



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1007140
Case Number: 18EPC- 40010, 11
Hearing Date: April 12, 2018**

Staff Report

Agent	
Applicant	City of Albuquerque Parks and Recreation Department
Request	Zone Map Amendment, Site Development Plan for Subdivision
Legal Description	Tract 1-C-1 and 1-C-2 Juan Tabo Hills Subdivision
Location	Monachos Rd SE, between Juan Tabo Blvd and Via Posada SE
Size	27 acres
Existing Zoning	SU-1 for Major Public Open Space
Proposed Zoning	SU-1 for Parks and Recreation

Staff Recommendation

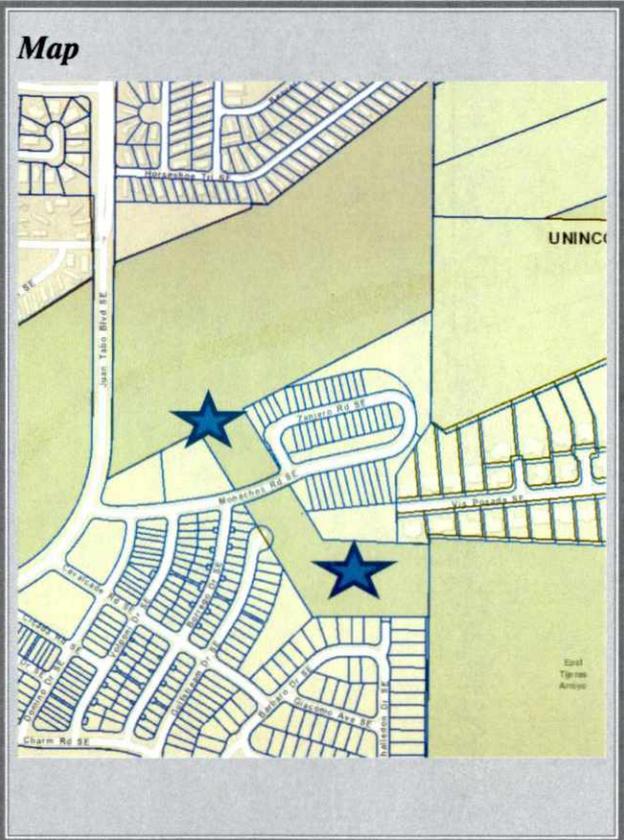
APPROVAL of Project # 1007140 Case # 18EPC-40010 and 18EPC-40011 based on the Findings and subject to the Conditions of Approval included within this report

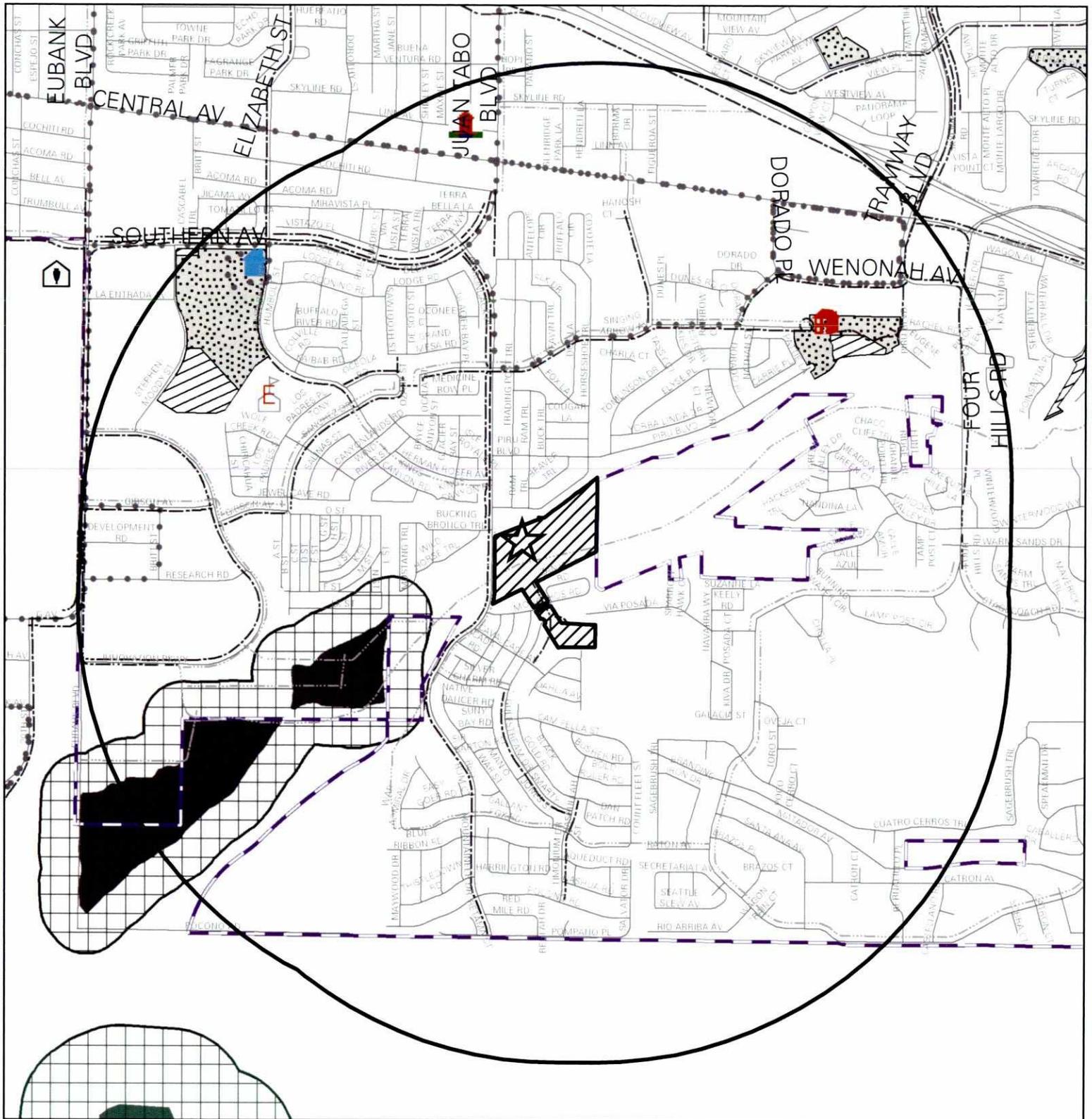
**Staff Planner
Maggie Gould**

Summary of Analysis

The applicant proposes a zone change from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation and a Site Development Plan for Subdivision to allow the development of a new 7.3 acre public park. The applicant justified the zone change as more advantageous to the community and due to changed land conditions.

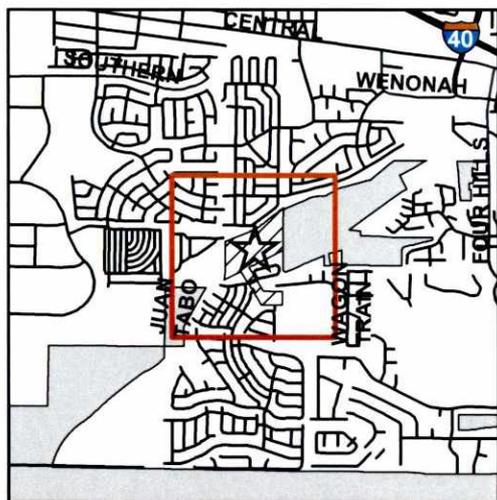
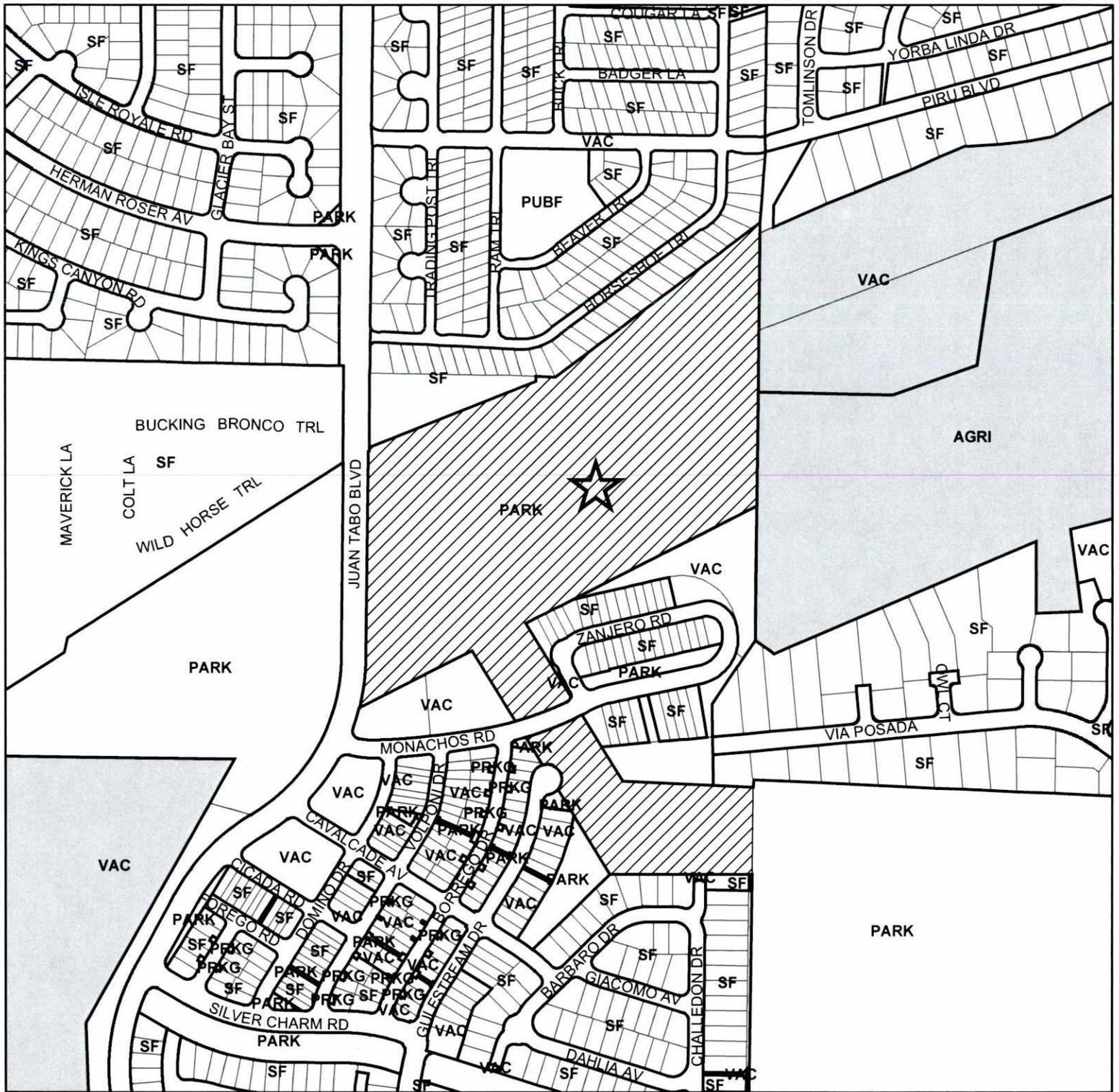
The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA, Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.. A facilitated meeting was not requested or recommended. Staff has not received any public comments as of this writing.





Public Facilities Map with One-Mile Buffer

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



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



1 inch = 460 feet

Project Number:

1007140

Hearing Date:

4/12/2018

Zone Map Page: M-22

Application Case Numbers:

18EPC-40010 18EPC-40011

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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Major Public Open Space	Area of Consistency	Open Space
<i>North</i>	R-D, SU- 1 MH Park,	Area of Consistency	Single Family, Open Space
<i>South</i>	R-D, SU-1 for Village Square C-2,)-1 R-T with exceptions	Area of Consistency	Single Family, Open Space
<i>East</i>	R-D, SU-1 for Major Public Open Space, A-1	Area of Consistency	Single Family , Open Space
<i>West</i>	R-D, SU-1 for Village Square C-2,)-1 R-T with exceptions, SU-1 for Major Public Open Space	Area of Consistency	Single Family , Open Space

Proposal

The applicant proposes a zone change from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation and Site Development Plan for Subdivision to allow the development of a new 7.3 acre public park. Because the park does not contain buildings, only structures, the Site Development Plan for Subdivision acts as the final development plan for this request. A Site Development Plan for Building Permit will not be required for the development of the park.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO). The request is a quasi-judicial matter.

History/Background

The site is part of larger 327 acre development , Juan Tabo Hills, annexed into the City in 2004. The subject site was zoned as Major Public Space as part of this process (project 1001370 03EPC-01062, , O-04-24 Annexation,).

Context

The subject site is located in a developing single family area and adjacent to Major Public Open Space.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Juan Tabo Blvd. between Southern Ave. and Kirtland AFB as a Collector street.

The LRRS designates Monachos as a Major Local street.

Comprehensive Plan Corridor Designation

There are no adjacent corridors.

Trails/Bikeways

Juan Tabo Blvd. contains a bike lane.

Transit

There are no nearby bus stops. The closest stop is at the corner Singing Arrow Road and Juan Tabo Boulevard, approximately .73 miles from the subject site.

Public Facilities/Community Services

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

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for Major Public Open (14-16-2-22(A)(21); this zone allows public outdoor space for low impact recreation such as walking, hiking or biking. No motorized vehicles are allowed on Open Space trails. No developed structures (Extraordinary Facilities) are allowed without EPC review. Extraordinary Facilities in Open Space are those that fall outside of trails, parking areas, fencing and signage.

The proposed zone would allow the development of a public park as shown on the Site Development Plan for Subdivision.

Definitions

Major public open space as defined and administered pursuant to Chapter 5, Article 8, ROA 1994 of this code of ordinances (see attached Ordinance).

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Area of Consistency be the Comprehensive Plan. Applicable policies include:

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

The proposed zone will allow the development of a neighborhood scale park the will be accessible to the surrounding neighborhoods. The park adds to the mix of uses by providing an amenity that is open to the public. Additionally, the park development will provide a connection to existing Open Space (the Tijeras Arroyo and the East Tijeras Arroyo Open Space). The requests further Policy 5.2.1 .

POLICY 10.1.4 Water Conservation: Employ low-water use and reclamation strategies to conserve water.

a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation: This action will accomplish this goal by using native plants and shrubs.

The applicant states that the design of the park to be developed if the Zone Change is approved incorporates native and low water use plantings and will not have turf grass area in the first phase. The second phase will have a small turf grass area but funding is not identified for the second phase at this time. Water harvesting will be used to capture water from running off the site and will supplement City water for landscaping. The design has limited turf in only the northern section of the park, trees will be planted to cool the area and reduce water loss.

POLICY 10.2.1 Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks.

c) Incorporate natural drainage and infiltration techniques to irrigate parks, golf courses, and Open Space:

The proposed zone will allow the development of a neighborhood scale park. The applicant states that swales will be incorporated into the design to keep water from running off the site and will be captured to water plants, shrubs and trees.

POLICY 10.1.1 Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment. [ABC]

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

The proposed zone will allow for the construction of a new neighborhood park. The new park will provide an enhanced access point to the adjacent 40 acre East Tijeras Arroyo Major Public Open Space by formalizing the access point through design and construction of the park. The request furthers Policy 10.1.1 and subpolicies a) and b).

POLICY 10.1.2

Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities. [ABC]

a) Design and maintain landscaping and park features appropriate to the location, function, public expectations, and intensity of use. [ABC]

The zone change is being requested so a new park can be developed, the design of which is appropriate to the location and natural setting and will maintain most of the existing topography by incorporating the existing slopes into the park. The park design features an embankment slide and petrified wood rock features that respect and enhance the existing landscape and will meet ADA requirements.

POLICY 10.3.3 Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

ACTIONS 10.3.3.1

Analyze resource and use limitations for the Open Space network to identify which parts of the system should be protected and which parts are more suited for public access and passive recreation. [ABC]

This parcel has been identified as denuded by partial grading and therefore, its value as Major Public Open Space has been reduced. Repurposing this parcel as a naturalistic park will increase public access to this parcel and the adjacent Major Public Open Space and by increasing passive and active recreation opportunities. The request furthers policy 10.3.3 and action 10.3.3.1

POLICY 10.4.3 Co-located Facilities: Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.

The proposed zoning will allow the development of a new park that will provide a neighborhood amenity and also provide access to the existing Major Public Open to the east and west of the park. The request furthers policy 10.4.3.

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

c) Discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

d) Use water harvesting techniques and water reuse systems when possible for trees and landscaping.

The design plan calls for swales to capture run off water to be used to water landscaping. The applicant states that this park will be designed to meet or exceed existing water use standards set by the ABCWUA The irrigation will be designed with the highest quality of product. The design plan calls for swales to capture run off water to be used to water landscaping. The requests further policy 13.2.2 and subpolicies c and d.

POLICY 13.4.4

Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

This policy is furthered by maintaining much of the steep grades on the site. Embankment slides will be built into the hillside incorporating recreation opportunities while maintaining the striking natural features. View sheds will be maintained because there are no buildings are being built to obstruct view. The native vegetation will be enhanced as part the park development to provide habitat for wildlife.

Policy 13.5.2 Encourage public investment that enhance community health by ensuring access to parks for all residents for passive and active recreation and encouraging healthful connections to nature.

This project provides all of the opportunities identified in this goal. The Open Space Advisory Board, a citizen advisory board, voted to support a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation at the January 23, 2018 meeting. The park will provide an opportunity for recreation in both the developed park and in the Major Public Open Space because the park will offer improved acces to the Open Space.

East Gateway Sector Development Plan (Rank 3)

The East Gateway Sector Development Plan (EGSDP, “the Plan”) was adopted in October 2010 (Bill No. R-10-73). The Plan generally encompasses the area south of Interstate 40, east of Wyoming Blvd. and Kirtland Air Force Base (KSFB), and west and north of the City’s municipal boundaries. Specific boundaries are shown on page 1-1 of the Plan. There is a separate Metropolitan Redevelopment (MR) Plan for the area.

The EGSDP recommends public improvements throughout the area, but emphasizes policies, regulations and projects to improve area function and appearance along Central Avenue, and Wyoming, Eubank and Juan Tabo Boulevards. The Plan emphasizes land use and transportation coordination and introduces four new mixed-use zoning districts, regulations and multi-modal street redesign. Some rezoning, mostly of properties along or near Central Avenue, is included (p. 5-2). General Design Regulations and an approval process particular to the Plan were established. The subject site is not within one of the mixed use zones, but is subject to the General Design Regulations.

The EGSDP contains eight overarching Community Goals (p. 2-1) and a plan of action for implementing these Goals (p. 2-11 to 2-13). The following applies to the request:

Goal Five 2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

The existing zoning provides Open Space that serves the community and the proposed zoning will provide park space that serves the community and may actually be more accessible to wider group of park users. The request furthers goals five.

Resolution 270-1980

Policies for Zone Map Change Applications

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in **bold italics**

- a) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change benefits the health, safety, morals and general welfare of the city by facilitating the construction of a new neighborhood park. The stated policies from the Update 2017 Comprehensive Plan illustrate how the proposed zone change will positively affect the Juan Tabo Hills Neighborhood.

The request is consistent health, safety, morals and general welfare of the city. The applicant cites multiple, relevant policies in the Comprehensive Plan to justify the request.

- b) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

This request provides stability for the area by providing public amenities that are usable by the neighboring residential properties. Studies have been done that show

that homes near parks have higher property values, increasing neighborhood stability.

The request will not destabilize the area. The existing zoning allows outdoor recreation in an undeveloped park. The proposed zoning will allow a developed park, a slightly more intense use, a use that is compatible with the surrounding residential development. The park will provide an amenity for the neighborhood.

- c) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis

- d) The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
 - (2) Changed neighborhood or community conditions justify the change; or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Staff's Response (refer to policy analysis) The proposed zone is more advantageous to the community as articulated in the applicable plans because it will provide a community amenity. The park will also act as an access to the existing Tijeras Arroyo Open Space to the east of the site.

The site was originally acquired by the City as undeveloped Open Space. The property was in good condition at the time. The site has since been graded, removing the natural features that made it appropriate as Open Space.

- e) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The permissive uses allowed in the SU-1 Parks and Recreation zone will not adversely impact the neighborhood or community. This is primarily due to the fact that the park to be developed if the zone change is granted is neighborhood scale park of less than 5 acres and will have 6 regular and 1 handicap accessible parking spaces. The park will have play structures and will maintain much of the slope by providing stairs and landings to upper levels with seating and picnic space. The eastern end of the park will remain mostly native with defined walking paths leading to the adjacent Open Space. The park will not feature any large event spaces or fields for sports practice. In addition there will not be a basketball court or intense lighting so impacts to surrounding neighbors will be minimal.

The proposed use is a neighborhood scale park that will be accessible to the community. The park will not have a negative impact on the surrounding area

because the use is low intensity and will not have any of the more intense developed uses.

- f) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
- (1) Denied due to lack of capital funds; or
 - (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The park will be developed as a City of Albuquerque Parks and Recreation Department project so the City is in control of capital expenditure schedules.

As stated by the applicant, the City is in control of the project and can plan for the necessary funding.

- g) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The land is already dedicated to the City of Albuquerque as Open Space, this is a Zone Change only, and no land acquisition is required.

The applicant has justified the request as being advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The City owns the subject site and cost of land is not a major consideration for the request.

- h) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The road network should not be negatively impacted by the result of the zone change. The proposed park is small in size and will not generate large volumes of traffic. The Traffic Engineering section of the Planning Department has agreed the project does not require a Traffic Impact Study. In addition, parking for the 40 acre Major Public Open Space is addressed on site so street parking should be reduced. The requested zoning is not for commercial zoning, nor is the site located on Major or Collector Streets.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The location is appropriate for the neighborhood park and the use will not have a negative traffic impact. No TIS was required.

- i) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The two parcels included in the Zone Change request, a portion of tract 1-C-1 and all of tract 1-C-2 have a total area of 7.3 acres, and the surrounding zoning is R-D and SU-1 for C-2 and SU-1 for Major Public Open Space, and a park zoning designation does not seem incompatible with surrounding zoning. The current zoning for the parcels is SU-1 for Major Public Open Space.

The request will not create a spot zone; there is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development because it will allow the development of a neighborhood scale park with a single family neighborhood.

- j) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The parcels in question have been degraded from their natural state and no longer function well as Open Space. However, the Zone Change will allow the development of a park that will enhance access to the remaining Open Space and buffer the Open Space land from the residential development. The approval process for development will not change as both the original zoning and the proposed zoning are SU-1.

The request will not create a strip zone; here is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development because it will allow the development of a neighborhood scale park with a single family neighborhood.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

The applicant proposes to create a new tract for a public park.

Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

Site Plan Layout / Configuration

The proposed park utilizes the land to the northwest and southeast of Monachos Road. The area to the northwest will be less developed and will include with paths and drainage. The area to the southeast will contain a developed park with playground equipment, shaded picnic area and paved paths connecting to Monachos Road and Gulf Stream Street. A trail will connect from the developed playground area to the East Tijeras Arroyo Open Space to the southeast of the park.

The park will be accessible by pedestrians with access from Monachos Road and Gulf Stream Street. On street parking is available on both streets.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The applicant is working with PNM to address the comments regarding PNM infrastructure.

Neighborhood/Public

The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA, Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.

A facilitated meeting was not requested or recommended.

Staff has not received any public comments as of this writing.

CONCLUSION

The applicant proposes a zone change from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation and Site Development Plan for Subdivision to allow the development of a new 7.3 acre public park. Because the park does not contain buildings, only structures, the Site Development Plan for Subdivision acts as the final development

plan for this request. The applicant will update the site plan prior to DRB to add required notes.

The request is consistent with Comprehensive Plan, specifically polices in Chapter 5 Land Use, Chapter 10 Parks and Open Space and Chapter 13 Resilience and Sustainability and the intent of the East Gateway Sector Development Plan to have accessible parks and open to serve the East Gateway area.

FINDINGS, Zone Map Amendment

Project # 1007140, Case # 18EPC- 40010

1. This is a request for a Zone Map Amendment (zone Change) for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres. (M-22)
2. This is a request to change the zoning from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation to allow the development of a neighborhood park.
3. The request is accompanied by a request for a Site Development Plan for Subdivision (18-EPC-40011).
4. The site is part of larger 327 acre development , Juan Tabo Hills, annexed into the City in 2004. The subject site was zoned as Major Public Space as part of this process (project 1001370 03epc-01062, , O-04-24 Annexation,).
5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Consistency in the Comprehensive Plan:

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

The proposed zone will allow the development of a neighborhood scale park the will be accessible to the surrounding neighborhoods. The park adds to the mix of uses by providing an amenity that is open to the public. Additionally, the park development will provide a connection to existing Open Space (the Tijeras Arroyo and the East Tijeras Arroyo Open Space). The requests further Policy 5.2.1 .

POLICY 10.1.4 Water Conservation: Employ low-water use and reclamation strategies to conserve water.

a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation: This action will accomplish this goal by using native plants and shrubs.

The applicant states that the design of the park to be developed if the Zone Change is approved incorporates native and low water use plantings and will not have turf grass area in the first phase. The second phase will have a small turf grass area but funding is not identified for the second phase at this time. Water harvesting will be used to capture water from running off the site and will supplement City water for landscaping. The design has limited turf in only the northern section of the park, trees will be planted to cool the area and reduce water loss.

POLICY 10.2.1 Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks.

c) Incorporate natural drainage and infiltration techniques to irrigate parks, golf courses, and Open Space:

The proposed zone will allow the development of a neighborhood scale park. The applicant states that swales will be incorporated into the design to keep water from running off the site and will be captured to water plants, shrubs and trees.

POLICY 10.1.1 Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment. [ABC]

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

The proposed zone will allow for the construction of a new neighborhood park. The new park will provide an enhanced access point to the adjacent 40 acre East Tijeras Arroyo Major Public Open Space by formalizing the access point through design and construction of the park. The request furthers Policy 10.1.1 and subpolicies a) and b).

POLICY 10.1.2

Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities. [ABC]

a) Design and maintain landscaping and park features appropriate to the location, function, public expectations, and intensity of use. [ABC]

The zone change is being requested so a new park can be developed, the design of which is appropriate to the location and natural setting and will maintain most of the existing topography by incorporating the existing slopes into the park. The park design features an embankment slide and petrified wood rock features that respect and enhance the existing landscape and will meet ADA requirements.

POLICY 10.3.3 Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

ACTIONS 10.3.3.1

Analyze resource and use limitations for the Open Space network to identify which parts of the system should be protected and which parts are more suited for public access and passive recreation. [ABC]

This parcel has been identified as denuded by partial grading and therefore, its value as Major Public Open Space has been reduced. Repurposing this parcel as a naturalistic park will increase public access to this parcel and the adjacent Major

Public Open Space and by increasing passive and active recreation opportunities. The request furthers policy 10.3.3 and action 10.3.3.1

POLICY 10.4.3 Co-located Facilities: Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.

The proposed zoning will allow the development of a new park that will provide a neighborhood amenity and also provide access to the existing Major Public Open to the east and west of the park. The request furthers policy 10.4.3.

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

c) Discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

d) Use water harvesting techniques and water reuse systems when possible for trees and landscaping.

The design plan calls for swales to capture run off water to be used to water landscaping. The applicant states that this park will be designed to meet or exceed existing water use standards set by the ABCWUA The irrigation will be designed with the highest quality of product. The design plan calls for swales to capture run off water to be used to water landscaping. The requests further policy 13.2.2 and subpolicies c and d.

POLICY 13.4.4

Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

This policy is furthered by maintaining much of the steep grades on the site. Embankment slides will be built into the hillside incorporating recreation opportunities while maintaining the striking natural features. View sheds will be maintained because there are no buildings are being built to obstruct view. The native vegetation will be enhanced as part the park development to provide habitat for wildlife. The requests further policy 13.4.4

Policy 13.5.2 Encourage public investment that enhance community health by ensuring access to parks for all residents for passive and active recreation and encouraging healthful connections to nature.

This project provides all of the opportunities identified in this goal. The Open Space Advisory Board, a citizen advisory board, voted to support a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation at the January 23, 2018 meeting. The park will provide an opportunity for recreation in both the developed park and in the Major Public Open Space because the park will offer improved acces to the Open Space. The requests further policy 13.5.2.

7. The subject site is within the East Gateway Sector Development Plan:

Goal Five 2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

The existing zoning provides Open Space that serves the community and the proposed zoning will provide park space that serves the community and may actually be more accessible to wider group of park users. The request furthers goals five.

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The request is consistent health, safety, morals and general welfare of the city. The applicant cites multiple, relevant policies in the Comprehensive Plan to justify the request.
 - B. The request will not destabilize the area. The existing zoning allows outdoor recreation in an undeveloped park. The proposed zoning will allow a developed park, a slightly more intense use, a use that is compatible with the surrounding residential development. The park will provide an amenity for the neighborhood.
 - C. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans. The request clearly facilitates these applicable policies. See policy analysis in findings 6 and 7
 - D. The proposed zone is more advantageous to the community as articulated in the applicable plans because it will provide a community amenity , the park will also act as an access to the existing Tijeras Arroyo Open Space to the east of the site.

The site was originally acquired by the City as undeveloped Open Space. The property was in good condition at the time. The site has since been graded, removing the natural features that made it appropriate as Open Space.
 - E. The proposed use is a neighborhood scale park that will be accessible to the community. The park will not have a negative impact on the surrounding area because the use is low intensity and will not have any of the more intense developed uses.
 - F. As stated by the applicant, the City is in control of the project and can plan for the necessary funding.
 - G. The applicant has justified the request as being advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The City owns the subject site and cost of land is not a major consideration for the request.
 - H. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The location is appropriate for the neighborhood park and the use will not have a negative traffic impact. No TIS was required.
 - I. The request will not create a spot zone; there is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development

because it will allow the development of a neighborhood scale park with a single family neighborhood.

- J. The request will not create a strip zone; here is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development because it will allow the development of a neighborhood scale park with a single family neighborhood.

9. The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA , Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.

10. A facilitated meeting was not requested or recommended.

11. Staff has not received any public comments as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40011, a request for Zone Map Amendment from SU-1 for Major Public Open Space to SU_1 for Parks and Recreation for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres, based on the preceding Findings and subject to the following Conditions of Approval

CONDITIONS OF APPROVAL, Zone Map Amendment

Project # 1007140, Case # 18EPC- 40010

1. Map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS, Site Development Plan for Subdivision

Project # 1007140, Case # 18EPC- 40011

2. This is a request for a Site Development Plan for Subdivision for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres. (M-22)
3. The site is part of larger 327 acre development , Juan Tabo Hills, annexed into the City in 2004. The subject site was zoned as Major Public Space as part of this process (project 1001370 03epc-01062, , O-04-24 Annexation,).
4. The request is accompanied by a request for a Zone Map Amendment (18-EPC-40010)
5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Consistency in the Comprehensive Plan:

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

The proposed development will allow a neighborhood scale park that will be accessible to the surrounding neighborhoods. The park adds to the mix of uses by providing an amenity that is open to the public. Additionally, the park development will provide a connection to existing Open Space (the Tijeras Arroyo and the East Tijeras Arroyo Open Space). The requests further Policy 5.2.1 .

POLICY 10.1.4 Water Conservation: Employ low-water use and reclamation strategies to conserve water.

- a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation: This action will accomplish this goal by using native plants and shrubs.

The applicant states that the design of the park to be developed if the Zone Change is approved incorporates native and low water use plantings and will not have turf grass area in the first phase. The second phase will have a small turf grass area but funding is not identified for the second phase at this time. Water harvesting will be used to capture water from running off the site and will supplement City water for landscaping. The design has limited turf in only the northern section of the park, trees will be planted to cool the area and reduce water loss.

POLICY 10.2.1 Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks.

- c) Incorporate natural drainage and infiltration techniques to irrigate parks, golf courses, and Open Space:

The proposed plan will allow the development of a neighborhood scale park. The applicant states that swales will be incorporated into the design to keep water from running off the site and will be captured to water plants, shrubs and trees.

POLICY 10.1.1 Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment. [ABC]

- a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.
- b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

The proposed plan will allow for the construction of a new neighborhood park. The new park will provide an enhanced access point to the adjacent 40 acre East Tijeras Arroyo Major Public Open Space by formalizing the access point through design and construction of the park. The request furthers Policy 10.1.1 and subpolicies a) and b).

POLICY 10.1.2

Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities. [ABC]

- a) Design and maintain landscaping and park features appropriate to the location, function, public expectations, and intensity of use. [ABC]

The zone change is being requested so a new park can be developed, the design of which is appropriate to the location and natural setting and will maintain most of the existing topography by incorporating the existing slopes into the park. The park design features an embankment slide and petrified wood rock features that respect and enhance the existing landscape and will meet ADA requirements.

POLICY 10.3.3 Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

ACTIONS 10.3.3.1

Analyze resource and use limitations for the Open Space network to identify which parts of the system should be protected and which parts are more suited for public access and passive recreation. [ABC]

This parcel has been identified as denuded by partial grading and therefore, its value as Major Public Open Space has been reduced. Repurposing this parcel as a naturalistic park will increase public access to this parcel and the adjacent Major Public Open Space and by increasing passive and active recreation opportunities. The request furthers policy 10.3.3 and action 10.3.3.1

POLICY 10.4.3 Co-located Facilities: Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.

The proposed plan will allow the development of a new park that will provide a neighborhood amenity and also provide access to the existing Major Public Open to the east and west of the park. The request further policy 10.4.3.

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

c) Discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

d) Use water harvesting techniques and water reuse systems when possible for trees and landscaping.

The design plan calls for swales to capture run off water to be used to water landscaping. The applicant states that this park will be designed to meet or exceed existing water use standards set by the ABCWUA The irrigation will be designed with the highest quality of product. The design plan calls for swales to capture run off water to be used to water landscaping. The requests further policy 13.2.2 and subpolicies c and d.

POLICY 13.4.4

Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

This policy is furthered by maintaining much of the steep grades on the site. Embankment slides will be built into the hillside incorporating recreation opportunities while maintaining the striking natural features. View sheds will be maintained because there are no buildings are being built to obstruct view. The native vegetation will be enhanced as part the park development to provide habitat for wildlife. The requests further policy 13.4.4

Policy 13.5.2 Encourage public investment that enhance community health by ensuring access to parks for all residents for passive and active recreation and encouraging healthful connections to nature.

This project provides all of the opportunities identified in this goal. The Open Space Advisory Board, a citizen advisory board, voted to support a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation at the January 23, 2018 meeting. The park will provide an opportunity for recreation in both the developed park and in the Major Public Open Space because the park will offer improved acces to the Open Space. The requests further policy 13.5.2.

7. The subject site is within the East Gateway Sector Development Plan:

Goal Five 2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

The proposed plan will allow development of a new park space that serves the community and may actually be more accessible to wider group of park users. The request furthers goals five.

8. The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA , Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.
9. A facilitated meeting was not requested or recommended.
10. Staff has not received any public comments as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40011, a request for Site Development Plan for Subdivision for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres ,based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1007140, Case # 18EPC- 40011

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The Site Plan shall be updated to show the access, uses and building standards.
5. Transportation Development Conditions:
Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
The following items need to be addressed prior to DRB:
 1. A Vicinity Map with the Zone Atlas page listed needs to be included.

2. Please indicate and dimension all access points (vehicle, bicycle and pedestrian).
 3. All work in the public ROW must be constructed under a COA Work Order.
-
-

***Maggie Gould
Planner***

Notice of Decision cc list:

To be added after the hearing

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Adverse Comments.

Office of Neighborhood Coordination

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

18EPC-40006 Zone Map Amendment (Zone Change)

No objection to the request.

18EPC-40011 Site Development Plan for Subdivision

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

The following items need to be addressed prior to DRB:

1. A Vicinity Map with the Zone Atlas page listed needs to be included.
2. Please indicate and dimension all access points (vehicle, bicycle and pedestrian).
3. All work in the public ROW must be constructed under a COA Work Order.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Clarify type of proposed refuse service, i.e., receptacles serviced by Parks and Rec., or lift bins serviced by Solid Waste.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No Objections

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Two existing electric overhead high voltage transmission lines cross the subject property west to east - on the north side of Monachos Rd SE. Several existing underground electric distribution lines are in the parcel as well. Overhead electric distribution lines cross the property from the north.

2. None of the electric lines are documented on the site plan or the grading sheets. Developer needs to meet with PNM prior to EPC hearing for further clarification of the plans to avoid impacting PNM electric infrastructure. Please contact Laurie Moye at 241-2792.
3. It is the applicant's obligation to abide by any conditions or terms of these easements. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



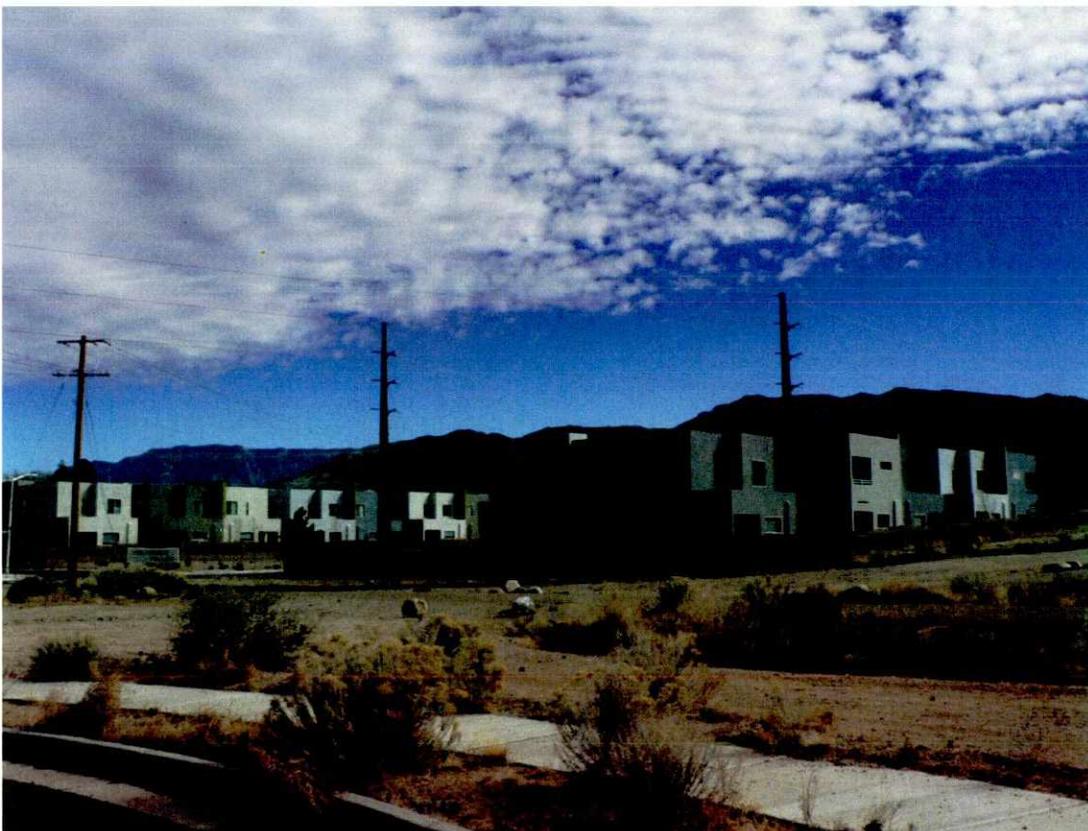
looking southeast

Photos taken from
Gulfstream Street
Cul de Sac





looking
southwest



Looking
northeast

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S <input checked="" type="checkbox"/> ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p>V <input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D <input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: COA PARKS & RECREATION DEPARTMENT PHONE: 505-768-5370

ADDRESS: 1801 4TH STREET NW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cmsandoval@cabq.gov

Proprietary interest in site: OWNER List all owners: COA PARKS & RECREATION DEPARTMENT

DESCRIPTION OF REQUEST: Zone change for a portion of tract 1-C-1 and all of tract 1-C-2 Unit 3A Juan Tabo Hills from SU-1 for Major Public Open Space to SU-1 for Parks and Rec.

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1-C-1 and 1-C-2 Block: _____ Unit: 3A

Subdiv/Addn/TBKA: Juan Tabo Hills

Existing Zoning: SU-1 Open Space Proposed zoning: SU-1 Parks & Rec. MRGCD Map No _____

Zone Atlas page(s): M-22 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): 1001370, 1007140, 1007139

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 7.3

LOCATION OF PROPERTY BY STREETS: On or Near: Manaches Rd SE and Gulfstream Dr SE

Between: _____ and _____

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

SIGNATURE Christina Sandoval DATE 2/28/18

(Print Name) Christina Sandoval Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18 EPC 40010</u>	<u>AZM</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>40011</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date April 12, 2018

3-1-18

Project # 1007140

[Signature]

Staff signature & Date

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

Christina Sandoval
Applicant name (print)

C Sandoval
Applicant signature & Date



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

Application case numbers
18 EPC - 40010

Revised: June 2011

[Signature] 3-1-18
Staff signature & Date

Project # 1007140

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

Christina Sandoval
Applicant name (print)
CSandoval
Applicant signature / date



Form revised August 2017

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

Application case numbers
18-EPC-40011

[Signature] 3-1-18
Planner signature / date
Project #: 1007140

Dear Mr. Bohanan,

The City of Albuquerque Parks and Recreation Department requests a Zone Change and a Site Development Plan for Subdivision for a portion of tract 1-C-1 and tract 1-C-2, Unit 3A, Juan Tabo Hills from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation for the development of a neighborhood park. The Parks and Recreation Department believes the proposed Zone Change furthers the goals and policies of the Albuquerque Bernalillo County Comprehensive Plan and meets the justification required by R-270-1980.

The parcels in question are currently zoned for SU-1 for Major Public Open Space but have unfortunately been denuded by grading to accommodate drainage needs for the adjacent residential development. Therefore, the value of the land for Major Public Open Space has been greatly diminished. The Parks and Recreation Department, with agreement from the Open Space Advisory Board proposes to re-zone the property to be further developed as a neighborhood park. The design of the new park includes enhanced access to the 40 acre Major Public Open Space parcel abutting the proposed park site to the east. This enhanced access will be provided through formalized paths leading from a small parking area through the new park to the Open Space. The 40 acre Open Space parcel is currently land-locked and the Parks and Recreation Department intends the proposed improvements to provide enhanced opportunity for the public to enjoy the Open Space.

Please see the specific justification for the Zone Change as per R-270-1980. The R-270-1980 text and Comprehensive Plan text are shown in italics.

Section 1. The following policies for deciding zone map change applications pursuant to the Comprehensive Plan are hereby adopted:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.*

The proposed zone change benefits the health, safety, morals and general welfare of the city by facilitating the construction of a new neighborhood park. The following policies from the Update 2017 Comprehensive Plan illustrate how the proposed zone change will positively affect the Juan Tabo Hills Neighborhood.

POLICY 10.2.1 Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks.

The Juan Tabo Hills subdivision does not have a park that is accessible to its residents without having to leave the subdivision and drive to another park. This proposed Neighborhood Park will meet the range of park needs of the neighborhood by providing play areas, picnic areas and passive recreation spaces. There is already a 40 acre open space to address low impact recreation within the subdivision.

POLICY 10.1.4 Water Conservation: Employ low-water use and reclamation strategies to conserve water.

a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation: This action will accomplish this goal by using native plants and shrubs. The design has limited turf in only the northern section of the park, trees will be planted to cool the area and reduce water loss.

c) Incorporate natural drainage and infiltration techniques to irrigate parks, golf courses, and Open Space: Swales will be incorporated into the design to keep water from running off the site and will be captured to water plants, shrubs and trees.

POLICY 10.4.3

Co-located Facilities: Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.

This project maximizes public investment by using a parcel already owned by the city for a Parks and Recreation purpose other than the original intent. The new park will serve as a trail head for an existing land locked 40 acre parcel of Open Space. The joint use of the parking lot for Neighborhood Park and Open Space uses limits the parking impacts on the neighborhood and provides for safe developed access into the Open Space preventing degradation of the area through rogue trails.

POLICY 5.2.1

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

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.: By rezoning the property the neighborhood will have more recreational uses available to them in the form of urban parks and Major Public Opens Space.

POLICY 13.2.2

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

c) Discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas. : The irrigation will be designed with the highest quality of product. The design plan calls for swales to capture run off water to be used to water landscaping.

d) Use water harvesting techniques and water reuse systems when possible for trees and landscaping.: The design plan calls for swales to capture run off water to be used to water landscaping.

POLICY 13.4.4

Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

This policy will be achieved by maintaining much of the steep grades on the site. Embankment slides will be built into the hillside incorporating recreation opportunities while maintaining the striking natural features. View sheds will be maintained as no buildings are being built to obstruct view. The native vegetation will be enhancing to provide habitat for wildlife.

Additionally the following policy from the East Gateway Sector Plan supports this request as this will provide more parks available to the East Gateway Community.

2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.*

This request provides stability for the area by providing public amenities that are usable by the neighboring residential properties. Studies have been done that show that homes near parks have higher property values, increasing neighborhood stability.

Comprehensive plan policy 13.2.2 Water Conservation identifies using the best practices in water management for development. This park will be designed to meet or exceed existing water use standards set by the ABCWUA.

Also identified in the Comprehensive plan in the Resilience and Sustainability Section is Policy 13.5.2 Encourage public investment that enhance community health by ensuring access to parks for all residents for passive and active recreation and encouraging healthful connections to nature. This project provides all of the opportunities identified in this goal.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.*

The proposed zone change furthers the following Policies from the Parks and Open Space chapter of the Comprehensive Plan.

POLICY 10.1.1

Distribution: Improve the community's access to recreational opportunities by balancing the City

and County's parks and Open Space systems with the built environment. [ABC]

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

The Zone Change will allow for the construction of a new park. The new park will provide an enhanced access point to the adjacent 40 acre Major Public Open Space by formalizing the access point through design and construction of the park.

POLICY 10.1.2

Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities. [ABC]

a) Design and maintain landscaping and park features appropriate to the location, function, public expectations, and intensity of use. [ABC]

The Zone Change is being requested so a new park can be developed, the design of which is appropriate to the location and natural setting and will maintain most of the existing topography by incorporating the existing slopes into the park. The park design features an embankment slide and petrified wood rock features that respect and enhance the existing landscape and will meet ADA requirements.

POLICY 10.1.4

Water Conservation: Employ low-water use and reclamation strategies to conserve water. [ABC]

a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation. [ABC]

The design of the park to be developed if the Zone Change is approved incorporates native and low water use plantings and will not have turf grass area in the first phase. The second phase will have a small turf grass area but funding is not identified for the second phase at this time. Water harvesting will be used to capture water from running off the site and will supplement City water for landscaping.

POLICY 10.3.3

Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource. [ABC]

ACTIONS 10.3.3.1

Analyze resource and use limitations for the Open Space network to identify which parts of the system should be protected and which parts are more suited for public access and passive recreation. [ABC]

This parcel has been identified as denuded by partial grading and therefor, its value as Major Public Open Space has been reduced. Repurposing this parcel as a naturalistic park will increase public access to this parcel and the adjacent Major Public Open Space and by increasing passive and active recreation opportunities.

POLICY 10.4.1

Public Priorities: Engage the public to determine priorities and ensure equitable public investment. [ABC]

The Open Space Advisory Board, a citizen advisory board, voted to approve a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation at the January 23, 2018 meeting.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or in this case, there was not an error in the Zone Map.

There is not an error in the Zone Map.

2. Changed neighborhood or community conditions justify the change; or

The Juan Tabo Hills neighborhood has continued to grow and many new home sites are currently in development. As the area has developed the need for a neighborhood park has increased. When the property was annexed from the County one of the conditions of the annexation agreement was to have a neighborhood park to service the proposed residential units. This zone change will allow for the development of a park to meet the growing neighborhood demand and to comply with the annexation agreement.

The changed condition for this individual lots identified in the request is that a portion of the property was grading to install underground drainage facilities by the developer. As a result the property has lost its value as Open Space.

3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The parcels have been impacted by the development of home sites to the north and south, and the resulting impacts have greatly reduced the value of the parcel as Open Space, this zone change will further Comprehensive Plan Policies and bring the site more in line with neighborhood development taking place. Open Space parcels are already provided throughout the Tijeras Arroyo and the adjoining 40 acre Open Space. Therefore, a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation will be more advantageous to the community.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The permissive uses allowed in the SU-1 Parks and Recreation zone will not adversely impact the neighborhood or community. This is primarily due to the fact that the park to be developed if the zone change is granted is neighborhood scale park of less than 5 acres and will have 6 regular and 1 handicap accessible parking spaces. The park will have play structures and will maintain much of the slope by providing stairs and landings to upper levels with seating and picnic space. The eastern end of the park will remain mostly native with defined walking paths leading to the adjacent Open Space. The park will not feature any large event spaces or fields for sports practice. In addition there will not be a basketball court or intense lighting so impacts to surrounding neighbors will be minimal.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

Funding for Phase 1 of the park is currently identified so if the zone change is approved, no unfunded development burden will fall to the City of Albuquerque. The second phase of the park will be built when funds are available but the park is part of the long term plan for Parks and Recreation so the development of the second phase of the park will not disrupt the overall park development schedule.

1. Denied due to lack of capital funds; or

Funds are programmed for phase 1 of park development.

2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The park will be developed as a City of Albuquerque Parks and Recreation Department project so the City is in control of capital expenditure schedules.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The land is already dedicated to the City of Albuquerque as Open Space, this is a Zone Change only, and no land acquisition is required.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The road network should not be negatively impacted by the result of the zone change. The proposed park is small in size and will not generate large volumes of traffic. The Traffic Engineering section of the Planning Department has agreed the project does not require a Traffic Impact Study. In addition, parking for the 40 acre Major Public Open Space is addressed on site so street parking should be reduced. The requested zoning is not for commercial zoning, nor is the site located on Major or Collector Streets.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

The two parcels included in the Zone Change request, a portion of tract 1-C-1 and all of tract 1-C-2 have a total area of 7.3 acres, and the surrounding zoning is R-D and SU-1 for C-2 and SU-1 for Major Public Open Space, and a park zoning designation does not seem incompatible with surrounding zoning. The current zoning for the parcels is SU-1 for Major Public Open Space.

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*

See section C for the list of Comprehensive Plan Policies the Zone Change enables.

- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

The parcels in question have been degraded from their natural state and no longer function well as Open Space. However, the Zone Change will allow the development of a park that will enhance access to the remaining Open Space and buffer the Open Space land from the residential development. The approval process for development will not change as both the original zoning and the proposed zoning are SU-1.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

The Zone Change request is for SU-1 for Parks and Recreation so no commercial uses will be allowed.

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*

See section C for the list of Comprehensive Plan Policies the Zone Change enables.

- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

The parcels in question have been degraded from their natural state and no longer function well as Open Space. However, the Zone Change will allow the development of a park that will enhance access to the remaining Open Space and buffer the Open Space land from the neighborhood creating a transition from higher intensity uses to lower intensity uses.

In conclusion, this Zone Change request for a portion of tract 1-C-1 and tract 1-C-2, Unit 3A, Juan Tabo Hills from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation will allow for the development of a neighborhood park. The Site Development Plan for Subdivision will allow us to divide the property to match the proposed zone change.

The park will provide enhanced access to the remaining Open Space, buffer the Open Space from the residential development and meet the growing demand for a park facility in the Juan Tabo Hills community. Thank you for your consideration.

NOTIFICATION & NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: March 12, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

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

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.



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

Sent: Tuesday, February 27, 2018 4:42 PM

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

Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

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

Contact Name

Christina Sandoval

Company Name

COA Parks and Recreation

Address

1801 4th St.

City

albuquerque

State

nm

ZIP

87107

Telephone Number

505-768-5370

Email Address

cmsandoval@cabq.gov

Anticipated Date of Public Hearing (if applicable):

April 12, 2018

Describe the legal description of the subject site for this project:

Tract 1-C-1 Plat for Juan Tabo Hills Unit 3A

Tract 1-C-2 plat for Juan Tabo Hills Unit 3A

Located on/between (physical address, street name or other identifying mark):

Monachos Road and Borrego Dr.

This site is located on the following zone atlas page:

M-22

=====
This message has been analyzed by Deep Discovery Email Inspector.

Sandoval, Christina M.

From: Quevedo, Vicente M.
Sent: Wednesday, February 28, 2018 9:32 AM
To: Sandoval, Christina M.
Subject: Notification Inquiry_Monachos Rd and Borrego Dr_EPC
Attachments: CUsersdmdcmsDocumentsJuan Tabo Hills zone map.pdf; Notification Inquiry_Monachos and Borrego_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Christina,

Good morning. I have included a list of affected associations related to your upcoming EPC submittal. Please also review the attached instruction sheet. Let me know if you have any questions. Thank you.

Association Name	First Name	Last Name	Address Line 1	
Coronado Terrace HOA	Bob	Martinson	13104 Calle Azul SE	All
Coronado Terrace HOA	Debra	Sessa	13100 Calle Azul SE	All
Willow Wood NA	Jonathan	Hollinger	11700 Isle Royale Road SE	All
Willow Wood NA	Frank	Bushman	11101 Jewel Cave Road SW	All
Singing Arrow NA	Sandy	Hays	12724 Piru SE	All
Singing Arrow NA	Mark	Burton	601 Dorado Place SE	All
Juan Tabo Hills NA	Michael David	Trammell	1620 Challedon Drive SE	All
Juan Tabo Hills NA	Richard	Lujan	11819 Blue Ribbon NE	All
Sandia Vista NA	Lucia	Muñoz	316 Dorothy NE	All
Sandia Vista NA	Brenda	Gebler	PO Box 50219	All
Mirabella Miravista NA	David	McGrogan	344 Via Vista Street SE	All
Mirabella Miravista NA	Laurie	Estrada	11231 Kaibab Road SE	All
Four Hills Village HOA	Herb	Wright	712 Stagecoach Road SE	All
Four Hills Village HOA	Paul	Feist	1612 Sagebrush Trail SE	All
Hidden Valley Community Services Association Incorporated	Michael	Carroll	610 Green Valley Drive SE	All
Hidden Valley Community Services Association Incorporated	Wayne	Plemons	13332 Lodestone Trail SE	All
East Gateway Coalition	James	Andrews	13121 Nandina Lane SE	All
East Gateway Coalition	Michael	Brasher	216 Zena Lona NE	All

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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11231 Kaibab Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

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 Street, Apt. No., or PO Box No. **David McGrogan**
344 Via Vista St. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

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PO Box 50219
 City, State, ZIP+4 **Albuquerque, NM 87123**

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 Street, Apt. No., or PO Box No. **Lucia Munoz**
316 Dorothy NE
 City, State, ZIP+4 **Albuquerque, NM 87123**

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 Street, Apt. No., or PO Box No. **Richard Lujan**
11819 Blue Ribbon NE
 City, State, ZIP+4 **Albuquerque, NM 87123**

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1620 Challedon Dr. SE
 City, State **Albuquerque, NM 87123**

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 Street, Apt. N or PO Box No. **Mark Burton**
601 Dorado Place SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

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 Street, Apt. N or PO Box No. **Frank Bushman**
11101 Jewel Cave Rd SW
 City, State, ZIP+4 **Albuquerque, NM 87123**

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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. N or PO Box No. **Debra Sessa**
13104 Calle Azul SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7306 8844 0006 2510 7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.; or PO Box No. **Sandy Hays**
12724 Piru SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7320 8844 0006 2510 7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.; or PO Box No. **Jonathan Hollinger**
11700 Isle Royale Rd SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

0716 2323 0000 3410 7009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.; or PO Box No. **Bob Martinson**
13104 Calle Azul SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, August 2005 See Reverse for Instructions

JENNINGS TAD A & JEANETTE
HARMON C/O HARMON STEVEN R &
SARA L
600 VIA POSADA SE
ALBUQUERQUE NM 87123-4510

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

JTH LLC
PO BOX 1443
CORRALES NM 87048

LONBERGER DONNELL RYAN & HUA-
LONBERGER SONG AN T
12019 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

ACABAL MARCO & LILIA
12000 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

TRINH SON H
12012 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

GUTHRIE JEREMY L
12027 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

PHELPS GRETCHEN R
12043 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

DE ALVA FELIPE
12008 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

RAU ARJUN U
12009 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

RUSSELL WILLIAM W & PATRICIA L CO-
TRUSTEES RUSSELL FAMILY TRUST
601 VIA POSADA SE
ALBUQUERQUE NM 87123-4525

RIVERA JAMES A II & ROBERTA J
604 VIA POSADA SE
ALBUQUERQUE NM 87123

QURAIISHI MOHAMMED S & MOUNA H
& QURAIISHI FATIMA H
3012 CENTRAL AVE SE
ALBUQUERQUE NM 87106-2248

OROZCO NICHOL
12016 MONACHOS RD SE
ALBUQUERQUE NM 87123-2774

GILL MARY A & TRACY G
12051 ZANJERO DR SE SUITE B
ALBUQUERQUE NM 87123-2693

HOMER MICHELLE M
12020 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

ARAGON PAULA
12047 ZANJERO RD SE
ALBUQUERQUE NM 87123

WEST BRANDON
12000 MONACHOS RD SE
ALBUQUERQUE NM 87123-2774

FLORES HENRY
12016 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

VEGA HEATHER M & RICHARD M
12035 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

PERRY JERRY G TRUSTEE PERRY RVLT
ATTN: JERRY T PERRY
5220 POWERS WAY RD SW
ALBUQUERQUE NM 87121

CRONICAN FRANK A JR & JONNY K CO-
TRUSTEES CRONICAN TRUST
608 VIA POSADA SE
ALBUQUERQUE NM 87123-4510

PACKER KARLTON O
12040 MONACHOS RD NE
ALBUQUERQUE NM 87123-2774

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113

MUNOZ SAMSON H
12008 MONACHOS RD SE
ALBUQUERQUE NM 87123-2774

ISENBERG KYLE H & TONI A
12015 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

MANES TAMARA R
12012 MONACHOS RD SE
ALBUQUERQUE NM 87123-2774

COMPIANO HOLLY K
12004 ZANJERO RD SE
ALBUQUERQUE NM 87123-2694

ARANDA VICTORIA M
12005 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

KAJANI NADYA J
12039 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

SCHIFANO ALEX & HUBER-ROWLEY
KAREN K
12059 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

ZAMARIPA ROGELIO
12023 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

WEISS MATTHEW R & COPELAND
ELIZABETH M
12001 ZANJERO RD SE
ALBUQUERQUE NM 87123-2693

MONTOYA ANDREW R
1508 BARBARO DR SE
ALBUQUERQUE NM 87123

SKOLNIK LAN T & JAY A
1527 BARBARO DR SE
ALBUQUERQUE NM 87113

GARCIA MICHELLE B & RONNIE J
1509 BARBARO DR SE
ALBUQUERQUE NM 87123-2690

PAEK KYU S & GRACE E
1515 BARBARO DR SE
ALBUQUERQUE NM 87123-2690

WALKER KELLY R
1523 BARBARO DR SE
ALBUQUERQUE NM 87123-2690

JARAMILLO-ST CYR AMANDA Y
1519 BARBARO DR SE
ALBUQUERQUE NM 87123

HASEKAMP JOSEPH M & STEPHANIE M
1501 BARBARO DR SE
ALBUQUERQUE NM 87113

NAVARRO JEREMY & NAVARRO-
HAMILTON MICHELLE & HAMILTON
JOHNNY
1504 CHALLEDON DR SE
ALBUQUERQUE NM 87123-2499

GRIEGO CYNTHIA
1505 BARBARO DR SE
ALBUQUERQUE NM 87123

JTH LLC
4131 BARBARA LP SE
RIO RANCHO NM 87124-1362

MARTINEZ ENRIQUE & ROMALDA
1513 BARBARO DR SE
ALBUQUERQUE NM 87123-2690

KUTHAKUN SOUVANNY & PHOU-BON
CHANNARE
1500 BARBARO DR SE
ALBUQUERQUE NM 87123

EASTMAN HARVERY S & JILL C
1504 BARBARO DR SE
ALBUQUERQUE NM 87123-2594

WIGHT CAROL MIYAZAKI &
DRANGMEISTER WALTER RICHARD
13215 PINE FOREST PL NE
ALBUQUERQUE NM 87111-8258

NGUYEN NAM V & TSETAN TENZIN
1512 CHALLADEON DR SE
ALBUQUERQUE NM 87123-2499

RAMIREZ GUADALUPE D & MCAFEE
MICHAEL P
1500 CHALLEDON DR SE
ALBUQUERQUE NM 87123

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Rivera
604 Via Posada SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Russell
601 Via Posada SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Arjun Rau
12009 Zanjero Rd. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Gretchen R. Phelps
12043 Zanjero Rd. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Guthrie, Jeremy L.
12027 Zanjero Rd. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Street, Apt. No.,
or PO Box No. Trinh Son H.
12012 Zanjero Rd. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 7139

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. ACABAL Marco & Lilia
 12000 Zanjero Rd. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 7146

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. Lonberger
 12019 Zanjero Rd. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 7153

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. JTH LLC
 PO Box #1443
 City, State, ZIP+4 Corrales, NM 87048

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 7160

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. Harmon
 600 Via Posada SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7009 3410 0000 2323 0778

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. Felipe DeAlva
 12008 Zanjero Rd. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, August 2006 See Reverse for Instructions

7001 2510 0006 8844 7061

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. Quraishi
 3012 Central Ave. SE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Nichol Orozco**
12016 Monachos Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87106**

PS Form 3800, January 2001 See Reverse for Instructions

7054
8844
0006
2510
7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Mary & Tracy**
12051 Zanjero Dr. SE Suite B
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7047
8844
0006
2510
7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Michelle Homer**
12020 Zanjero Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7030
8844
0006
2510
7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Paula Aragon**
12047 Zanjero Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7023
8844
0006
2510
7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Brandon West**
12000 Monachos Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7016
8844
0006
2510
7001

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No.,
 or PO Box No. **Henry Flores**
12016 Zanjero Rd. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7009
8844
0006
2510
7001

7001 2510 0006 8844 6996

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Heather & Richard Vega
 12035 Zanjero Rd SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6972

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Cronican
 608 Via osada SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6958

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 D R Horton Inc.
 4400 Alameda Blvd NE Ste. B
 Albuquerque, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6989

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Jerry T. Perry
 5220 Powers Way Rd. SW
 Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6965

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Karlton Packer
 12040 Monachos Rd. NE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6941

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Samson Munoz
 12008 Monachos Rd. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7007 2510 0000 6844 6934

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
.....
Street, Apt. No.,
or PO Box No. 12015 Zanjero Rd. SE
.....
City, State, ZIP+4 Albuquerque, NM 87123

5

7001 2510 0006 8844 6897

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **Kelly Walker**
1523 Barbaro Dr. SE
 City, State, ZIP **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6903

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **Navarro/Hamilton**
1504 Challedon Dr. SE
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6910

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **Enrique & Romalda Martinez**
1513 Barbaro Dr. SE
 City, State, ZIP **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6927

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **Wight/Drangmeister**
13215 Pine Forest Pl. NE
 City, State, ZIP+4 **Albuquerque, NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6880

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **M. Weiss & E. Copeland**
12001 Zanjero Rd. SE
 City, State, ZIP **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6750

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To _____
 Street, Apt. No. or PO Box No. **Nadya J. Kajani**
12039 Zanjero Rd. SE
 City, State, ZIP **Albuquerque, NM 87123**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6873

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. Ramirez
1500 Challedon Dr. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6866

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. Harvery & Jill Eastman
1504 Barbaro Dr. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6705

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. Amanda Jaramillo-St Cyr
1519 Barbaro Dr. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6859

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. JTH LLC
4131 Barbara Loop SE
City, State, ZIP+4 Albuquerque, NM 87124

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6842

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
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Sent To

Street, Apt. No.,
or PO Box No. J. & S. Hasekamp
1501 Barbaro Dr. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6835

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. Kyu & Grace Paek
1515 Barbaro Dr. SE
City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6675

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Amanda Jaramillo
 Street, Apt. No., or PO Box No. 1519 Barbaro Dr. SE
 City, State, ZIP+4 Albuquerque, NM 87183

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6628

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No. Lan & Jay Skolnik
1527 Barbaro Dr. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6611

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No. Rogelio Zamaripa
12023 Zanjero Rd. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6604

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No. Nguyen
1512 Challadeon Dr SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6699

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No. Cynthia Griego
1505 Barbaro Dr. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0006 8844 6729

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No. Andrew Montoya
1508 Barbaro Dr. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

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U.S. Postal Service
CERTIFIED MAIL RECEIPT
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7001 2510 0006 8844 6712

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Michelle Garcia
 1509 Barbaro Dr. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0006 8844 6743

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Schifano
 12059 Zanjero Rd. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0006 8844 6767

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Victoria M. Aranda
 12005 Zanjero Rd. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0006 8844 6774

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 S. Kuthakun & PB Channare
 1500 Barbaro Dr. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0006 8844 6781

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Holly Compiano
 12004 Zanjero Rd. SE
 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0006 8844 6798

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Tamara Manes
 12012 Monachos Rd. SE
 Albuquerque, NM 87123

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Typical

Parks and Recreation Department

2/28/18

Timothy M. Keller, Mayor

Dear Neighborhood Association Representative:

The City of Albuquerque Parks and Recreation Department will be in front of the Environmental Planning Commission on April 12, 2018 at 8:30 a.m. in the basement of Plaza del Sol. We are requesting a zone change from SU-1 for Open Space to SU-1 for Park Purposes on two tracts of land located North and South of Manachos Rd. at Borrego Dr. (Legal Description: Tracts 1-C-1 and 1-C-2 for Juan Tabo Hills Subdivision Unit 3). If the proposed zone change and subdivision are approved the property will be developed into a city park. The current condition of the land does not make it suitable for open space. The design of the park will keep many of the natural elements and will provide a buffer between the neighborhood residential uses and the existing 40-acre Open Space Tract.

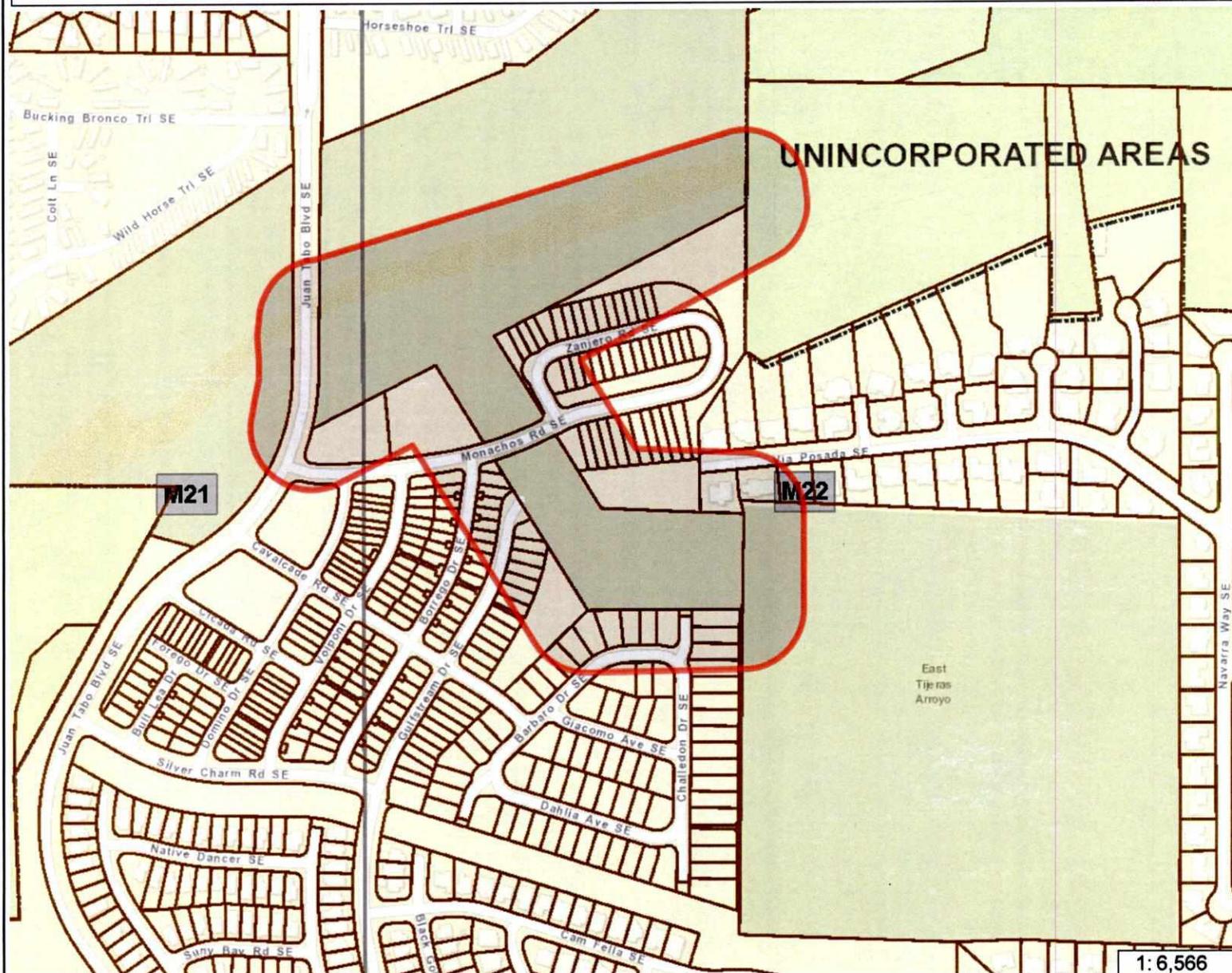
If you have any questions feel free to contact me at 768-5370. Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505)768-4660. A facilitated meeting request must be received by ADR by March 12, 2018.

Sincerely,

Christina Sandoval
Principal Planner
Parks and Recreation Department



Zone Atlas M22 Neighborhood Park



Legend

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

Notes

Buffer: 185ft.
ROW: Juan Tabo 85ft.

0.2 0 0.10 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/1/2018 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:6,566

SITE PLAN REDUCTIONS
