGATION APPROVAL

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-5(F) or the DPM. However, standards and procedures for obtaining Landfill Gas Mitigation Approval are generally governed by the City Environmental Health Department, whose applicable standards and procedures prevail over the IDO or DPM. In case of a conflict between the provisions of this Subsection 14-16-6-5(F) and the standards and procedures of the DPM, the DPM shall prevail.

### 6-5(F)(1) Applicability

This Subsection 14-16-6-5(F) shall require landfill gas mitigation approval for the following types of applications on a property within a landfill gas buffer area pursuant to Subsection 14-16-5-2(G), in addition to any other review and approval requirements specific to the following applications:

- (a) Grading, Drainage, or Paving approval.
- (b) Sign permit for new freestanding sign.
- (c) Surface Disturbance Permit.
- (d) Wall or Fence Permit.
- (e) Site Plan – Administrative.
- (f) Site Plan – DRB.
- (g) Site Plan – EPC.
- (h) Master Development Plan.
- (i) Wireless Telecommunications Facility for new freestanding facility.
- (j) Subdivision of Land.

The provisions of this section are not intended to affect planning or administrative processes that are not associated with physical changes to the lot other than to raise the awareness of procedures related to landfill gases that must be undertaken prior to development.

### 6-5(F)(2) Procedure

6- 5(F)(2)(a) The applicant shall provide an assessment and report performed and certified by a professional engineer with expertise in landfills and landfill gas to determine if landfill gases exist on the lot and whether there is a potential for the migration of landfill gases to impact the lot or other lots in the future.

6- 5(F)(2)(b) If the assessment determines that landfill gases exist on the lot or there is a potential for the migration of landfill gases to impact the lot or other lots in the future, the report shall identify landfill gas mitigation measures (known as a landfill gas mitigation plan) that are adequate to address any existing or future risk. See additional requirements in 6- 5(F)(2)(e) below.

6- 5(F)(2)(c) If the assessment and report indicate that there is no landfill gas at the property and there is no future risk from the migration of landfill gases, the

assessment and report shall state how such a determination was made. See additional requirements in 6- 5(F)(2)(f) below.

6- 5(F)(2)(d) The Environmental Services Division of the City Environmental Health Department or its consultant shall review the assessment and report, and landfill gas mitigation plan if applicable, and shall approve or reject them in writing within 20 business days of its submission. If the documents are not acceptable, the Environment Health Department shall advise the applicant of the changes needed and the applicant shall submit revised documents for review and approval.

6- 5(F)(2)(e) If a landfill gas mitigation plan is needed, the following requirements apply:

1. The applicant shall submit copies of the assessment and report, including the landfill gas mitigation plan, approved by the Environmental Health Department with any application(s) listed in Subsection 14-16-6-5(F)1) that relate to the property.
2. The applicant shall commit in writing to the landfill gas mitigation plan as a condition of approval on official documents filed at the Planning Department in relation to development of the property such as plats, plans, or permits. In the case of a large corporation, this letter of commitment shall be signed by a representative with the authority to commit the corporation to implementing the landfill gas mitigation plan.
3. The Environmental Health Department shall acknowledge receipt of the letter of commitment to the applicant and copy the Planning Department for filing.
4. The applicant shall include the following disclosure statement on any official documents filed at the Planning Department in relation to development of the property such as plats, plans, or permits:

“The subject property is located (near, on) a (closed, operating) landfill. Due to the subject property being (near, on) a (closed, operating) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department) shall be consulted prior to development of the site.”

5. The Environmental Health Department shall refer any development that appears to require regulation under the State due to removal of landfill materials, such as for grading or required off-site infrastructure, to the New Mexico Environment Department – Solid Waste Bureau.

6-5(F)(2)(f) The Environmental Health Department’s approval of an assessment and report pursuant to Subsection 6- 5(F)(2)(c) constitutes a “no risk” landfill gas mitigation approval. The applicant shall meet the following requirements:

1. Submit copies of the assessment and report approved by the Environmental Health Department with any application(s) listed in Subsection 14-16-6-5(F)(1) that relate to the property.
2. Include the disclosure statement in Subsection 6- 5(F)(2)(e)4 above on any official documents filed at the Planning Department in relation to the development such as plats, plans, or permits.

6- 5(F)(2)(g) The Planning Department shall maintain records of lots that have landfill gas mitigation approval.

6- 5(F)(3) Review and Decision Criteria

The City Environmental Health Department shall review and approve the assessment and report, including any landfill gas mitigation plan, per applicable federal, state, and local laws, regulations, and policies, including but not limited to 20.6.2.4103 A. of the NM Administration Code.

**Reed, Terra L.**

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**From:** Quevedo, Vicente M.  
**Sent:** Tuesday, July 09, 2019 1:43 PM  
**To:** Reed, Terra L.  
**Subject:** Public Notice Inquiry\_Amendment to IDO Text - Integrated Development Ordinance (IDO) Annual Update\_City Project  
**Attachments:** Public Notice Inquiry\_Amendment to IDO Text - Integrated Development Ordinance (IDO) Annual Update\_City Project.xlsx  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Terra,

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

| Association Name        | First Name | Last Name | Email  | Association Email |
|-------------------------|------------|-----------|--|-------------------|
| ABQ Park NA             | James      | Sundsmo   | The email addresses are not shown, since this request only requires mailed notice. |                   |
| ABQ Park NA             | Alex       | Morgan    |  |                   |
| Academy Acres North NA  | Irene      | Minke     |  |                   |
| Academy Acres North NA  | Fred       | Aiken     |  |                   |
| Academy Estates East NA | Larry      | Pope      |  |                   |
| Academy Estates East NA | Jeannette  | Fantl     |  |                   |
| Academy Hills Park NA   | William    | Tallman   |  |                   |
| Academy Hills Park NA   | Donald     | Couchman  |  |                   |
| Academy North NA        | Christee   | King      |  |                   |
| Academy North NA        | Nancy      | Mead      |  |                   |
| Academy Park HOA        | Chris      | Ocksrider |  |                   |

|   |             |            |
|---|-------------|------------|
| West Park NA                                    | Sarah       | Mandala    |
| Western Trails Estates HOA                      | Michelle    | Romero     |
| Western Trails Estates HOA                      | Fran        | Pawlak     |
| Westgate Heights NA                             | Eric        | Faull      |
| Westgate Heights NA                             | Matthew     | Archuleta  |
| Westside Coalition of Neighborhood Associations | Harry       | Hendriksen |
| Westside Coalition of Neighborhood Associations | Rene        | Horvath    |
| Wildflower Area NA                              | Charles     | Bates      |
| Wildflower Area NA                              | Larry       | Caudill    |
| Willow Wood NA                                  | Pamela      | Meyer      |
| Willow Wood NA                                  | Samantha    | Martinez   |
| Windmill Manor Place Subdivision HOA            | Pamela      | Meyer      |
| Windmill Manor Place Subdivision HOA            | Christopher | James      |
| Winrock South NA                                | John        | Kinney     |
| Winrock South NA                                | Virginia    | Kinney     |
| Yale Village NA                                 | Donald      | Love       |
| Yale Village NA                                 | Kim         | Love       |

The email addresses are not shown, since this request only requires mailed notice.

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

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

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

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

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

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, July 09, 2019 9:16 AM  
**To:** Reed, Terra L. <treed@cabq.gov>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:  
City Project

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

Amendment to IDO Text - Integrated Development Ordinance (IDO) Annual Update

Contact Name

Terra Reed

Telephone Number

924-3475

Email Address

[treed@cabq.gov](mailto:treed@cabq.gov)

Company Name

City of Albuquerque - Planning Department

Company Address

600 2nd St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Citywide

Physical address of subject site:

N/A

Subject site cross streets:

N/A

Other subject site identifiers:

N/A

This site is located on the following zone atlas page:

N/A

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This message has been analyzed by Deep Discovery Email Inspector.

| Association Name   | First Name    | Last Name         | Address Line 1                    | Line 2     | City        | State | Zip   |
|--|---------------|-------------------|-----------------------------------|------------|-------------|-------|-------|
| ABQ Park NA  | Alex          | Morgan            | 7414 Leah Drive NE                |            | Albuquerque | NM    | 87110 |
| ABQ Park NA  | James         | Sundsmo           | 7501 Prospect Avenue NE           |            | Albuquerque | NM    | 87110 |
| Academy Acres North NA   | Fred          | Aiken             | P.O. Box 90181                    |            | Albuquerque | NM    | 87199 |
| Academy Acres North NA   | Irene         | Minke             | 6504 Dungan Avenue NE             |            | Albuquerque | NM    | 87109 |
| Academy Estates East NA  | Jeannette     | Fantl             | 5605 Brockton Court NE            |            | Albuquerque | NM    | 87111 |
| Academy Estates East NA  | Larry         | Pope              | 9000 Galaxia Way NE               |            | Albuquerque | NM    | 87111 |
| Academy Hills Park NA  | William       | Tallman           | 5909 Canyon Pointe Court NE       |            | Albuquerque | NM    | 87111 |
| Academy Hills Park NA, District 8 Coalition of Neighborhood Assn | Donald        | Couchman          | 6441 Concordia Road NE            |            | Albuquerque | NM    | 87111 |
| Academy North NA   | Christee      | King              | 8213 Parrot Run Road NE           |            | Albuquerque | NM    | 87109 |
| Academy North NA   | Nancy         | Mead              | 8216 Parrot Run Road NE           |            | Albuquerque | NM    | 87109 |
| Academy Park HOA   | Chris         | Ocksrider         | 6733 Kelly Ann Road NE            |            | Albuquerque | NM    | 87109 |
| Academy Park HOA   | William       | Pratt             | 6753 Kelly Ann Road NE            |            | Albuquerque | NM    | 87109 |
| Academy Ridge East NA  | Tom           | Arnold            | 10901 Academy Ridge Road NE       |            | Albuquerque | NM    | 87111 |
| Academy Ridge East NA  | Jim           | Munroe            | 6208 Academy Ridge Court NE       |            | Albuquerque | NM    | 87111 |
| Acequia Jardin HOA   | Marianne      | Dickinson         | 2328 Rio Grande Boulevard NW      |            | Albuquerque | NM    | 87104 |
| Acequia Jardin HOA   | Mary          | Zeremba           | 2320 Rio Grande Boulevard NW      |            | Albuquerque | NM    | 87104 |
| Alameda North Valley Association                                 | Mark          | Rupert            | 909 Tijeras Avenue NW             | #214       | Albuquerque | NM    | 87102 |
| Alameda North Valley Association                                 | Steve         | Wentworth         | 8919 Boe Lane NE                  |            | Albuquerque | NM    | 87113 |
| Alamosa NA   | Jeanette      | Baca              | 901 Field SW                      |            | Albuquerque | NM    | 87121 |
| Alamosa NA, South West Alliance of Neighborhoods (SWAN Coa       | Jerry         | Gallegos          | 5921 Central Avenue NW            |            | Albuquerque | NM    | 87105 |
| Alban Hills NA   | Patsy         | Nelson            | 3301 La Rambla NW                 |            | Albuquerque | NM    | 87120 |
| Alban Hills NA   | Jim           | Wolcott           | 6420 Camino Del Arbol NW          |            | Albuquerque | NM    | 87120 |
| Albuquerque Meadows Residents Association                        | Shelly        | Curatolo          | 7112 Pan American East Freeway NE | Unit 211   | Albuquerque | NM    | 87109 |
| Albuquerque Meadows Residents Association                        | Emily         | Gray              | 7112 Pan American East Freeway NE | Unit 4     | Albuquerque | NM    | 87109 |
| Aliso Nob Hill HOA Incorporated                                  | Lloyd William | Bower             | 236 Aliso Drive SE                |            | Albuquerque | NM    | 87199 |
| Aliso Nob Hill HOA Incorporated                                  | Joan          | Weissman          | 224 Aliso Drive SE                |            | Albuquerque | NM    | 87199 |
| Altura Addition NA   | Colin         | Adams             | 1405 Solano Drive NE              |            | Albuquerque | NM    | 87110 |
| Altura Addition NA   | Denise        | Hammer            | 1735 Aliso Drive NE               |            | Albuquerque | NM    | 87110 |
| Altura Park NA   | Debra         | Heath             | 4100 Aspen Avenue NE              |            | Albuquerque | NM    | 87110 |
| Altura Park NA   | Robert        | Jackson           | 4125 Hannett NE                   |            | Albuquerque | NM    | 87110 |
| Alvarado Gardens NA  | Diana         | Hunt              | 2820 Candelaria Road NW           |            | Albuquerque | NM    | 87107 |
| Alvarado Gardens NA  | Robert        | Poyourow          | 2812 Candelaria Road NW           |            | Albuquerque | NM    | 87107 |
| Alvarado Park NA   | Darcy         | Bushnell          | 2017 Alvarado Drive NE            |            | Albuquerque | NM    | 87110 |
| Alvarado Park NA   | Robert        | Habiger           | 2101 Valencia Drive NE            |            | Albuquerque | NM    | 87110 |
| Amberglen HOA Incorporated                                       | Paul          | Feroli            | 4908 Sereno Drive NE              |            | Albuquerque | NM    | 87111 |
| Amberglen HOA Incorporated                                       | Tamela        | Lewis             | 2952 Pueblo Alto                  |            | Santa Fe    | NM    | 87507 |
| Anderson Heights Master Association Incorporated, Anderson Hill  | Giezell       | Edison            | 8700A Education Boulevard NW      |            | Albuquerque | NM    | 87114 |
| Anderson Heights Master Association Incorporated, Orchards at    | Arina         | Caster            | 8700A Education Boulevard NW      |            | Albuquerque | NM    | 87114 |
| Anderson Hills HOA, Anderson Hills NA                            | Larry & Jan   | LaPitz            | 3120 Rio Plata Drive SW           |            | Albuquerque | NM    | 87121 |
| Anderson Hills NA  | Kristi        | McNair            | 3127 Rio Plata Drive SW           |            | Albuquerque | NM    | 87121 |
| Antelope Run NA  | Alex          | Robinson          | 12033 Ibex Avenue NE              |            | Albuquerque | NM    | 87111 |
| Antelope Run NA  | Dean          | Willingham        | 11809 Ibex Avenue NE              |            | Albuquerque | NM    | 87111 |
| Arroyo Del Oso North NA  | Daniel        | Champine          | 7836 Academy Trail NE             |            | Albuquerque | NM    | 87109 |
| Arroyo Del Oso North NA  | Max           | Dubroff           | 7812 Charger Trail NE             |            | Albuquerque | NM    | 87109 |
| Arroyo Del Sol Condominium Association Incorporated              | Melinda       | McWenie           | 8700 Education Place NW           | Building A | Albuquerque | NM    | 87114 |
| Avalon NA  | Lucy          | Anchondo          | 601 Stern Drive NW                |            | Albuquerque | NM    | 87121 |
| Avalon NA  | Samantha      | Pina              | 423 Elohim Court NW               |            | Albuquerque | NM    | 87121 |
| Barelas NA   | Julia         | Archibeque-Guerra | 5515 Territorial Road NW          |            | Albuquerque | NM    | 87120 |
| Barelas NA   | Alicia        | Romero            | 803 Pacific Avenue SW             |            | Albuquerque | NM    | 87102 |

| Association Name  | First Name  | Last Name             | Address Line 1                  | Line 2  | City        | State | Zip   |
|---|-------------|-----------------------|---------------------------------|---------|-------------|-------|-------|
| Bear Canyon NA  | Patsy       | Beck                  | 7518 Bear Canyon Road NE        |         | Albuquerque | NM    | 87109 |
| Bear Canyon NA  | Karl        | Scheuch               | 6113 Torreon Drive NE           |         | Albuquerque | NM    | 87109 |
| BelAir NA   | Jay         | Edwards               | 2742 Sierra NE                  |         | Albuquerque | NM    | 87110 |
| BelAir NA   | Barb        | Johnson               | 2700 Hermosa Drive NE           |         | Albuquerque | NM    | 87110 |
| Big Bend NA   | Julie       | Roberson              | 3740 Big Bend Road NE           |         | Albuquerque | NM    | 87111 |
| Big Bend NA   | William     | Slauson               | 3737 Big Bend Road NE           |         | Albuquerque | NM    | 87111 |
| Bosque Montano HOA Incorporated, Willow Wood NA, Windmill N       | Pamela      | Meyer                 | 4121 Eubank Boulevard NE        |         | Albuquerque | NM    | 87111 |
| Cactus Ridge NA   | Dawn        | Gokee                 | 4705 Lacy Spine NW              |         | Albuquerque | NM    | 87114 |
| Cactus Ridge NA   | Karen       | Vedara                | 4712 Silver Hair NW             |         | Albuquerque | NM    | 87114 |
| Campus NA   | Sunny       | Chirieleison          | 600 Vassar Drive NE             |         | Albuquerque | NM    | 87106 |
| Campus NA   | Sara        | Osborne               | 409 Vassar Drive NE             |         | Albuquerque | NM    | 87106 |
| Casa Pacifica Condominium HOA Incorporated                        | Steven      | Beresh                | 10948 Hanalei Avenue NE         |         | Albuquerque | NM    | 87111 |
| Casa Pacifica Condominium HOA Incorporated, Montecito Estate      | Rosemary    | Chabala               | 8500 Jefferson Street NE        | Suite B | Albuquerque | NM    | 87113 |
| Cherry Hills Civic Association                                    | Ellen       | Duweke                | 8409 Cherry Hills Road NE       |         | Albuquerque | NM    | 87111 |
| Cherry Hills Civic Association                                    | Rob         | Maclvor               | 6904 Red Sky Road NE            |         | Albuquerque | NM    | 87111 |
| Cibola NA   | Michael     | Alexander             | 2516 Madre Drive NE             |         | Albuquerque | NM    | 87112 |
| Cibola NA   | Joseph      | Freedman              | 13316 Tierra Montanosa Drive NE |         | Albuquerque | NM    | 87112 |
| Cielito Lindo NA  | Patricia    | Duda                  | 3720 Camino Capistrano NE       |         | Albuquerque | NM    | 87111 |
| Cielito Lindo NA  | Karl        | Hattler               | 3705 Camino Capistrano NE       |         | Albuquerque | NM    | 87111 |
| Citizens Information Committee of Martineztown                    | Frank       | Martinez              | 501 Edith Boulevard NE          |         | Albuquerque | NM    | 87102 |
| Citizens Information Committee of Martineztown                    | Richard     | Martinez              | 601 Edith Boulevard NE          |         | Albuquerque | NM    | 87102 |
| Classic Uptown NA   | Robert      | Lah                   | 2901 Mesilla Street NE          |         | Albuquerque | NM    | 87110 |
| Classic Uptown NA, District 7 Coalition of Neighborhood Associat  | David       | Haughawout            | 2824 Chama Street NE            |         | Albuquerque | NM    | 87110 |
| Clayton Heights Lomas del Cielo NA                                | Isabel      | Cabrera               | 1720 Buena Vista SE             |         | Albuquerque | NM    | 87106 |
| Clayton Heights Lomas del Cielo NA                                | Eloisa      | Molina-Dodge          | 1704 Buena Vista SE             |         | Albuquerque | NM    | 87106 |
| Comanche Foothills NA   | Paul        | Beck                  | 3008 Camino De La Sierra NE     |         | Albuquerque | NM    | 87111 |
| Comanche Foothills NA   | Ed          | Browitt               | 3109 Camino De La Sierra NE     |         | Albuquerque | NM    | 87111 |
| Conchas Park NA   | Dianne      | Peterson              | 9121 Claremont Avenue NE        |         | Albuquerque | NM    | 87112 |
| Conchas Park NA   | Lise        | Watkins               | 9311 Claremont Avenue NE        |         | Albuquerque | NM    | 87112 |
| Coronado Terrace HOA  | Alan        | Curry                 | 13105 Calle Azul SE             |         | Albuquerque | NM    | 87123 |
| Coronado Terrace HOA  | Bob         | Martinson             | 13104 Calle Azul SE             |         | Albuquerque | NM    | 87123 |
| Cottonwood Trails HOA   | Regan       | Eyerman               | 2904 River Willow Trail NW      |         | Albuquerque | NM    | 87120 |
| Cottonwood Trails HOA   | Regina      | Robertson             | 6615 Santo Lina Trail NW        |         | Albuquerque | NM    | 87120 |
| Countrywood Area NA   | Bob         | Borgeson              | 8129 Countrywood NE             |         | Albuquerque | NM    | 87109 |
| Countrywood Area NA   | Christine   | Messersmith           | 7904 Woodridge Drive NE         |         | Albuquerque | NM    | 87109 |
| Crestview Bluff Neighbors Association                             | Stephanie   | Gilbert               | 908 Alta Vista SW               |         | Albuquerque | NM    | 87105 |
| Crestview Bluff Neighbors Association                             | Alfred      | Otero                 | 414 Crestview Drive SW          |         | Albuquerque | NM    | 87105 |
| Del Bosque HOA Incorporated                                       | Patricia    | Cream                 | 652 Rio Azul Lane NW            |         | Albuquerque | NM    | 87104 |
| Del Bosque HOA Incorporated                                       | Kathleen    | Davis                 | 664 Bosque Verde Lane NW        |         | Albuquerque | NM    | 87104 |
| Del Norte NA  | Craig Ilg & | Julita Ann Leavell-Il | 6316 Baker Avenue NE            |         | Albuquerque | NM    | 87109 |
| Del Webb Mirehaven NA   | Larry       | Leahy                 | 2120 Coyote Creek Trail NW      |         | Albuquerque | NM    | 87120 |
| Del Webb Mirehaven NA   | Rorik       | Rivenburgh            | 9204 Bear Lake Way NW           |         | Albuquerque | NM    | 87120 |
| District 4 Coalition of Neighborhood Associations                 | Michael     | Pridham               | 6413 Northland Avenue NE        |         | Albuquerque | NM    | 87109 |
| District 4 Coalition of Neighborhood Associations, Knapp Heights  | Daniel      | Regan                 | 4109 Chama Street NE            |         | Albuquerque | NM    | 87109 |
| District 6 Coalition of Neighborhood Associations                 | Gina        | Dennis                | 1816 Buena Vista Drive SE       | #2      | Albuquerque | NM    | 87106 |
| District 6 Coalition of Neighborhood Associations, South Los Alto | Eileen      | Jessen                | 420 General Hodges Street NE    |         | Albuquerque | NM    | 87123 |
| District 7 Coalition of Neighborhood Associations, Indian Moon N  | Lynne       | Martin                | 1531 Espejo NE                  |         | Albuquerque | NM    | 87112 |
| District 8 Coalition of Neighborhood Associations                 | Mary        | Kurkjian              | 13709 Canada del Oso Place NE   |         | Albuquerque | NM    | 87111 |
| Downtown Neighborhoods Association                                | Jim         | Clark                 | 516 11th Street NW              |         | Albuquerque | NM    | 87102 |

| Association Name                                      | First Name      | Last Name      | Address Line 1                | Line 2        | City        | State | Zip   |
|---|-----------------|----------------|-------------------------------|---------------|-------------|-------|-------|
| Downtown Neighborhoods Association                    | Daniel          | Gutierrez      | 902 6th Street NW             |               | Albuquerque | NM    | 87102 |
| East Gateway Coalition                                | James           | Andrews        | 13121 Nandina Lane SE         |               | Albuquerque | NM    | 87123 |
| East Gateway Coalition                                | Michael         | Brasher        | 216 Zena Lona NE              |               | Albuquerque | NM    | 87123 |
| Eastrange Piedra Vista NA                             | Tom             | Miles          | 1009 Matia Court NE           |               | Albuquerque | NM    | 87123 |
| Eastrange Piedra Vista NA                             | Rick            | Paulsen        | 1008 Rocky Point Court NE     |               | Albuquerque | NM    | 87123 |
| Eastridge NA  | Verrity         | Gershin        | 12017 Donna Court NE          |               | Albuquerque | NM    | 87112 |
| Eastridge NA  | Gail            | Rasmussen      | 12225 Cedar Ridge NE          |               | Albuquerque | NM    | 87112 |
| EDo NA Incorporated                                   | Rob             | Dickson        | PO Box 27439                  |               | Albuquerque | NM    | 87125 |
| EDo NA Incorporated                                   | Vince           | DiGregory      | PO Box 14616                  |               | Albuquerque | NM    | 87191 |
| El Camino Hermoso HOA                                 | Ruth            | Gardner        | 4725 San Pedro Drive NE       | Unit #30      | Albuquerque | NM    | 87109 |
| El Camino Hermoso HOA                                 | Sharon          | Harrison       | 4725 San Pedro NE             | Unit #2       | Albuquerque | NM    | 87109 |
| El Camino Real NA                                     | Chris Christy & | Linda Trujillo | PO Box 27288                  |               | Albuquerque | NM    | 87125 |
| Elder Homestead NA                                    | Marian          | Jordan         | 816 Arizona SE                |               | Albuquerque | NM    | 87108 |
| Elder Homestead NA                                    | Carmen          | Pennington     | 1004 San Pedro SE             |               | Albuquerque | NM    | 87108 |
| Embudo Canyon HOA                                     | Alfred          | Papillon       | 3400 Del Agua Court NE        |               | Albuquerque | NM    | 87111 |
| Embudo Canyon HOA, Story Rock HOA, Torretta Oeste HOA | Erin            | Brizuela       | 8500 Jefferson Street NE      | Suite B       | Albuquerque | NM    | 87113 |
| Embudo Canyon NA                                      | Jason           | Lechtenberg    | 13605 Rebonito Court NE       |               | Albuquerque | NM    | 87112 |
| Embudo Canyon NA                                      | Judith          | Minks          | 1209 Parsons NE               |               | Albuquerque | NM    | 87112 |
| Enchanted Park NA                                     | Gary            | Beyer          | 11620 Morenci Avenue NE       |               | Albuquerque | NM    | 87112 |
| Enchanted Park NA                                     | Ed              | Plunkett       | 2408 Hiawatha Drive NE        |               | Albuquerque | NM    | 87112 |
| Fair West NA  | Patty           | Keane          | 310 Valencia Drive NE         |               | Albuquerque | NM    | 87108 |
| Fair West NA  | Katherine       | Turner         | 616 Valencia Drive NE         |               | Albuquerque | NM    | 87108 |
| Four Hills Village HOA                                | James           | Cochran        | 1600 Wagon Train Drive SE     |               | Albuquerque | NM    | 87123 |
| Four Hills Village HOA                                | Herb            | Wright         | 723 Stagecoach Road SE        |               | Albuquerque | NM    | 87123 |
| Gardens on the Rio Grande HOA                         | Gil             | Clarke         | 2630 Aloysia Lane NW          |               | Albuquerque | NM    | 87104 |
| Gardens on the Rio Grande HOA                         | Kim             | Fusselman      | 509 Cilantro Lane NW          |               | Albuquerque | NM    | 87104 |
| Gavilan Addition NA                                   | Bret            | Haskins        | 5912 Pauline Street NW        |               | Albuquerque | NM    | 87107 |
| Gavilan Addition NA                                   | Connie          | Romero         | 444 Gavilan Place NW          |               | Albuquerque | NM    | 87107 |
| Glenwood Hills NA                                     | Matthew         | Connelly       | 5005 Calle De Tierra NE       |               | Albuquerque | NM    | 87111 |
| Glenwood Hills NA                                     | Forest          | Owens          | 12812 Cedarbrook NE           |               | Albuquerque | NM    | 87111 |
| Grande Heights Association                            | Richard         | Kirschner      | 5004 Grande Vista Court NW    |               | Albuquerque | NM    | 87120 |
| Grande Heights Association                            | Dr. Joe         | Valles         | 5020 Grande Vista Court NW    |               | Albuquerque | NM    | 87120 |
| Greater Gardner & Monkbridge NA                       | Marcia          | Finical        | 141 Griegos Road NW           |               | Albuquerque | NM    | 87107 |
| Greater Gardner & Monkbridge NA                       | David           | Wood           | 158 Pleasant Avenue NW        |               | Albuquerque | NM    | 87107 |
| Heritage East Association of Residents                | Jeff            | Figiel         | 7106 Greenmont NE             |               | Albuquerque | NM    | 87109 |
| Heritage East Association of Residents                | Paul            | Jessen         | 9304 San Rafael Avenue NE     |               | Albuquerque | NM    | 87109 |
| Heritage Hills NA                                     | Christy         | Burton         | 8709 Palomar Avenue NE        |               | Albuquerque | NM    | 87109 |
| Heritage Hills NA                                     | John            | Woods          | 8513 Plymouth Rock Road NE    |               | Albuquerque | NM    | 87109 |
| High Desert Residential Owners Association            | Joseph          | Anguiano       | 10555 Montgomery Boulevard NE | Bldg.1, Ste.  | Albuquerque | NM    | 87111 |
| High Desert Residential Owners Association            | Lynnette        | Rodriguez      | 10555 Montgomery Boulevard NE | Building 1, S | Albuquerque | NM    | 87111 |
| Highland Business and NA Incorporated                 | Clark           | Brown          | 465 Jefferson NE              |               | Albuquerque | NM    | 87108 |
| Highland Business and NA Incorporated                 | Omar            | Durant         | 305 Quincy Street NE          |               | Albuquerque | NM    | 87108 |
| Highlands North NA                                    | Peggy           | Clark          | 6504 Arroyo Del Oso Avenue NE |               | Albuquerque | NM    | 87109 |
| Highlands North NA                                    | Susan           | Hudson         | 6609 Arroyo Del Oso Avenue NE |               | Albuquerque | NM    | 87109 |
| Historic Old Town Property Owners Association         | Kathy           | Hiatt          | 110 San Felipe Street NW      |               | Albuquerque | NM    | 87104 |
| Historic Old Town Property Owners Association         | Jim             | Hoffsis        | 2012 South Plaza Street NW    |               | Albuquerque | NM    | 87104 |
| Hodgin NA   | Kathy           | Kleyboecker    | 3912 Morningside Drive NE     |               | Albuquerque | NM    | 87110 |
| Hodgin NA   | Christine       | Neal           | 4301 San Andres NE            |               | Albuquerque | NM    | 87110 |
| Hoffmantown NA  | Stephanie       | O'Guin         | 2711 Mesa Linda Drive NE      |               | Albuquerque | NM    | 87112 |

| Association Name  | First Name    | Last Name    | Address Line 1              | Line 2  | City          | State | Zip   |
|---|---------------|--------------|-----------------------------|---------|---------------|-------|-------|
| Hoffmantown NA  | Pamela        | Pettit       | 2710 Los Arboles Place NE   |         | Albuquerque   | NM    | 87112 |
| Holiday Park NA   | Timothy       | Engelmann    | 11421 Bar Harbor Place NE   |         | Albuquerque   | NM    | 87111 |
| Holiday Park NA   | Jack          | O'Guinn      | 11516 Golden Gate Avenue NE |         | Albuquerque   | NM    | 87111 |
| Huning Castle NA  | Deborah       | Allen        | 206 Laguna Boulevard SW     |         | Albuquerque   | NM    | 87104 |
| Huning Castle NA  | Harvey        | Buchalter    | 1615 Kit Carson SW          |         | Albuquerque   | NM    | 87104 |
| Huning Highland Historic District Association                 | Bonnie        | Anderson     | 321 High St. SE             |         | Albuquerque   | NM    | 87102 |
| Huning Highland Historic District Association                 | Ann           | Carson       | 416 Walter SE               |         | Albuquerque   | NM    | 87102 |
| Indian Moon NA  | Ronald        | Zawistoski   | 8910 Princess Jeanne NE     |         | Albuquerque   | NM    | 87112 |
| Inez NA   | Evelyn        | Feltner      | 2014 Utah Street NE         |         | Albuquerque   | NM    | 87110 |
| Inez NA   | Donna         | Yetter       | 2111 Hoffman Drive NE       |         | Albuquerque   | NM    | 87110 |
| Jerry Cline Park NA   | Ron           | Goldsmith    | 1216 Alcazar Street NE      |         | Albuquerque   | NM    | 87110 |
| Jerry Cline Park NA   | Eric          | Shirley      | 900 Grove Street NE         |         | Albuquerque   | NM    | 87110 |
| John B Robert NA  | Sue           | Hilts        | 11314 Overlook NE           |         | Albuquerque   | NM    | 87111 |
| John B Robert NA  | Lars          | Wells        | 11208 Overlook NE           |         | Albuquerque   | NM    | 87111 |
| Juan Tabo Hills NA  | Catherine     | Cochrane     | 11705 Blue Ribbon Road SE   |         | Albuquerque   | NM    | 87123 |
| Juan Tabo Hills NA  | Richard       | Lujan        | 11819 Blue Ribbon NE        |         | Albuquerque   | NM    | 87123 |
| Keystone Park HOA   | Betty         | Campbell     | 8025 Classic NE             |         | Albuquerque   | NM    | 87109 |
| Keystone Park HOA   | Ellen         | Harvey       | 8021 Classic NE             |         | Albuquerque   | NM    | 87109 |
| Kirtland Community Association                                | Elizabeth     | Aikin        | 1524 Alamo Avenue SE        |         | Albuquerque   | NM    | 87106 |
| Kirtland Community Association                                | Kimberly      | Brown        | PO Box 9731                 |         | Albuquerque   | NM    | 87119 |
| Knapp Heights NA  | Courtney      | McKelvey     | 8709 Harwood Avenue NE      |         | Albuquerque   | NM    | 87111 |
| La Cuentista Subdivision Unit 1 HOA Incorporated              | James         | Grage        | 6427 Camino De Paz NW       |         | Albuquerque   | NM    | 87120 |
| La Cuentista Subdivision Unit 1 HOA Incorporated              | Jeff          | Pointer      | 6309 Camino de Paz NW       |         | Albuquerque   | NM    | 87120 |
| La Luz Del Sol NA   | James         | Fisk         | 2 Mill Road NW              |         | Albuquerque   | NM    | 87120 |
| La Luz Del Sol NA   | Arthur        | Woods        | 33 Wind Road NW             |         | Albuquerque   | NM    | 87120 |
| La Luz Landowners Association                                 | Jonathan      | Abdalla      | 6 Tumbleweed NW             |         | Albuquerque   | NM    | 87120 |
| La Luz Landowners Association                                 | Kathy         | Adams        | 5 Arco NW                   |         | Albuquerque   | NM    | 87120 |
| La Mesa Community Improvement Association                     | Idalia        | Lechuga-Tena | PO Box 8653                 |         | Albuquerque   | NM    | 87198 |
| La Mesa Community Improvement Association                     | Dayna         | Mares        | 639 Dallas Street NE        |         | Albuquerque   | NM    | 87108 |
| La Sala Grande NA Incorporated                                | John          | Jackson      | 8600 La Sala Del Sur NE     |         | Albuquerque   | NM    | 87111 |
| La Sala Grande NA Incorporated                                | Kathryn       | Watkins      | 3500 La Sala Redonda NE     |         | Albuquerque   | NM    | 87111 |
| Ladera Heights NA, St Josephs Townhouse Association           | Marie & Allen | Ludi         | 6216 St. Josephs Avenue NW  |         | Albuquerque   | NM    | 87120 |
| Ladera West NA  | Karen         | Buccola      | 7716 Santa Rosalia NW       |         | Albuquerque   | NM    | 87120 |
| Ladera West NA  | Steven        | Collins      | 7517 Vista Alegre NW        |         | Albuquerque   | NM    | 87120 |
| Lafayette Place Condominium Association Incorporated          | Gloria        | Carol        | 3301 Monroe Street NE       | #J110   | Albuquerque   | NM    | 87110 |
| Lafayette Place Condominium Association Incorporated, Oakland | Ava           | Mueller      | 8500 Jefferson Street NE    | Suite B | Albuquerque   | NM    | 87113 |
| Las Casitas Del Rio HOA                                       | Tim           | Conklin      | 507 San Diego Loop          |         | Jemez Springs | NM    | 87025 |
| Las Casitas Del Rio HOA                                       | Danielle      | Wierengo     | 3608 Panicum Road NW        |         | Albuquerque   | NM    | 87120 |
| Las Casitas Del Rio Unit 2 Subdivision HOA                    | Bobby         | Cordova      | 6191 Deergrass Circle NW    |         | Albuquerque   | NM    | 87120 |
| Las Casitas Del Rio Unit 2 Subdivision HOA                    | Marissa       | Crollett     | 6163 Deergrass Circle NW    |         | Albuquerque   | NM    | 87120 |
| Las Casitas Del Rio Unit 2 Subdivision HOA                    | Colette       | Schobbins    | 6155 Deergrass Circle NW    |         | Albuquerque   | NM    | 87120 |
| Las Lomitas NA  | Nancy         | Griego       | 8024 Corte Del Viento NW    |         | Albuquerque   | NM    | 87120 |
| Las Lomitas NA  | David         | Skowran      | 8116 Corte De Aguila NW     |         | Albuquerque   | NM    | 87120 |
| Las Terrazas NA   | David         | Steidley     | 8434 Rio Verde Place NW     |         | Albuquerque   | NM    | 87120 |
| Las Terrazas NA   | Don           | Voth         | 4323 Balcon Court NW        |         | Albuquerque   | NM    | 87120 |
| Laurelwood NA   | Frank         | Comfort      | 7608 Elderwood Drive NW     |         | Albuquerque   | NM    | 87120 |
| Laurelwood NA   | Alex          | Maller       | 7609 Lynwood Drive NW       |         | Albuquerque   | NM    | 87120 |
| Lee Acres NA  | Christine     | Burrows      | 901 Solar Road NW           |         | Albuquerque   | NM    | 87107 |
| Lee Acres NA  | Donna         | Knezek       | 900 Solar Road NW           |         | Albuquerque   | NM    | 87107 |

| Association Name  | First Name | Last Name     | Address Line 1              | Line 2    | City        | State | Zip   |
|---|------------|---------------|-----------------------------|-----------|-------------|-------|-------|
| Little Turtle HOA Incorporated                                    | Rhonda     | Thurston      | 7557 Prairie Road NE        |           | Albuquerque | NM    | 87109 |
| Little Turtle HOA Incorporated, Richland Hills HOA, Villa Del Rio | Donna      | Chavez        | 8500 Jefferson Street NE    | Suite B   | Albuquerque | NM    | 87113 |
| Loma Del Rey NA   | Brian      | Eagan         | 8416 Hilton Avenue NE       | Apt. 4B   | Albuquerque | NM    | 87111 |
| Loma Del Rey NA   | David      | Gilpin        | 3620 Wyoming Boulevard NE   | Suite 130 | Albuquerque | NM    | 87111 |
| Los Alamos Addition NA  | Don        | Dudley        | 302 Sandia Road NW          |           | Albuquerque | NM    | 87107 |
| Los Alamos Addition NA  | Jeremy     | Wilcox        | 305 Sandia Road NW          |           | Albuquerque | NM    | 87107 |
| Los Altos Civic Association                                       | Athena     | La Roux       | 2831 Los Altos Place SW     |           | Albuquerque | NM    | 87105 |
| Los Altos Civic Association                                       | Dawn       | Stracener     | 2824 Los Altos Place SW     |           | Albuquerque | NM    | 87105 |
| Los Duranes NA  | Lee        | Gamelsky      | 2412 Miles Road SE          |           | Albuquerque | NM    | 87106 |
| Los Duranes NA  | William    | Herring       | 3104 Coca Road NW           |           | Albuquerque | NM    | 87104 |
| Los Poblanos NA   | Karon      | Boutz         | 1007 Sandia Road NW         |           | Albuquerque | NM    | 87107 |
| Los Poblanos NA   | Don        | Newman        | 5723 Guadalupe Trail NW     |           | Albuquerque | NM    | 87107 |
| Los Vigils HOA Incorporated                                       | Robert     | Virden        | 9212 Bluewood Lane NE       |           | Albuquerque | NM    | 87122 |
| Los Vigils HOA Incorporated, Villa De Villagio HOA                | Susie      | Sollien       | 8500 Jefferson Street NE    | Suite B   | Albuquerque | NM    | 87113 |
| Los Volcanes NA   | Doug       | Cooper        | 6800 Silkwood Avenue NW     |           | Albuquerque | NM    | 87121 |
| Los Volcanes NA   | Ted        | Trujillo      | 6601 Honeylocust Avenue NW  |           | Albuquerque | NM    | 87121 |
| Mark Twain NA   | Barbara    | Lohbeck       | 1402 California Street NE   |           | Albuquerque | NM    | 87110 |
| Mark Twain NA   | Joel       | Wooldridge    | 1500 Indiana NE             |           | Albuquerque | NM    | 87110 |
| Martineztown Work Group   | Rosalie    | Martinez      | 507 Rosemont NE             |           | Albuquerque | NM    | 87102 |
| Martineztown Work Group, Santa Barbara Martineztown NA            | Loretta    | Naranjo Lopez | 1127 Walter NE              |           | Albuquerque | NM    | 87102 |
| McDuffie Twin Parks NA  | Mark       | Hyland        | 3607 Calle Del Monte NE     |           | Albuquerque | NM    | 87110 |
| McDuffie Twin Parks NA  | Carol      | Morris        | 4137 Marble Avenue NE       |           | Albuquerque | NM    | 87110 |
| McKinley NA   | Geraldine  | Griego        | 3018 Solano Drive NE        |           | Albuquerque | NM    | 87110 |
| McKinley NA   | Marjorie   | Padilla       | 3616 Aztec Road NE          |           | Albuquerque | NM    | 87110 |
| Mesa Del Sol NA   | James      | Thompson      | 2227 Stieglitz Avenue SE    |           | Albuquerque | NM    | 87106 |
| Mesa Del Sol NA   | Joy        | Ziener        | 5601 Addis Avenue SE        |           | Albuquerque | NM    | 87106 |
| Mesa Ridge HOA Incorporated                                       | Terri      | Lovato        | 5900 Mesa Vista Trail NW    |           | Albuquerque | NM    | 87120 |
| Mesa Ridge HOA Incorporated                                       | Kevin      | Wilcox        | 5843 Mesa Vista Trail NW    |           | Albuquerque | NM    | 87120 |
| MidTown A&E Merchant Association                                  | Bryan      | Pletta        | 4130 Cutler Avenue NE       |           | Albuquerque | NM    | 87110 |
| MidTown A&E Merchant Association                                  | Carolyn    | Tobias        | 4121 Cutler Avenue NE       |           | Albuquerque | NM    | 87110 |
| Mile Hi NA  | Johanna    | Bair          | 1312 Cagua Dr NE            |           | Albuquerque | NM    | 87110 |
| Mile Hi NA  | Cynthia    | Serna         | 1616 Cardenas Drive NE      |           | Albuquerque | NM    | 87110 |
| Molten Rock NA  | Christine  | Davis         | 5615 Popo Drive NW          |           | Albuquerque | NM    | 87120 |
| Molten Rock NA  | Mary Ann   | Wolf-Lyerla   | 5608 Popo Drive NW          |           | Albuquerque | NM    | 87120 |
| Monte Largo Hills NA  | Tom        | Burkhalter    | 13104 Summer Place NE       |           | Albuquerque | NM    | 87112 |
| Monte Largo Hills NA  | Susan      | Law           | 13101 Summer Place NE       |           | Albuquerque | NM    | 87112 |
| Montecito Estates Community Association                           | Stephen    | Koehler       | 8515 Chilte Pine Road NW    |           | Albuquerque | NM    | 87120 |
| Montecito West Community Association Incorporated, The Manor      | Brandy     | Hetherington  | 8212 Louisiana Boulevard NE | Suite C   | Albuquerque | NM    | 87113 |
| Montecito West Community Association Incorporated, The Manor      | Jody       | Roman         | 8212 Louisiana Boulevard NE | Suite C   | Albuquerque | NM    | 87113 |
| Monterey Manor NA   | Cindy      | Miller        | 12208 Casa Grande Avenue NE |           | Albuquerque | NM    | 87112 |
| Monterey Manor NA   | Russell    | Morris        | 1124 Upland Drive NE        |           | Albuquerque | NM    | 87112 |
| Monticello NA   | Dan        | Getz          | 43 Monticello NE            |           | Albuquerque | NM    | 87123 |
| Monticello NA   | Daniel     | Poli          | 12 Juan Road NE             |           | Albuquerque | NM    | 87123 |
| Mossman NA  | Lori       | Jameson       | 3543 Dakota Street NE       |           | Albuquerque | NM    | 87110 |
| Mossman NA  | Marya      | Sena          | 3418 Dakota Street NE       |           | Albuquerque | NM    | 87110 |
| Mossman South NA  | Patricia   | Cotterell     | 3113 Georgia NE             |           | Albuquerque | NM    | 87110 |
| Near North Valley NA  | Joe        | Sabatini      | 3514 6th Street NW          |           | Albuquerque | NM    | 87107 |
| Near North Valley NA  | Marit      | Tully         | PO Box 6953                 |           | Albuquerque | NM    | 87197 |
| Netherwood Park NA  | William    | Gannon        | 1726 Notre Dame NE          |           | Albuquerque | NM    | 87106 |

| Association Name                                | First Name | Last Name        | Address Line 1                 | Line 2  | City        | State | Zip   |
|---|------------|------------------|--------------------------------|---------|-------------|-------|-------|
| Netherwood Park NA                              | Sara       | Mills            | 2629 Cutler Avenue NE          |         | Albuquerque | NM    | 87106 |
| New Vistas Subdivision HOA Incorporated         | Louann     | Huber            | 4108 New Vistas Court NW       |         | Albuquerque | NM    | 87114 |
| New Vistas Subdivision HOA Incorporated         | Donald     | Kiger            | 4115 New Vistas Court NW       |         | Albuquerque | NM    | 87114 |
| Nob Hill NA                                     | Curtis     | Bayer            | 201 Aliso Drive SE             | Unit 11 | Albuquerque | NM    | 87108 |
| Nob Hill NA                                     | Gary       | Eyster           | 316 Amherst Drive NE           |         | Albuquerque | NM    | 87106 |
| Nor Este NA                                     | Jim        | Griffiee         | PO Box 94115                   |         | Albuquerque | NM    | 87199 |
| Nor Este NA                                     | Timothy    | Krier            | 8900 Olivine Street NE         |         | Albuquerque | NM    | 87113 |
| North Albuquerque Acres Community Association   | Carol      | Ambabo           | 8921 Glendale Avenue NE        |         | Albuquerque | NM    | 87122 |
| North Albuquerque Acres Community Association   | Doug       | Cloud            | 9721 San Francisco NE          |         | Albuquerque | NM    | 87122 |
| North Campus NA                                 | Tim        | Davis            | 2404 Hannett NE                |         | Albuquerque | NM    | 87106 |
| North Campus NA                                 | Sara       | Koplik           | 1126 Stanford NE               |         | Albuquerque | NM    | 87106 |
| North Domingo Baca NA                           | Lorna      | Howerton         | 7201 Peregrine NE              |         | Albuquerque | NM    | 87113 |
| North Domingo Baca NA                           | Judie      | Pellegrino       | 8515 Murrelet NE               |         | Albuquerque | NM    | 87113 |
| North Eastern Association of Residents          | Jo         | Martin           | 8911 Northeastern Boulevard NE | A102    | Albuquerque | NM    | 87112 |
| North Eastern Association of Residents          | Nancy      | Pressley-Naimark | 9718 Apache Avenue NE          |         | Albuquerque | NM    | 87112 |
| North Edith Commercial Corridor Association     | Christine  | Benavidez        | 10417 Edith Boulevard NE       |         | Albuquerque | NM    | 87113 |
| North Edith Commercial Corridor Association     | Robert     | Warrick          | 444 Niagara NE                 |         | Albuquerque | NM    | 87113 |
| North Hills NA                                  | Elise      | Kraf             | 7209 Gatling Drive NE          |         | Albuquerque | NM    | 87109 |
| North Hills NA                                  | Gayle      | Vickers          | 7653 Browning Road NE          |         | Albuquerque | NM    | 87109 |
| North Valley Coalition                          | Peggy      | Norton           | P.O. Box 70232                 |         | Albuquerque | NM    | 87197 |
| North Valley Coalition, Rio Grande Boulevard NA | Doyle      | Kimbrough        | 2327 Campbell Road NW          |         | Albuquerque | NM    | 87104 |
| North Wyoming NA                                | Nanci      | Carriveau        | 8309 Krim Drive NE             |         | Albuquerque | NM    | 87109 |
| North Wyoming NA                                | Tracy      | Guidry           | 8330 Krim Drive NE             |         | Albuquerque | NM    | 87109 |
| Oakland Estates HOA                             | Audra      | Horschel         | 6701 Glenloch Way NE           |         | Albuquerque | NM    | 87113 |
| Ocotillo HOA                                    | Michael    | Chase            | 9912 Sand Verbena Trail NE     |         | Albuquerque | NM    | 87122 |
| Ocate NA  | Phyllis    | Chavez           | 1808 Shirlane NE               |         | Albuquerque | NM    | 87112 |
| Ocate NA  | Sharon     | Ruiz             | 1821 Paige Place NE            |         | Albuquerque | NM    | 87112 |
| Oso Grande NA                                   | Vivienne   | Affat            | 10317 Camino Del Oso NE        |         | Albuquerque | NM    | 87111 |
| Oso Grande NA                                   | Alicia     | Quinones         | 4921 Noreen Court NE           |         | Albuquerque | NM    | 87111 |
| Oso Park Condominium Association Incorporated   | Camelou    | Cavalier         | PO Box 67590                   |         | Albuquerque | NM    | 87193 |
| Oxbow Bluff HOA                                 | Laura      | Mason            | 4119 Silvery Minnow Place NW   |         | Albuquerque | NM    | 87120 |
| Oxbow Bluff HOA                                 | Ron        | Schlecht         | 4118 Silvery Minnow Place NW   |         | Albuquerque | NM    | 87120 |
| Oxbow Park HOA                                  | Bob        | Nashwinter       | 3828 Tundra Swan NW            |         | Albuquerque | NM    | 87120 |
| Oxbow Park HOA                                  | Andrea     | Otero-Looney     | 3901 Tundra Swan Court NW      |         | Albuquerque | NM    | 87120 |
| Oxbow Village HOA                               | Raul       | Garcia           | 3831 Oxbow Village Lane NW     |         | Albuquerque | NM    | 87120 |
| Oxbow Village HOA                               | Wendell    | Harrison         | 3800 Oxbow Village Lane NW     |         | Albuquerque | NM    | 87120 |
| Palomas Park NA                                 | David      | Marsh            | 7504 Laster Avenue NE          |         | Albuquerque | NM    | 87109 |
| Palomas Park NA                                 | Ann        | Wagner           | 7209 Gallinas Avenue NE        |         | Albuquerque | NM    | 87109 |
| Paradise Hills Civic Association                | Tom        | Anderson         | 10013 Plunkett Drive NW        |         | Albuquerque | NM    | 87114 |
| Paradise Hills Civic Association                | Maria      | Warren           | 5020 Russell Drive NW          |         | Albuquerque | NM    | 87114 |
| Parkland Hills NA                               | C. Brooke  | Cholka           | 4916 Pershing Avenue SE        |         | Albuquerque | NM    | 87108 |
| Parkland Hills NA                               | Robert     | Leming           | 712 Truman Street SE           |         | Albuquerque | NM    | 87108 |
| Parkway NA                                      | Ruben      | Aleman           | 8005 Fallbrook Place NW        |         | Albuquerque | NM    | 87120 |
| Parkway NA                                      | Mary       | Loughran         | 8015 Fallbrook Place NW        |         | Albuquerque | NM    | 87120 |
| Peppertree Royal Oak Residents Association      | Cheri      | Schlagel         | 12508 Tamarac Trail NE         |         | Albuquerque | NM    | 87111 |
| Peppertree Royal Oak Residents Association      | Art        | Verardo          | 11901 San Victorio Avenue NE   |         | Albuquerque | NM    | 87111 |
| Piedras Marcadas NA                             | Susan      | Deese-Roberts    | 9124 Laura Lee Place NW        |         | Albuquerque | NM    | 87114 |
| Piedras Marcadas NA                             | Lawrence   | Fendall          | 8600 Tia Christina Drive NW    |         | Albuquerque | NM    | 87114 |
| Pueblo Alto NA                                  | David      | Michalski        | 735 Adams Street NE            |         | Albuquerque | NM    | 87110 |

| Association Name   | First Name       | Last Name        | Address Line 1                  | Line 2  | City        | State | Zip   |
|--|------------------|------------------|---------------------------------|---------|-------------|-------|-------|
| Pueblo Alto NA   | Russell          | Munk             | 809 Truman Street NE            |         | Albuquerque | NM    | 87110 |
| Quail Ridge HOA  | Patricia         | Bird             | 1035 Omaha Street NE            |         | Albuquerque | NM    | 87112 |
| Quail Ridge HOA  | Andrea           | Cobb             | 13122 Marble Avenue NE          |         | Albuquerque | NM    | 87112 |
| Quaker Heights NA  | Vanessa          | Alarid           | 5818 Jones Place NW             |         | Albuquerque | NM    | 87120 |
| Quaker Heights NA  | Orlando          | Martinez         | 5808 Jones Place NW             |         | Albuquerque | NM    | 87120 |
| Quigley Park NA  | Eric             | Olivas           | 2708 Valencia Drive NE          |         | Albuquerque | NM    | 87110 |
| Quigley Park NA  | Lisa             | Whalen           | 2713 Cardenas Drive NE          |         | Albuquerque | NM    | 87110 |
| Quintessence NA  | Andrea           | Landaker         | 10012 Coronado Avenue NE        |         | Albuquerque | NM    | 87122 |
| Quivera Estates HOA  | Melinda          | Van Stone        | 8204 Via Encantada NW           |         | Albuquerque | NM    | 87122 |
| Rancho Encantado HOA   | John             | Marco            | 4500 Mesa Rincon Drive NW       |         | Albuquerque | NM    | 87120 |
| Rancho Encantado HOA   | John             | Vigil            | 5801 Mesa Sombra Place NW       |         | Albuquerque | NM    | 87120 |
| Rancho Sereno NA   | Debra            | Cox              | 8209 Rancho Paraiso NW          |         | Albuquerque | NM    | 87120 |
| Rancho Sereno NA   | Sander           | Rue              | 7500 Rancho Solano Court NW     |         | Albuquerque | NM    | 87120 |
| Raynolds Addition NA   | Margaret         | Lopez            | 1315 Gold Avenue SW             |         | Albuquerque | NM    | 87102 |
| Raynolds Addition NA   | Bob              | Tilley           | 1208 Lead Avenue SW             |         | Albuquerque | NM    | 87102 |
| Rinconada Point Association Incorporated                     | Connie           | Gilman           | 3212 Schumacher Street NW       |         | Albuquerque | NM    | 87120 |
| Rinconada Point Association Incorporated                     | Joni             | Ulibarri         | 3220 Fritzie NW                 |         | Albuquerque | NM    | 87120 |
| Rio Grande Boulevard NA                                      | Eleanor          | Walther          | 2212 Camino De Los Artesanos NW |         | Albuquerque | NM    | 87107 |
| Rio Grande Compound HOA                                      | Ann              | King             | 3004 Calle De Alamo NW          |         | Albuquerque | NM    | 87104 |
| Rio Grande Compound HOA                                      | Judd             | West             | 2909 Calle Grande NW            |         | Albuquerque | NM    | 87104 |
| Rio Oeste HOA  | Orlando          | Gonzales         | 4101 Zarzuela Avenue NW         |         | Albuquerque | NM    | 87120 |
| Rio Oeste HOA  | Stephan          | Von Kalben       | 4105 Palacio Real Avenue NW     |         | Albuquerque | NM    | 87120 |
| Riverview Heights NA   | Cynthia          | Doe              | 1414 Crescent Drive NW          |         | Albuquerque | NM    | 87105 |
| Riverview Heights NA   | Cyrus            | Toll             | 1306 Riverview Drive NW         |         | Albuquerque | NM    | 87105 |
| Route 66 West NA   | Paul             | Fava             | 505 Parnell Drive SW            |         | Albuquerque | NM    | 87121 |
| Route 66 West NA, South West Alliance of Neighborhoods (SWA) | Cherise          | Quezada          | 10304 Paso Fino Place SW        |         | Albuquerque | NM    | 87121 |
| San Antonio Condominium HOA                                  | Kenneth          | King             | 8700A Education Boulevard NW    |         | Albuquerque | NM    | 87114 |
| San Blas HOA   | Heidi            | Marchand         | 6627 San Blas Place NW          |         | Albuquerque | NM    | 87120 |
| San Blas HOA   | Anna             | Vigil-Baca       | 6623 San Blas Place NW          |         | Albuquerque | NM    | 87120 |
| San Jose NA  | Robert           | Brown            | 2200 William Street SE          |         | Albuquerque | NM    | 87102 |
| San Jose NA  | Olivia           | Price Greathouse | 408 Bethel Drive SE             |         | Albuquerque | NM    | 87102 |
| Sandia High School Area NA                                   | Michael          | Kious            | 7901 Palo Duro NE               |         | Albuquerque | NM    | 87110 |
| Sandia High School Area NA                                   | Ed               | Mascarenas       | 8217 Dellwood Road NE           |         | Albuquerque | NM    | 87110 |
| Sandia Vista NA  | Brenda           | Gebler           | PO Box 50219                    |         | Albuquerque | NM    | 87181 |
| Sandia Vista NA  | Lucia            | Muñoz            | 316 Dorothy Street NE           |         | Albuquerque | NM    | 87123 |
| Santa Barbara Martineztown NA                                | Ian              | Colburn          | 1002 Arno NE                    |         | Albuquerque | NM    | 87102 |
| Santa Fe Village NA  | Bruce            | Armstrong        | 4988 Butte Place NW             |         | Albuquerque | NM    | 87120 |
| Santa Fe Village NA  | Dennis           | Newton           | 6815 Lamar Avenue NW            |         | Albuquerque | NM    | 87120 |
| Sawmill Area NA  | Julie            | Henss            | 1724 Band Saw Place NW          |         | Albuquerque | NM    | 87104 |
| Sawmill Area NA  | Ralph            | Roybal           | 1735 Band Saw Place NW          |         | Albuquerque | NM    | 87104 |
| Seven Bar North HOA  | Dorlienna        | Lane             | 10805 Chicobush Drive NW        |         | Albuquerque | NM    | 87114 |
| Seven Bar North HOA, Vista De La Luz HOA                     | Jack             | Corder           | 2207 Golf Course Road           | Suite B | Rio Rancho  | NM    | 87124 |
| Siesta Hills NA  | Kathy            | Pierson          | 6413 Mitchell SE                |         | Albuquerque | NM    | 87108 |
| Siesta Hills NA  | Tamaya           | Toulouse         | 1424 Hertz Drive SE             |         | Albuquerque | NM    | 87108 |
| Silver Hill NA   | Jill             | Marley Berry     | 1906 Silver Avenue SE           |         | Albuquerque | NM    | 87106 |
| Silver Hill NA   | James            | Montalbano       | 1409 Silver Avenue SE           |         | Albuquerque | NM    | 87106 |
| Silver Platinum Downtown NA                                  | Ronald           | Casias           | 205 Silver Avenue SW            | #428    | Albuquerque | NM    | 87102 |
| Silver Platinum Downtown NA                                  | Leon             | Garcia           | 205 Silver Avenue SW            | #419    | Albuquerque | NM    | 87102 |
| Singing Arrow NA   | Singing Arrow NA |                  | 12614 Singing Arrow SE          |         | Albuquerque | NM    | 87123 |

| Association Name   | First Name | Last Name        | Address Line 1                   | Line 2  | City        | State | Zip   |
|--|------------|------------------|----------------------------------|---------|-------------|-------|-------|
| Singing Arrow NA   | Judy       | Young            | 13309 Rachel Road SE             |         | Albuquerque | NM    | 87123 |
| Skyview West NA  | Tony       | Chavez           | 305 Claire Lane SW               |         | Albuquerque | NM    | 87121 |
| Skyview West NA  | Beatrice   | Purcella         | 201 Claire Lane SW               |         | Albuquerque | NM    | 87121 |
| Snow Heights NA  | Laura      | Garcia           | 1404 Katie Street NE             |         | Albuquerque | NM    | 87110 |
| Snow Heights NA  | Julie      | Nielsen          | 8020 Bellamah Avenue NE          |         | Albuquerque | NM    | 87110 |
| Sonora HOA   | Chris      | Davis            | 6604 Tesoro Place NE             |         | Albuquerque | NM    | 87113 |
| Sonora HOA   | Robyn      | Garcia-Romero    | 6909 Tesoro Place NE             |         | Albuquerque | NM    | 87113 |
| South Broadway NA  | Frances    | Armijo           | 915 William SE                   |         | Albuquerque | NM    | 87102 |
| South Broadway NA  | Gwen       | Colonel          | 900 John Street SE               |         | Albuquerque | NM    | 87102 |
| South Guadalupe Trail NA                                       | Andy       | Apple            | 5116 Guadalupe Trail NW          |         | Albuquerque | NM    | 87107 |
| South Guadalupe Trail NA                                       | Heather    | Brislen          | 4905 Guadalupe Trail NW          |         | Albuquerque | NM    | 87107 |
| South Los Altos NA   | Allen      | Osborn           | 245 Espejo Street NE             |         | Albuquerque | NM    | 87123 |
| South San Pedro NA   | Zabdiel    | Aldaz            | 735 Alvarado SE                  |         | Albuquerque | NM    | 87108 |
| South San Pedro NA   | Khadijah   | Bottom           | 1200 Madeira SE                  | #130    | Albuquerque | NM    | 87108 |
| South Valley Coalition of Neighborhood Associations            | Marcia     | Fernandez        | 2401 Violet SW                   |         | Albuquerque | NM    | 87105 |
| South Valley Coalition of Neighborhood Associations            | Roberto    | Roibal           | 2233 Don Felipe Road SW          |         | Albuquerque | NM    | 87105 |
| Southeast Heights NA   | Michael    | Gallegos         | 308 Adams Street SE              |         | Albuquerque | NM    | 87108 |
| Southeast Heights NA   | John       | Pate             | 1007 Idlewilde Lane SE           |         | Albuquerque | NM    | 87108 |
| Spanish Walk NonProfit Corporation                             | Sandra     | Nunn             | 602 Camino Espanol NW            |         | Albuquerque | NM    | 87107 |
| Spanish Walk NonProfit Corporation                             | Jerri      | Paul-Seaborn     | 610 Camino Espanol NW            |         | Albuquerque | NM    | 87107 |
| Spruce Park NA   | Peter      | Feibelman        | 1401 Sigma Chi Road NE           |         | Albuquerque | NM    | 87106 |
| Spruce Park NA   | James      | Tolbert          | 424 Spruce Street NE             |         | Albuquerque | NM    | 87106 |
| SR Marmon NA   | Julian     | Morales          | 6328 Keswick Place NW            |         | Albuquerque | NM    | 87120 |
| SR Marmon NA   | Monnet     | Serafin          | 1722 Vasilion Place NW           |         | Albuquerque | NM    | 87120 |
| Stardust Skies North NA  | Tillery    | Dingler          | 7727 Hermanson Place NE          |         | Albuquerque | NM    | 87110 |
| Stardust Skies North NA  | Mary       | Hawley           | 7712 Hendrix Road NE             |         | Albuquerque | NM    | 87110 |
| Stardust Skies Park NA   | Kim        | Lovely-Peake     | 7100 Bellrose NE                 |         | Albuquerque | NM    | 87110 |
| Stardust Skies Park NA   | Matt       | Stratton         | 7309 Bellrose NE                 |         | Albuquerque | NM    | 87110 |
| Stinson Tower NA   | Eloy       | Padilla Jr.      | 7619 Greywolf Road SW            |         | Albuquerque | NM    | 87121 |
| Stinson Tower NA   | Dan        | Sosa III         | 3615 Tower Road SW               |         | Albuquerque | NM    | 87121 |
| Stonebrooke Estates HOA Incorporated                           | Carl       | Gervais          | 7225 Pebble Stone Place NE       |         | Albuquerque | NM    | 87113 |
| Stonebrooke Estates HOA Incorporated                           | Edy        | Klein            | 8700 Education Place NW          | Bldg. A | Albuquerque | NM    | 87114 |
| Story Rock HOA   | Allan      | Armenta          | 6005 Sipapu Avenue NW            |         | Albuquerque | NM    | 87120 |
| Stronghurst Improvement Association Incorporated               | Mark       | Lines            | 3010 Arno Street NE              |         | Albuquerque | NM    | 87107 |
| Stronghurst Improvement Association Incorporated               | William    | Sabatini         | 2904 Arno Street NE              |         | Albuquerque | NM    | 87107 |
| Summit Park NA   | Elisha     | Allen            | 817 Amherst Drive NE             |         | Albuquerque | NM    | 87106 |
| Summit Park NA   | Jan        | Schuetz          | 3501 Calle Del Ranchero Drive NE |         | Albuquerque | NM    | 87106 |
| Sun North Estates Property Owners' Association Incorporated    | Brenda     | Oliver           | 8450 Creek Street NE             |         | Albuquerque | NM    | 87113 |
| Sun North Estates Property Owners' Association Incorporated    | Ruth       | Troyer           | 8305 Brook Street NE             |         | Albuquerque | NM    | 87113 |
| Sunstar NA   | Rebecca    | Jimenez          | 3601 Sunstar Loop SW             |         | Albuquerque | NM    | 87105 |
| Sunstar NA   | Ken        | Williams         | 3639 Sunstar Boulevard SW        |         | Albuquerque | NM    | 87105 |
| Supper Rock NA   | Ken        | O'Keefe          | 600 Vista Abajo Drive NE         |         | Albuquerque | NM    | 87123 |
| Supper Rock NA   | Kathleen   | Schindler-Wright | 407 Monte Largo Drive NE         |         | Albuquerque | NM    | 87123 |
| Sycamore NA  | Mardon     | Gardella         | 411 Maple Street NE              |         | Albuquerque | NM    | 87106 |
| Sycamore NA  | Richard    | Vigliano         | 1205 Copper NE                   |         | Albuquerque | NM    | 87106 |
| Symphony HOA Incorporated                                      | Jaime      | Jaramillo        | 2001 Allegretto Trail NW         |         | Albuquerque | NM    | 87104 |
| Symphony HOA Incorporated                                      | Michelle   | Lombard          | 1512 Presto Way NW               |         | Albuquerque | NM    | 87104 |
| Taylor Ranch NA  | Jolene     | Wolffley         | 7216 Carson Trail NW             |         | Albuquerque | NM    | 87120 |
| Taylor Ranch NA, Westside Coalition of Neighborhood Associatio | Rene       | Horvath          | 5515 Palomino Drive NW           |         | Albuquerque | NM    | 87120 |

| Association Name  | First Name       | Last Name       | Address Line 1              | Line 2  | City        | State | Zip   |
|---|------------------|-----------------|-----------------------------|---------|-------------|-------|-------|
| The Courtyards NA   | Jayne            | Aubele          | 2919 Monument Drive NW      |         | Albuquerque | NM    | 87120 |
| The Courtyards NA   | Jackie           | Cooke           | 8015 Dark Mesa NW           |         | Albuquerque | NM    | 87120 |
| The Enclave at Oxbow HOA                                    | Jill             | Greene          | 3915 Fox Sparrow Trail NW   |         | Albuquerque | NM    | 87120 |
| The Estates at Mirehaven Community Association Incorporated | Julie            | Karl            | 9100 Del Webb Lane NW       |         | Albuquerque | NM    | 87120 |
| The Estates at Mirehaven Community Association Incorporated | Angela           | Manzanedo       | 9100 Del Webb Lane NW       |         | Albuquerque | NM    | 87120 |
| The Estates at Tanoan HOA                                   | Lucy             | Barabe          | 7025 Moon Glow Court NE     |         | Albuquerque | NM    | 87111 |
| The Estates at Tanoan HOA                                   | Darrell          | Spreen          | 10412 City Lights Drive NE  |         | Albuquerque | NM    | 87111 |
| The Lofts @ 610 Central SW Owners Association Incorporated  | Gary             | Illingworth     | 8700A Education Place NW    |         | Albuquerque | NM    | 87114 |
| The Lofts @ 610 Central SW Owners Association Incorporated  | Karin            | van der Gaarden | 610 Central Avenue SW       | 3E      | Albuquerque | NM    | 87102 |
| The Paloma Del Sol NA                                       | Paul             | Jones           | 4808 San Timoteo Avenue NW  |         | Albuquerque | NM    | 87114 |
| The Paloma Del Sol NA                                       | Bob              | McElearney      | 5009 San Timoteo Avenue NW  |         | Albuquerque | NM    | 87114 |
| The Presidio HOA  | Michelle         | LeBlanc         | 10843 Fort Point Lane NE    |         | Albuquerque | NM    | 87123 |
| The Presidio HOA  | Joseph           | Nastav          | 8700A Education Place NW    |         | Albuquerque | NM    | 87114 |
| The Quail Springs NA  | Bob              | Pohlman         | 7220 Quail Springs Place NE |         | Albuquerque | NM    | 87113 |
| The Quail Springs NA  | Goldialu         | Stone           | 7116 Quail Springs Place NE |         | Albuquerque | NM    | 87113 |
| The Terraces at Peppertree HOA Incorporated                 | Deborah          | Fincke          | 6115 Parktree Place NE      |         | Albuquerque | NM    | 87111 |
| The Terraces at Peppertree HOA Incorporated                 | Glen             | Magee           | 6105 Parktree Place NE      |         | Albuquerque | NM    | 87111 |
| The Trails at Seven Bar South HOA Incorporated              | Michelle         | Measles         | 10318 Dayflower Drive NW    |         | Albuquerque | NM    | 87114 |
| Thomas Village NA   | Rondall          | Jones           | 3117 Don Quixote Court NW   |         | Albuquerque | NM    | 87104 |
| Thomas Village NA   | Richard          | Meyners         | 3316 Calle De Daniel NW     |         | Albuquerque | NM    | 87104 |
| Torretta Oeste HOA  | Gina             | Montoya         | 624 Torretta Drive SW       |         | Albuquerque | NM    | 87121 |
| Trementina HOA  | John             | Coffman         | 7232 Via Contenta NE        |         | Albuquerque | NM    | 87113 |
| Trementina HOA, Western Trails Estates HOA                  | Michelle         | Romero          | 8500 Jefferson Street NE    | Suite B | Albuquerque | NM    | 87113 |
| Tres Volcanes NA  | Thomas           | Borst           | 1908 Selway Place NW        |         | Albuquerque | NM    | 87120 |
| Tres Volcanes NA  | Rick             | Gallagher       | 8401 Casa Gris Court NW     |         | Albuquerque | NM    | 87120 |
| Trumbull Village Association                                | T. Alyce         | Ice             | 6902 4th Street NW          | #11     | Albuquerque | NM    | 87107 |
| Trumbull Village Association                                | Joanne           | Landry          | 7501 Trumbull SE            |         | Albuquerque | NM    | 87108 |
| Tuscany NA, Vista Del Norte Alliance                        | Janelle Johson & | James Souter    | PO Box 6270                 |         | Albuquerque | NM    | 87197 |
| Tuscany NA, Westside Coalition of Neighborhood Associations | Harry            | Hendriksen      | 10592 Rio Del Sol NW        |         | Albuquerque | NM    | 87114 |
| University Heights NA                                       | Don              | Hancock         | 105 Stanford SE             |         | Albuquerque | NM    | 87106 |
| University Heights NA                                       | Julie            | Kidder          | 120 Vassar SE               |         | Albuquerque | NM    | 87106 |
| Valley Gardens NA   | Antoinette       | Dominguez       | 4519 Valley Park Drive SW   |         | Albuquerque | NM    | 87105 |
| Valley Gardens NA   | Robert           | Price           | 2700 Desert Garden Lane SW  |         | Albuquerque | NM    | 87105 |
| Vecinos Del Bosque NA                                       | Harrison (Tai)   | Alley           | 1316 Dennison SW            |         | Albuquerque | NM    | 87105 |
| Vecinos Del Bosque NA                                       | Rod              | Mahoney         | 1838 Sadora Road SW         |         | Albuquerque | NM    | 87105 |
| Victory Hills NA  | Erin             | Engelbrecht     | PO Box 40298                |         | Albuquerque | NM    | 87196 |
| Victory Hills NA  | Patricia         | Willson         | 505 Dartmouth Drive SE      |         | Albuquerque | NM    | 87106 |
| Villa De Paz HOA Incorporated                               | Christine        | Roy             | 54 Calle Monte Aplanado NW  |         | Albuquerque | NM    | 87120 |
| Villa De Paz HOA Incorporated, Western Trails Estates HOA   | Fran             | Pawlak          | 8500 Jefferson Street NE    | Suite B | Albuquerque | NM    | 87113 |
| Villa De Villagio HOA                                       | James            | Morrow          | 10848 Como Drive NW         |         | Albuquerque | NM    | 87114 |
| Villa Del Rio HOA   | Richard          | Davis           | 3304 Calle Vigo NW          |         | Albuquerque | NM    | 87104 |
| Vineyard Estates NA   | Elizabeth        | Meek            | 8301 Mendocino Drive NE     |         | Albuquerque | NM    | 87122 |
| Vineyard Estates NA   | David            | Zarecki         | 8405 Vintage Drive NE       |         | Albuquerque | NM    | 87122 |
| Vista De La Luz HOA   | Marijo           | Rymer           | 5023 Sala De Tomas Drive    |         | Albuquerque | NM    | 87120 |
| Vista Del Mundo NA  | Chris            | Crum            | 1209 Sierra Larga Drive NE  |         | Albuquerque | NM    | 87112 |
| Vista Del Mundo NA  | Dennis           | Roach           | 13812 Spirit Trail NE       |         | Albuquerque | NM    | 87112 |
| Vista Grande NA   | Berent           | Groth           | 3546 Sequoia Place NW       |         | Albuquerque | NM    | 87120 |
| Vista Grande NA   | Richard          | Schaefer        | 3579 Sequoia Place NW       |         | Albuquerque | NM    | 87120 |
| Vista Magnifica Association                                 | Deidra           | Gurule-Armijo   | 1733 Cliffside Drive NW     |         | Albuquerque | NM    | 87105 |

| Association Name                     | First Name      | Last Name        | Address Line 1              | Line 2 | City        | State | Zip   |
|--------------------------------------|-----------------|------------------|-----------------------------|--------|-------------|-------|-------|
| Vista Magnifica Association          | Lita            | Pino             | 5129 Cascade Place NW       |        | Albuquerque | NM    | 87105 |
| Vista Montecito HOA Incorporated     | Euca            | Burrows White    | 9200 Picacho Lane NW        |        | Albuquerque | NM    | 87114 |
| Vista Montecito HOA Incorporated     | Diane           | Exline           | 4632 Miramar Drive NW       |        | Albuquerque | NM    | 87114 |
| Wells Park NA                        | Doreen          | McKnight         | 1426 7th Street NW          |        | Albuquerque | NM    | 87102 |
| Wells Park NA                        | Catherine       | Mexal            | 1404 Los Tomases NW         |        | Albuquerque | NM    | 87102 |
| West Bluff NA                        | Patrisha        | Dyea             | 5012 Bridges Avenue NW      |        | Albuquerque | NM    | 87120 |
| West Bluff NA                        | Kimberlee       | Tolon McCandless | 3208 Vista Grande Drive NW  |        | Albuquerque | NM    | 87120 |
| West La Cueva NA                     | Peggy           | Neff             | 8305 Calle Soquelle NE      |        | Albuquerque | NM    | 87113 |
| West Mesa NA                         | Steven          | Budenski         | 5732 La Anita Avenue NW     |        | Albuquerque | NM    | 87105 |
| West Mesa NA                         | Dee             | Silva            | 313 63rd Street NW          |        | Albuquerque | NM    | 87105 |
| West Old Town NA                     | Glen            | Effertz          | 2918 Mountain Road NW       |        | Albuquerque | NM    | 87104 |
| West Old Town NA                     | Kendra          | Roberston        | 2319 Edna Avenue NW         |        | Albuquerque | NM    | 87104 |
| West Park NA                         | Elaine          | Faust            | 200 Gallup Avenue SW        |        | Albuquerque | NM    | 87104 |
| West Park NA                         | Sarah           | Mandala          | 2225 Alhambra Avenue SW     |        | Albuquerque | NM    | 87104 |
| Westgate Heights NA                  | Matthew         | Archuleta        | 1628 Summerfield Place SW   |        | Albuquerque | NM    | 87121 |
| Westgate Heights NA                  | Eric            | Faull            | 1335 El Rancho Drive SW     |        | Albuquerque | NM    | 87121 |
| Wildflower Area NA                   | Charles         | Bates            | 5000 Watercross Drive NE    |        | Albuquerque | NM    | 87113 |
| Wildflower Area NA                   | Larry           | Caudill          | 4915 Watercross Drive NE    |        | Albuquerque | NM    | 87113 |
| Willow Wood NA                       | Samantha        | Martinez         | 823 Glacier Bay Street SE   |        | Albuquerque | NM    | 87123 |
| Windmill Manor Place Subdivision HOA | Christopher     | James            | 5301 Tierra Amada Street NW |        | Albuquerque | NM    | 87120 |
| Winrock South NA                     | John & Virginia | Kinney           | 7110 Constitution Avenue NE |        | Albuquerque | NM    | 87110 |
| Yale Village NA                      | Donald          | Love             | 2125 Stanford Drive SE      |        | Albuquerque | NM    | 87106 |
| Yale Village NA                      | Kim             | Love             | 2122 Cornell Drive SE       |        | Albuquerque | NM    | 87106 |

July 24, 2019

Authorized Representative  
City of Albuquerque Recognized Neighborhood Association



Dear Neighborhood Association Representative,

The Integrated Development Ordinance (IDO) became effective just over one year ago. As required in the IDO, the Planning Department will be submitting the first annual update to the Integrated Development Ordinance (IDO) for the September Environmental Planning Commission (EPC) hearing for review and recommendation to the City Council.

The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, City-wide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, currently under City review.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. As this is the first annual update, there are a substantial number of both minor and more substantial changes proposed. Over the course of the first year that the IDO was effective, staff collected approximately 200 minor adjustments to language needed to improve the clarity and intended implementation of the adopted regulations. These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of “Proposed Technical Edits.” More substantial changes were also requested by a variety of stakeholders and are proposed as amendments sponsored by a City Councilor, compiled as individual “City Council Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. These two documents are the main body of the application for Amendments to IDO Text.

These proposed amendments to the IDO text are consistent with the Annual Update process described in IDO Subsection 6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC’s review and recommendation at a public hearing in September. These proposed amendments to the IDO text meets all of the Review and Decision Criteria in IDO Subsection 6-7(D)(3).

These proposed Text Amendments to the IDO are also consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. The City Council Amendments, in particular, are consistent with adopted policies to protect and

enhance the quality of the City's unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

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

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

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

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.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

Annual updates were reviewed at public meetings in May. Planning staff held a series of 15 meetings focusing on each part of the IDO in sequence. There was a daytime and an evening meeting on each topic area that covered the same material – the most significant changes to content followed by discussion of the less substantive technical edits. Meeting participants were invited to review posters of the proposed amendments and indicate the topics they supported, opposed, or had questions about. There were also three Open House meetings, one on a Friday afternoon and two on Saturdays, where individuals could ask questions and offer suggestions on any aspect of the IDO.

You can review and/or download the proposed Technical Edits and Amendments online here:

<https://abc-zone.com/ido-annual-update-2019>

To learn more about the proposed edits and amendments, join us at one of the following events:

EPC Study Session: **Thursday September 10, 2019, 10:00 – 12:00 pm** in the Basement Hearing Room at Plaza del Sol, 600 2<sup>nd</sup> Street NW

Annual Update Open House: **Saturday, August 10, 2019, 9:30 – 11:30 am** at the West Mesa Community Center, 5500 Glenrio Rd NW

Come and listen or give **verbal comments** at the first **Environmental Planning Commission hearing**:

**Thursday September 12, 2019, 8:30 am** in the Vincent E. Griego Chambers (aka Council Chambers) in the basement of City Hall. Parking beneath Civic Plaza will be validated.

Send **written comments for the record** to the Environmental Planning Commission by via:

email: Chair Dan Serrano  
c/o Planning Department  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

regular mail: Chair Dan Serrano  
c/o Planning Department  
600 Second Street NW, Third Floor  
Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 am on Friday, August 30<sup>th</sup>**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, September 10<sup>th</sup>**.

Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore  
Long Range Planning Manager  
505.924.3932  
[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)

Long Range  
Planning Team  
505.924.3860  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

The project team would like to thank those of you who have been involved in the Annual Update process for helping to improve the IDO to ensure that it provides adequate regulatory guidance and protection for our community.

Sincerely,



Mikaela Renz-Whitmore  
Long Range Planning Manager  
Planning Department  
City of Albuquerque

Alex Morgan  
7414 Leah Drive NE  
Albuquerque, NM 87110

James Sundsmo  
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Albuquerque, NM 87110

Fred Aiken  
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Irene Minke  
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Albuquerque, NM 87109

Jeannette Fantl  
5605 Brockton Court NE  
Albuquerque, NM 87111

Larry Pope  
9000 Galaxia Way NE  
Albuquerque, NM 87111

William Tallman  
5909 Canyon Pointe Court NE  
Albuquerque, NM 87111

Donald Couchman  
6441 Concordia Road NE  
Albuquerque, NM 87111

Christee King  
8213 Parrot Run Road NE  
Albuquerque, NM 87109

Nancy Mead  
8216 Parrot Run Road NE  
Albuquerque, NM 87109

Chris Ocksrider  
6733 Kelly Ann Road NE  
Albuquerque, NM 87109

William Pratt  
6753 Kelly Ann Road NE  
Albuquerque, NM 87109

Tom Arnold  
10901 Academy Ridge Road NE  
Albuquerque, NM 87111

Jim Munroe  
6208 Academy Ridge Court NE  
Albuquerque, NM 87111

Marianne Dickinson  
2328 Rio Grande Boulevard NW  
Albuquerque, NM 87104

Mary Zeremba  
2320 Rio Grande Boulevard NW  
Albuquerque, NM 87104

Mark Rupert  
909 Tijeras Avenue NW #214  
Albuquerque, NM 87102

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8919 Boe Lane NE  
Albuquerque, NM 87113

Jeanette Baca  
901 Field SW  
Albuquerque, NM 87121

Jerry Gallegos  
5921 Central Avenue NW  
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1724 Band Saw Place NW  
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Albuquerque, NM 87106

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205 Silver Avenue SW #428  
Albuquerque, NM 87102

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Albuquerque, NM 87102

Singing Arrow NA  
12614 Singing Arrow SE  
Albuquerque, NM 87123

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13309 Rachel Road SE  
Albuquerque, NM 87123

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305 Claire Lane SW  
Albuquerque, NM 87121

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Albuquerque, NM 87121

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Albuquerque, NM 87110

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Albuquerque, NM 87113

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Albuquerque, NM 87102

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Albuquerque, NM 87102

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5116 Guadalupe Trail NW  
Albuquerque, NM 87107

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Albuquerque, NM 87107

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Albuquerque, NM 87105

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308 Adams Street SE  
Albuquerque, NM 87108

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610 Camino Espanol NW  
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Albuquerque, NM 87120

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5515 Palomino Drive NW  
Albuquerque, NM 87120

Jayne Aubele  
2919 Monument Drive NW  
Albuquerque, NM 87120

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Albuquerque, NM 87120

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610 Central Avenue SW 3E  
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Albuquerque, NM 87114

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Albuquerque, NM 87113

Goldialu Stone  
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Albuquerque, NM 87113

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Albuquerque, NM 87111

Glen Magee  
6105 Parktree Place NE  
Albuquerque, NM 87111

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Albuquerque, NM 87114

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10592 Rio Del Sol NW  
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105 Stanford SE  
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Albuquerque, NM 87104

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Albuquerque, NM 87122

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Albuquerque, NM 87122

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Albuquerque, NM 87112

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Richard Schaefer  
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Albuquerque, NM 87120

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Albuquerque, NM 87105

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Albuquerque, NM 87114

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Albuquerque, NM 87114

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1426 7th Street NW  
Albuquerque, NM 87102

Catherine Mexal  
1404 Los Tomases NW  
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Albuquerque, NM 87120

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5732 La Anita Avenue NW  
Albuquerque, NM 87105

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313 63rd Street NW  
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2918 Mountain Road NW  
Albuquerque, NM 87104

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2319 Edna Avenue NW  
Albuquerque, NM 87104

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Albuquerque, NM 87104

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2225 Alhambra Avenue SW  
Albuquerque, NM 87104

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Eric Faull  
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Larry Caudill  
4915 Watercress Drive NE  
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Christopher James  
5301 Tierra Amada Street NW  
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2125 Stanford Drive SE  
Albuquerque, NM 87106

Kim Love  
2122 Cornell Drive SE  
Albuquerque, NM 87106

July 17, 2019

Re: Amendment to Integrated Development Ordinance (IDO) Text – Annual Update

Public Notice – Mailed Notice to Neighborhood Assoc. Representatives

For information, the following neighborhood representatives represent multiple Neighborhood Associations and received one copy of the notice letter:

| <b><i>First Name</i></b> | <b><i>Last Name</i></b> | <b><i>Association Name</i></b>                             |
|--------------------------|-------------------------|--|
| Erin                     | Brizuela                | Embudo Canyon HOA  |
|                          |                         | Story Rock HOA   |
|                          |                         | Torretta Oeste HOA   |
| Rosemary                 | Chabala                 | Casa Pacifica Condominium HOA Incorporated                 |
|                          |                         | Montecito Estates Community Association                    |
|                          |                         | Quivera Estates HOA  |
| Donna                    | Chavez                  | Little Turtle HOA Incorporated                             |
|                          |                         | Richland Hills HOA   |
|                          |                         | Villa Del Rio HOA  |
| Chris<br>Linda           | Christy<br>Trujillo     | El Camino Real NA  |
| Jack                     | Corder                  | Seven Bar North HOA  |
|                          |                         | Vista De La Luz HOA  |
| Donald                   | Couchman                | Academy Hills Park NA                                      |
|                          |                         | District 8 Coalition of Neighborhood Associations          |
| Jerry                    | Gallegos                | Alamosa NA   |
|                          |                         | South West Alliance of Neighborhoods (SWAN Coalition)      |
| David                    | Haughawout              | Classic Uptown NA  |
|                          |                         | District 7 Coalition of Neighborhood Associations          |
| Harry                    | Hendriksen              | Tuscany NA   |
|                          |                         | Westside Coalition of Neighborhood Associations            |
| Brandy                   | Hetherington            | Montecito West Community Association Incorporated          |
|                          |                         | The Manors at Mirehaven Community Association Incorporated |
| Rene                     | Horvath                 | Taylor Ranch NA  |
|                          |                         | Westside Coalition of Neighborhood Associations            |
| Craig<br>Julita Ann      | Ilg<br>Leavell-Ilg      | Del Norte NA   |
| Eileen                   | Jessen                  | District 6 Coalition of Neighborhood Associations          |
|                          |                         | South Los Altos NA   |
| Doyle                    | Kimbrough               | North Valley Coalition                                     |
|                          |                         | Rio Grande Boulevard NA                                    |
| John & Virginia          | Kinney                  | Winrock South NA   |
| Larry & Jan              | LaPitz                  | Anderson Hills HOA   |
|                          |                         | Anderson Hills NA  |
| Marie & Allen            | Ludi                    | Ladera Heights NA  |
|                          |                         | St Josephs Townhouse Association                           |

|          |               |   |
|----------|---------------|---|
| Lynne    | Martin        | District 7 Coalition of Neighborhood Associations<br>Indian Moon NA   |
| Pamela   | Meyer         | Bosque Montano HOA Incorporated<br>Willow Wood NA<br>Windmill Manor Place Subdivision HOA   |
| Ava      | Mueller       | Lafayette Place Condominium Association Incorporated<br>Oakland Estates HOA<br>Ocotillo HOA<br>The Trails at Seven Bar South HOA Incorporated |
| Loretta  | Naranjo Lopez | Martineztown Work Group<br>Santa Barbara Martineztown NA  |
| Fran     | Pawlak        | Villa De Paz HOA Incorporated<br>Western Trails Estates HOA   |
| Cherise  | Quezada       | Route 66 West NA<br>South West Alliance of Neighborhoods (SWAN Coalition)   |
| Daniel   | Regan         | District 4 Coalition of Neighborhood Associations<br>Knapp Heights NA   |
| Jody     | Roman         | Montecito West Community Association Incorporated<br>The Manors at Mirehaven Community Association Incorporated                               |
| Michelle | Romero        | Trementina HOA<br>Western Trails Estates HOA  |
| Susie    | Sollien       | Los Vigils HOA Incorporated<br>Villa De Villagio HOA  |

Terra L Reed  
Senior Planner/Long Range  
CABQ Planning Department



Mr. Shahab Biazar  
City Engineer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Re. May 2019 EPC Submittal – Public Mailed Notice Certification  
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions  
(Batch 2)

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Carrie Barkhurst, do hereby certify and attest that I personally delivered 464 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on July 24, 2019. The letters were addressed to all Neighborhood Association representatives, as provided by the Office of Neighborhood Coordination for this city-wide request and as shown on the attached exhibits.

Sincerely,

Carrie Barkhurst  
Senior Planner  
Planning Department  
600 2nd Street NW, Third Floor  
Albuquerque NM 87102

\* Received by Luz D English Date 7-25-19

DFAS/Purchasing/Office Services (mail room)

Mail on  
7-24-19



**MAIL ROUTING SLIP**

Department: Planning  
Division: VD+D

Date: 7/24/19  
Activity: # 4926000

**ALL MAIL MUST HAVE A RETURN ADDRESS W/ DEPARTMENT NAME**

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|-------------------|--------------------------|
| 464               | <del>232.00</del> 232.00 |
|                   | first class              |
|                   |                          |
|                   |                          |
|                   |                          |

Please sort mail according to size and flag all International mail. Keep all stamped mail and interoffice mail separate. Face all envelopes in the same direction. If the mail is to be sealed please overlap the flaps. If you have questions or need assistance in preparing mail please call the CITY MAIL ROOM AT 768-2647 \*Mailroom use only

REVISED 02/17

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