



**Environmental
Planning
Commission**

**Agenda Number: 07
Project Number: 2018-001198
(1010401 & 100440)
Hearing Date: July 12, 2018**

Staff Report

Agent	Respec
Applicant	Woodmont Paseo LLC
Request	Zone Map Amendment (Zone Change)
Legal Description	All or a portion of Tract 2 and Tract 6 bulk land plat of the Trails unit 3A, Tract C correction plat of Valle Prado unit 3, and Tract H plat of Durango Unit 1
Location	Woodmont Ave. NW, between Paseo Del Norte Blvd. NW, and Unser Blvd. NW
Size	57 acres
Existing Zoning	R-1D zone (Residential, Single Family)
Proposed Zoning	R-1A, R-1B, and R-1C zones (Residential, Single Family)

Staff Recommendation

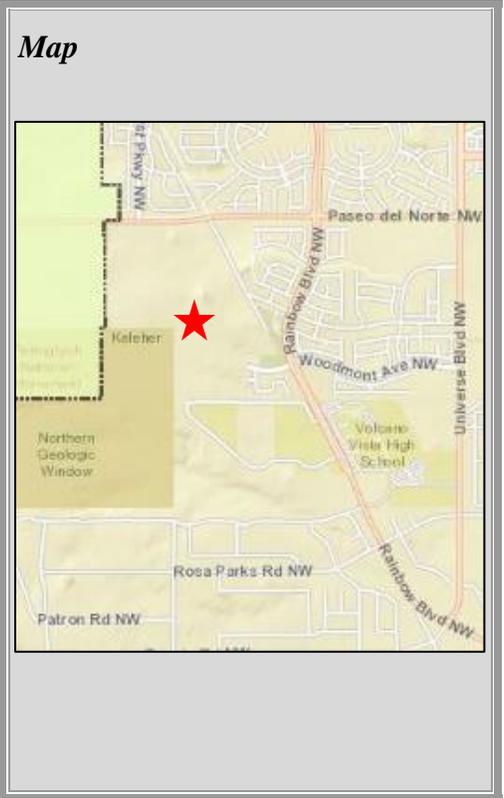
APPROVAL of Project # 2018-001198, (1010401_1004404)

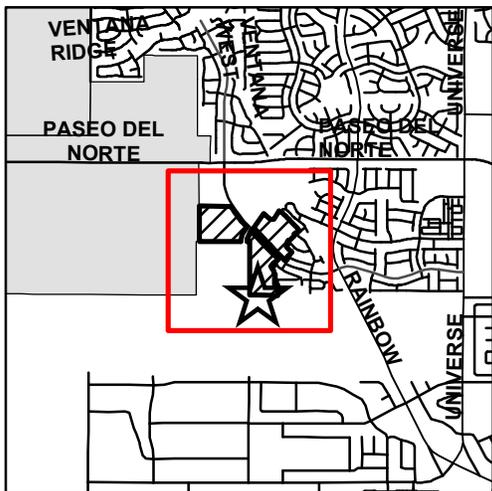
Based on the Findings and subject to the Conditions of Approval included within this report.

**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This is a request for a Zone Map Amendment (Zone Change) for four tracts located on the West Side, west of Rainbow Blvd NW and immediately east of the Petroglyph National Monument, south of Paseo del Norte Boulevard NW. The IDO converted the subject tracts to R-1D (Residential, Single Family) with a minimum lot size of 10,000 square feet. The applicant requests to re-zone the subject tracts to R-1A, R-1B, and R-1D with a transition away from the Major Public Open Space (MPOS) that result in densities similar to what was permitted by the Volcano Trails Sector Development, and the zoning prior to the IDO conversion. The applicant contacted the Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject tracts as required. A facilitated meeting occurred on June 28, 2018, and a petition has been submitted for the record. Generally, the neighborhood representatives are in opposition to the R-1A zone requested for Tracts 6 and C. The request furthers a preponderance of applicable policies and staff recommends approval.





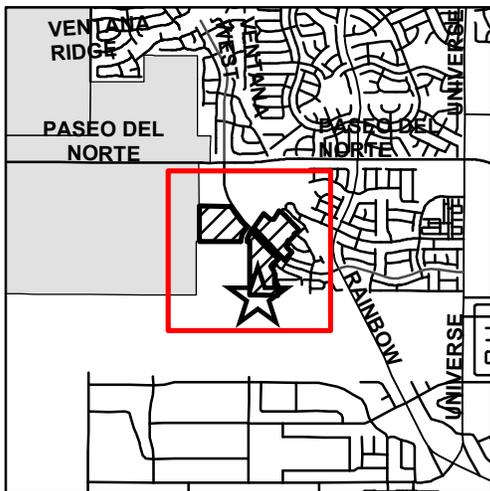
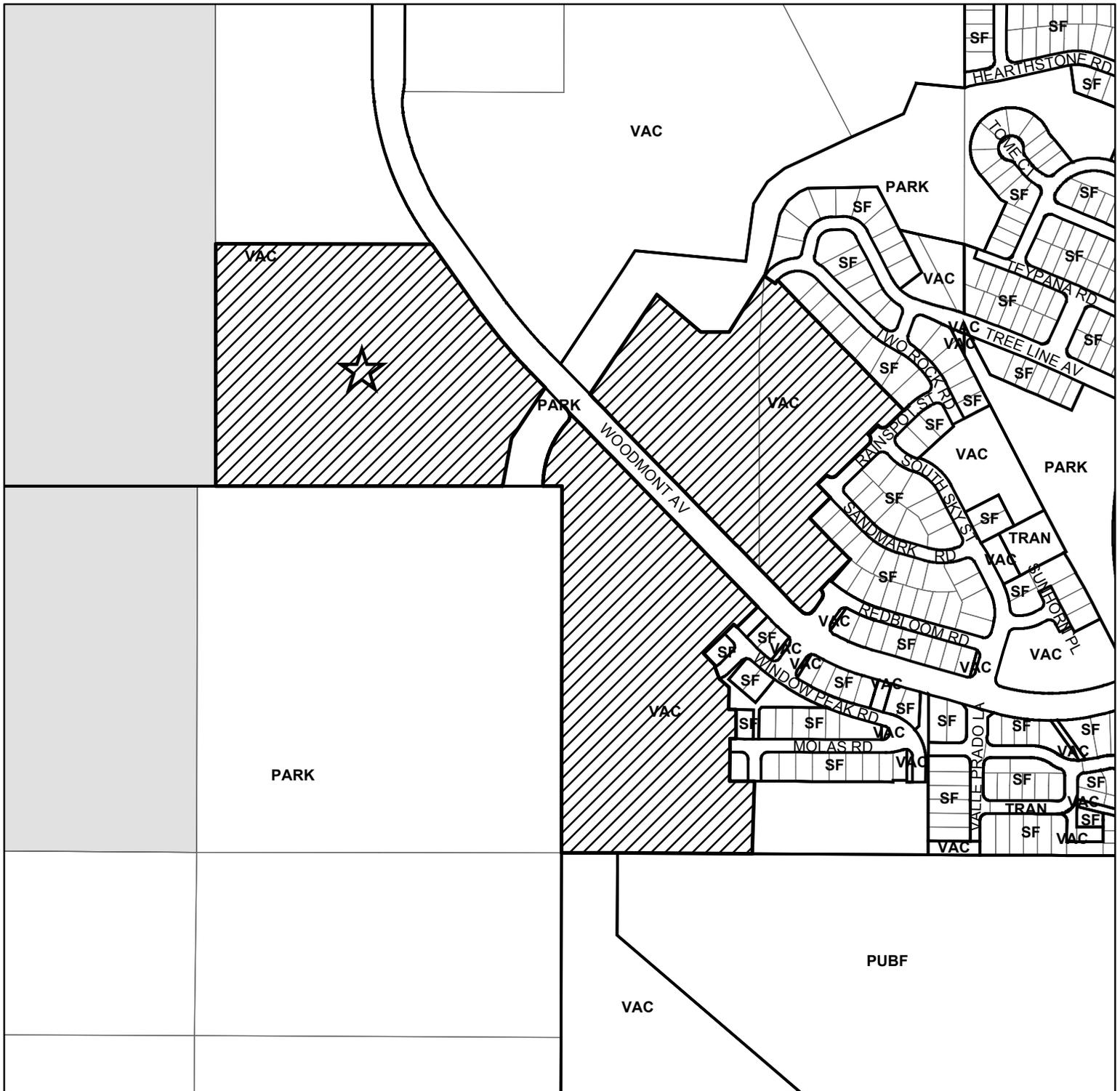
IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

Project Number:
2018-001198 (1010401&1004404)
Hearing Date:
7/12/2018
Zone Map Page:
C-8 and C-9
Application Case Numbers:
RZ-2018-00008



LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

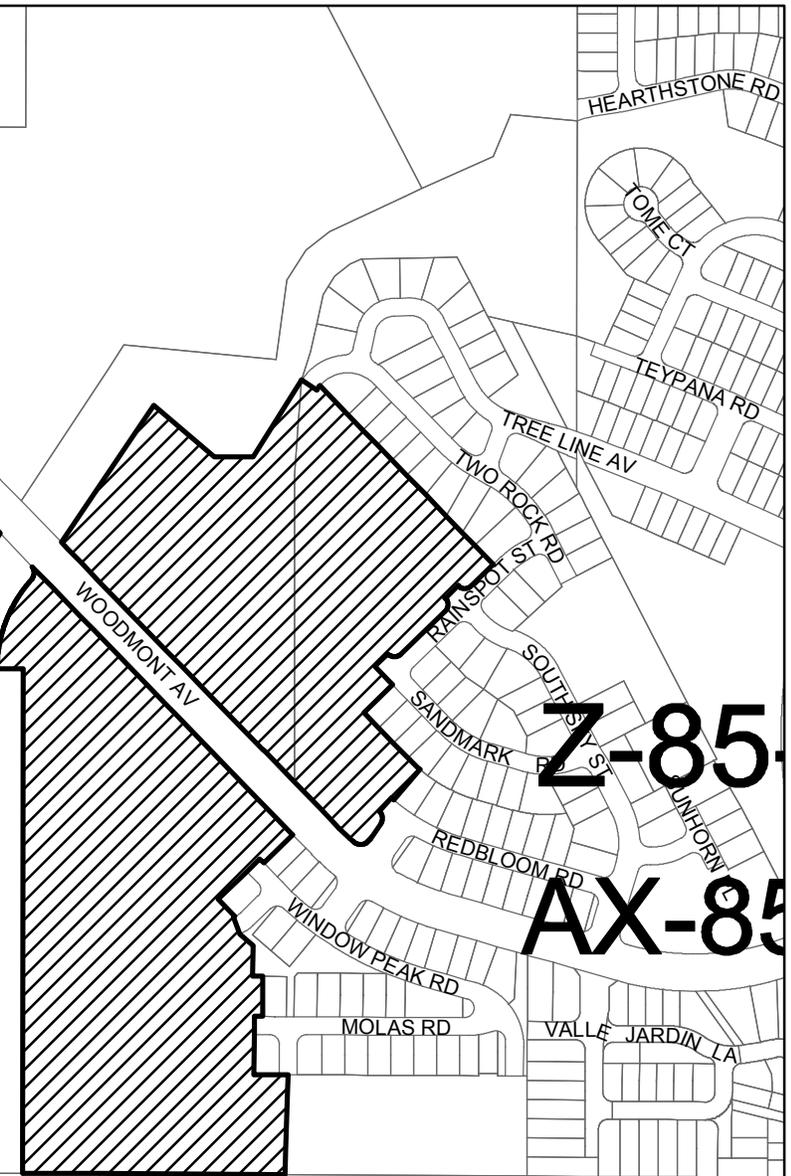
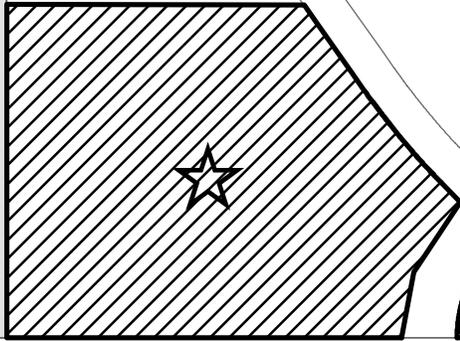
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned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



1 inch = 500 feet

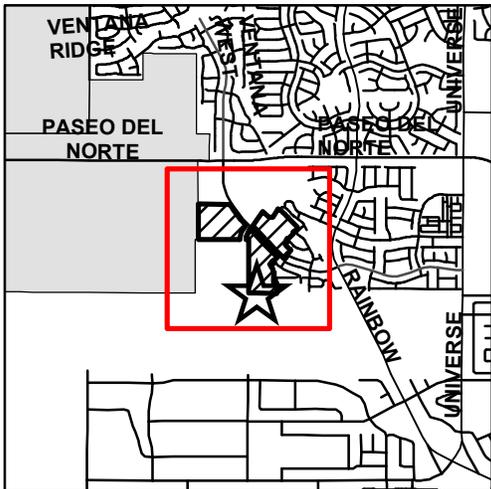
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CSU-86-43



Z-85
AX-85

-7
-35



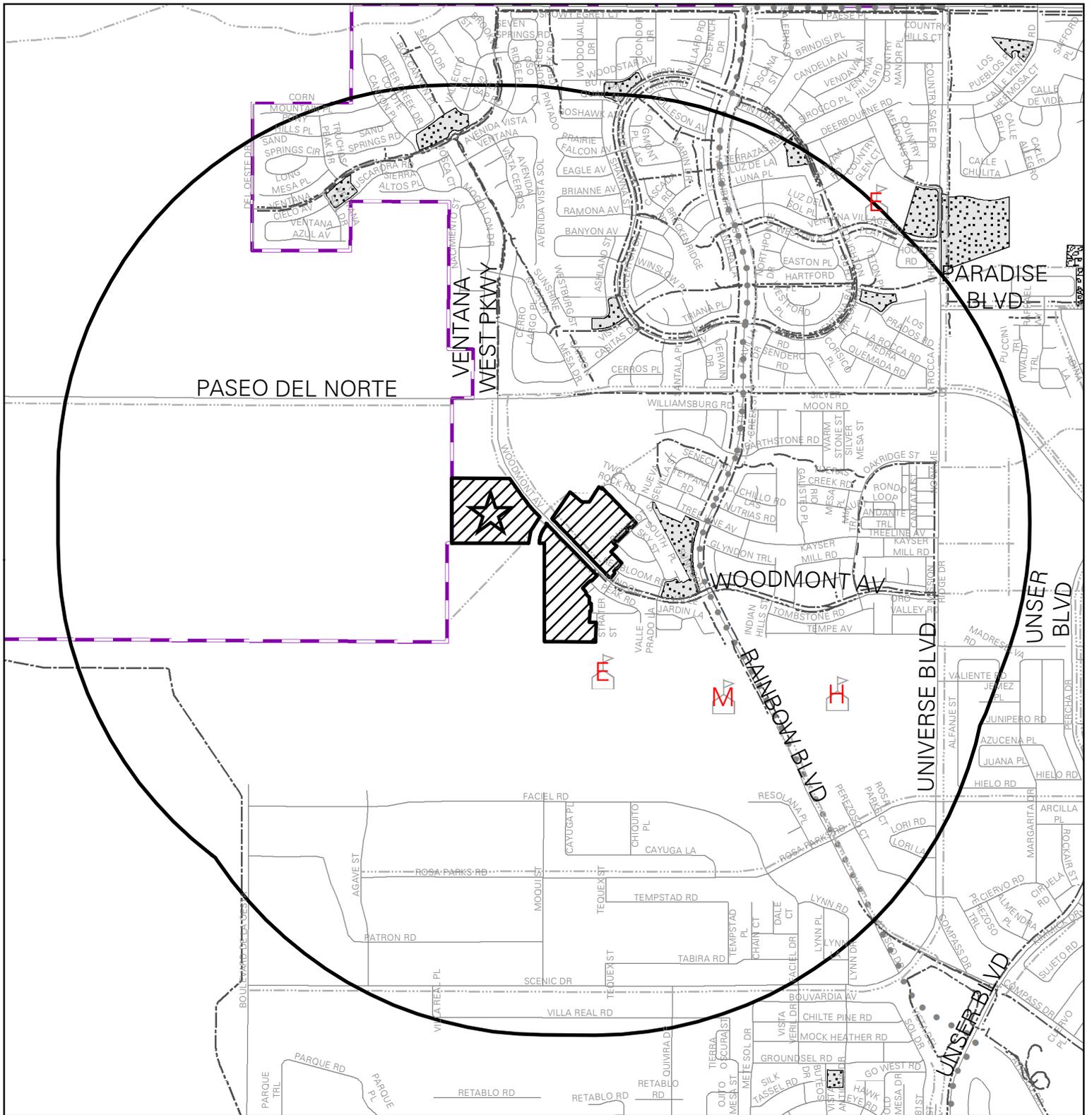
HISTORY MAP

Note: Gray shading indicates County.



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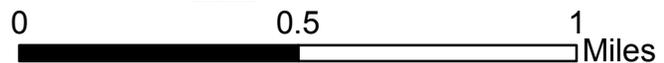


Public Facilities Map with One-Mile Buffer



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

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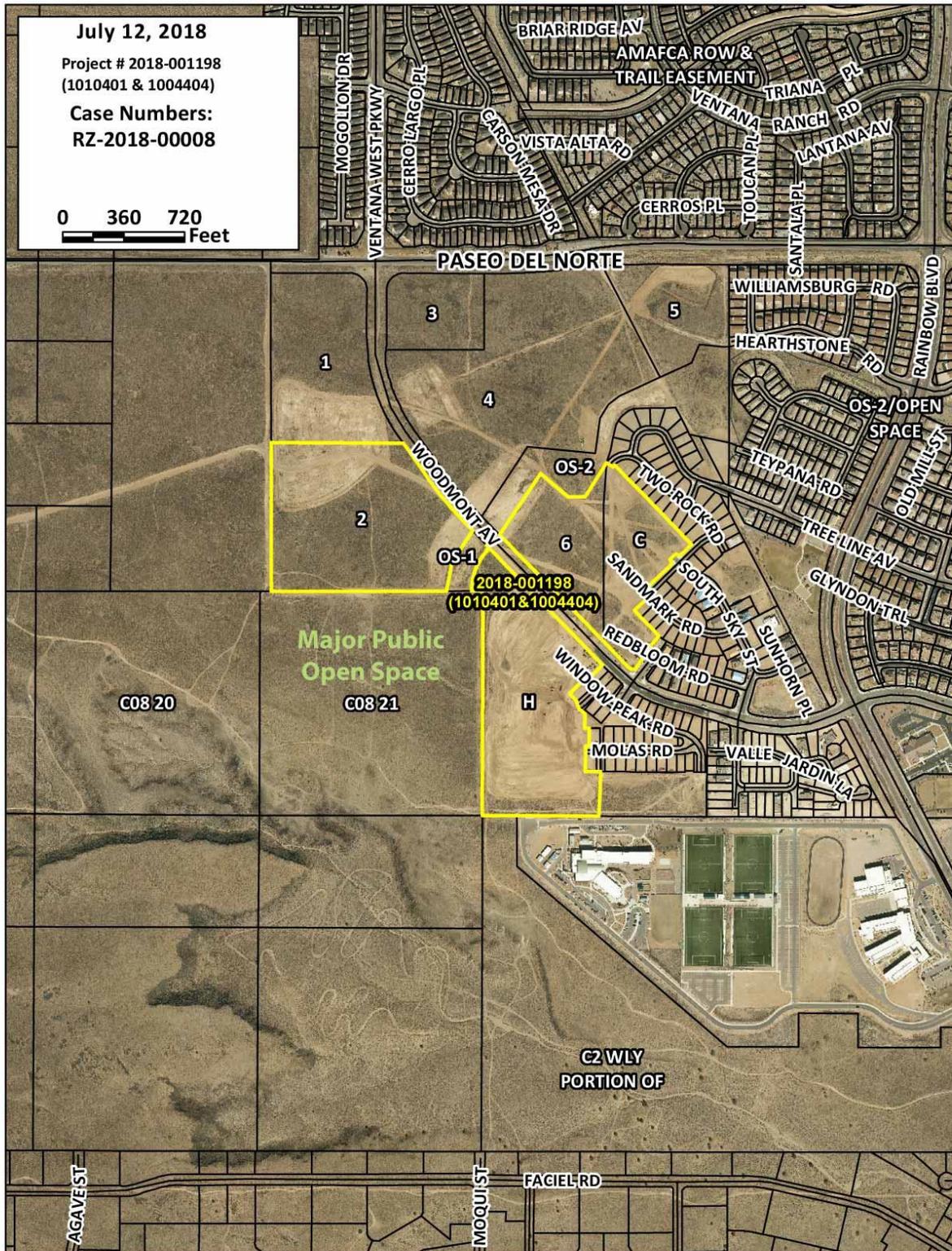


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1D (Residential, Large Lot Size)	Area of Consistency	Vacant
<i>North</i>	R-ML (Residential Multi-Family Low Density)	Area of Consistency	Vacant
<i>South</i>	NR-PO-B (Open Space), R-A	Area of Consistency	Parks / Recreation, Public / Institutional
<i>East</i>	R-1B	Area of Consistency	Single Family
<i>West</i>	NR-PO-B	Area of Consistency	Parks / Recreation

Proposal

This is a request for a Zone Map Amendment (Zone Change) for Tracts 2, 6, C, and H (as shown on the aerial photo exhibit in this report); generally located on the West Side, west of Unser Boulevard NW, west of Universe Boulevard NW, and west of Rainbow Road NW; to the north of Scenic Drive NW and Tierra Antigua Elementary school; to the south of Paseo del Norte NW; and on the east side of the North Geologic Window of the Petroglyph National Monument.

The IDO converted the subject tracts to R-1D, which permits a minimum lot size of 10,000 square feet. Prior to the effective date of the IDO, Tracts 6 and C, were zoned Volcano Trails Small Lot Zone (VTSL), which permitted a minimum lot size of 3,600 square feet. Prior to the effective date of the IDO, Tracts H and 2, were zoned Volcano Trails Medium Lot Zone (VTML), which had gradations in lot size relating to proximity to the MPOS. The applicant is seeking this zone change to reflect the zoning prior to the effective date of the IDO. The City provided five criteria to qualify for the Follow-up Voluntary Zoning Conversion Process. One of the criteria "Prior Special Use Zoning" would apply to this request; however, the applicant has chosen to seek a zone change through this private request due to timing.

The applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required, and a facilitated meeting occurred on June 28, 2018. The facilitator summarized the meeting by saying that the meeting participants reached an impasse. The applicant and agent in attendance stated that they are trying to match the zoning to what existed before the IDO. Neighbors in attendance stated that it would be more appropriate for the zoning to have larger lot sizes to match the existing Valle Prado lot sizes and protect neighborhood consistency and property values. Staff received two telephone calls, several emails (attached to this report), and a petition with 84 signatures in opposition to re-zoning Tracts 6 and C to R-1A.

Environmental Planning Commission (EPC) Role

The EPC is a recommending body with review authority for this request per the Integrated Development Ordinance section 14-16-6-7 (F) and (G). Due to the size of the subject tracts (over 10 acres), the EPC's responsibility is to use the policies from the 2017 Albuquerque & Bernalillo County Comprehensive Plan to determine a recommendation to City Council. This case is a quasi-judicial matter.

History/Background

In 2004, the City Council called for a planning study of what is now known as Volcano Mesa, which includes Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plan areas. The Council recognized the need for a plan that would bring development in line with the West Side Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the Albuquerque / Bernalillo County Comprehensive Plan, and other previously established policies. The Planning study forecasted over 100,000 additional residents at final build-out in the Volcano Mesa area and adjoining areas on the Northwest Mesa.

In 2006, the original Volcano Heights Sector Development Plan was adopted but was subsequently appealed to district court by the Volcano Cliff Property Owners Association. Upon remand from the court, the Plan was divided into three separate, but related, Rank III Sector Development Plans in order to address the diverse needs and issues within each planning area.

The Volcano Trails SDP was adopted in 2011 and amended in 2014, and primarily designated for medium density, single-family residential development held in consolidated ownership with larger tracts being developed by a master developer. The Volcano Trails SDP adopted zoning and land-use strategies that supported area-wide policies with a range of housing densities in order to respond to the area's location and landscape. The Volcano Trails SDP zoned Tracts 6 and C Volcano Trails Small Lot Zone (VTSL) and Tracts H and 2 Volcano Trails Medium Lot Zone (VTML).

On May 17, 2018, the Integrated Development Ordinance (IDO) became effective and converted the subject tracts to R-1D. During the process of developing the IDO, City Council adopted a set of rules to guide the legislative conversion of the city's 1,200 zone categories to a set of 19 zone categories. The rule for R-1 was "to be assigned a subzone based on predominant lot size within [the] block/subdivision." Because the subject sites were not subdivided to establish a predominant lot size, the bulk land tracts were zoned R-1D.

City Council adopted legislation for a "Follow-up Voluntary Zoning Conversion Process" (Resolution 18-29) to address site specific discrepancies between the prior development entitlements and the assigned IDO zone. One of the criteria which permits an applicant to pursue this option is "Prior Special Use Zoning", such as the subject tract's previous Sector Plan Zoning. Although the applicant would qualify to be considered for the automatic zone change, the applicant chose to pursue this private application due to timing.

Context

The subject sites are located south of Paseo del Norte NW and west of Rainbow Boulevard NW. To the west of the Plan Area is the Petroglyph National Monument's Northern Geologic Window and undeveloped land in unincorporated Bernalillo County. To the south of the subject sites, Albuquerque Public Schools (APS) has three schools including Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antigua Elementary School. There are also undeveloped lands held by the State of New Mexico to the south. Higher density multi-family residential zones and a mixed-use zone occurs to the north at Paseo del Norte NW. In general, the area has been developed primarily with varying densities of residential development.

Transportation System

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

Of the following roadways, only Woodmont Avenue NW will be accessed from the subject tracts. The LRRS designates Woodmont Avenue NW as a Minor Arterial. Rainbow Boulevard NW is located to the east of the subject tracts and the LRRS designates Rainbow Boulevard NW as a Regional Principal Arterial. Paseo del Norte NW is located to the north of the subject tracts and the LRRS designates Paseo del Norte NW as a Regional Principal Arterial.

Comprehensive Plan Corridor Designation

There are no corridors near the subject tracts that hold Comprehensive Plan designations.

Trails/Bikeways

The Long Range Bikeway System 2040 (LRBS) map produced by the Mid-Region Council of Governments (MRCOG) identifies existing and proposed pedestrian and bicycle facilities. The LRBS shows a proposed bicycle lane and a proposed trail along Woodmont Avenue NW. The LRBS shows an existing bicycle lane and a proposed trail along Rainbow Boulevard NW. The LRBS also shows a proposed paved multi-use trail connecting an existing paved multi-use trail from the northeast to the open space.

Transit

The subject tracts are in proximity to the Paseo del Norte Commuter Corridor, which forms the north boundary. The nearest stop pairs on Rainbow Boulevard NW are at Hearthstone Road NW and Woodmont Avenue NW, in both cases about 2800 walking feet from the centroid of the tracts. Commuter Route 162 runs north-south on Rainbow Boulevard NW from CNM West to a turn-around loop at Montano Boulevard NW and Coors Boulevard NW. Various north-south routes and the Fixed Route 157 that runs east-west on Montano can be access there. No further service is planned.

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

Albuquerque Zoning Code – Integrated Development Ordinance (IDO)

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

R-1, Single Family Sone District

In the R-1 zone district, only 1 single-family detached dwelling is allowed per lot unless the units are part of a cottage development.

Volcano Mesa Character Protection Overlay, CPO-12 (14-16-3-4(M))

The Volcano Mesa CPO-12 standards apply to low-density residential development in the mapped area, which includes the subject site. Relevant standards include larger setbacks for lots over 10,000 square feet, reduced height, and residential garage access behind or setback from the front of the house pursuant to 16-14-3-4(M)(5)(c) of the IDO.

Major Public Open Space Edges (14-16-5-2(H))

For properties within 330 feet of Major Public Open Space (MPOS), design standards limit colors, materials, landscaping etc. For properties adjacent to MPOS, general design standards apply. Pursuant to IDO section 14-16-6-6 (H) and section 14-16-5-2 (H), future Site Plans shall be reviewed by the EPC. Section 14-16-5-2 (H) (2) (b) 9) of the IDO states that an approved Site Plan that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the MPOS and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property is required.

Historical Zoning

Prior to effective date of the IDO on May 17, 2018, the subject site’s zoning was pursuant to the Volcano Trails Sector Development Plan, which provided regulatory guidance for development of the 446-acre Trails area, consisting of residential villages, parks, an open space corridor, trails, and neighborhood retail and services.

Tracts 6 and C

Tracts 6 and C were zoned Volcano Trails Small Lot Zone, VTSL, which had design standards that included houses with front porches located near the sidewalk, garages setback from the main façade and other features to create a more pedestrian friendly environment. The VTSL zone permitted a minimum lot size of 3,600 square feet, and 3,000 square feet for lots with alley access.

Tracts H and 2

Tracts H and 2 were zoned Volcano Trails Medium Lot Zone, VTML, which consisted of larger residential lot sizes with increased front yard setbacks, height limitations, and other features to reduce visual impact. The VTML zone permitted a minimum lot size of 11,000 square feet within 200 feet from the MPOS, 6,000 square feet between 200 and 500 feet from the MPOS, and 5,000 square feet outside of 500 feet from the MPOS.

Current Zoning

The straight R-1 zone district provides for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

The subject tract’s existing zoning is R-1D, Residential Single Family Zone. The IDO split the R-1 zone into 4 subzones (R-1A, R-1B, R-1C, and R-1D as shown in the table 2-3-3 below) to include the various lot sizes and dimensions pursuant to Table 2-3-3 (R-1 Zone District Dimensional Standards). The existing R-1D zone permits minimum lot sizes of 10,000 square feet, minimum lot widths of 70 feet, building heights of 26 feet, and setback minimums of front 20-feet, side 10-feet, and rear 15-feet.

Table 2-3-3: R-1 Zone District Dimensional Standards Summary					
See Table 5-1-1 for complete Dimensional Standards.					
R-1 Lot Type		A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	37.5 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.	20 ft.	
E	Side, minimum	Interior: 5 ft. Street side: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

Proposed Zoning

Tracts 6 and C

The applicant requests to re-zone Tracts 6 and C to the straight R-1A zone. The requested R-1A zone permits minimum lot sizes of 3,500 square feet, minimum lot widths of 25 feet, building heights of 26 feet, and setbacks of front 10-feet, side 5-feet, and rear 10-feet.

A change from the existing R-1D zone to the R-1A zone represents a decrease of minimum lot size from 10,000 square feet to 3,500 square feet. A change from the historical VTSL zone represents a decrease of minimum lot size from 3,600 square to 3,500 square feet. This does represent a 100 square foot decrease of lot size from the historical zone, which would represent an increase in density. However, this IDO zone is the closest to the historical zone.

Tract H

The applicant has a Site Development for Subdivision approved by the DRB (as required by the Volcano Trails SDP) for Tract H, created prior to the IDO effective date. The SDP for Subdivision was developed in accordance with the Volcano Trails Sector Development Plan variations of density in relation to the Petroglyphs National Monument.

The approved SDP for Subdivision shows 11,000 square foot lots within 200 feet of the MPOS; and for this area, the applicant requests the R-1D zone. The approved SDP for Subdivision shows 6,000 square foot lots between 200 and 500 square feet from the MPOS, and 5,000 square foot lots farther than 500 feet from the MPOS, and for the entire area outside of 200 feet from the MPOS, the applicant requests the R-1B zone. This represents a large increase in density from the existing R1D zone, but no increase in density from the historical VTML zone. The applicant has completed the pre-plat process to subdivide the subject tract and will complete the platting action as soon as possible. The zone line between the R-1D and R-1B zones will align with the platted property lines.

Tract 2

Tract 2 does not have any prior approvals. The IDO requires EPC Site Plan review for tracts adjacent to MPOS. The applicant proposes the same density as historical zoning as shown for Tract H (described above). The applicant intends to plat the tract into lot sizes respecting the Volcano Trails SDP similar to Tract H, which will be added to the Findings for this case.

For Tract 2, the area within 200 feet of the MPOS would be zoned R-1D and the area outside of 200 feet from the MPOS would be zoned R-1B if approved. This represents a large increase in density from the existing R1D zone, but is similar in density to the historical VTML zone due to the EPC Site Plan approval process.

Tract	Volcano Trails Sector Development Plan Zone	Requested Zone
6	VTSL min lot size 3,600 sf	R-1A min lot size 3,500 sf
C	VTSL min lot size 3,600 sf	R-1A min lot size 3,500 sf
H	VTML min lot size 11,000 sf within 200 feet of MPOS; 6,000 sf between 200 and 500 feet of MPOS; 5,000 sf for remainder	R-1D min lot size 10,000 sf within 200 from MPOS; and R-1B min lot size 5,000 sf for remainder
2	VTML min lot size 11,000 sf within 200 feet of MPOS; 6,000 sf between 200 and 500 feet of MPOS; 5,000 sf for remainder	R-1D min lot size 10,000 sf within 200 from MPOS; and R-1B min lot size 5,000 sf for remainder

The exhibit below shows the approximate areas of 200 feet and 500 feet from the MPOS.



Albuquerque / Bernalillo County Comprehensive Plan

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

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

The zone changes will protect the identity and cohesiveness of the neighborhoods because the proposed zones will be in accordance with the Volcano Mesa Character Protection Overlay Standards. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods and match the lot sizes prescribed by the Trails Master Plan and the VTSDP under which the rest of the Trails has developed. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet, for Tracts 2 and H will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

The request furthers Policy 4.1.2 because it re-zones the large subject tracts into minimum lot sizes similar to what was previously permitted by the Volcano Trails Sector Plan. The Sector Plan was intended to protect the identity and cohesiveness of the neighborhoods with the appropriate scale and location of development. The Integrated Development Ordinance established the Volcano Mesa Character Protection Overlay, which regulates building design, and the Major Public Open Space regulations which will require EPC review of a Site Plan for Tract 2, which is adjacent to the Open Space.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The request furthers Policy 4.1.3 because the Petroglyph National Monument is a special place that will be protected by the transition of larger lots near the Monument toward smaller lots farther away.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

This goal is met by the zone changes because the proposed zone R-1A for Tracts 6 and C and zone R-1B/R-1D with the intent that lots within 200 and 500 feet of the Major Public Open Space Boundary are not less than 6,000 square feet for Tracts 2 and H is not an increase in density from what was originally planned under VTSDP.

The request partially furthers Goal 5.4. The proposal will permit the development of residential lots on the west side with a slight increase in density over the historical zoning and a large increase in density over the existing zoning, which does not further this policy.

However, services and limited services are planned for the mixed-use zone at the southeast corner of Paseo del Norte NW and Woodmont Avenue NW, and residential densities must reach the intended levels before it is cost effective for neighborhood services to be provided. If services were developed to meet the intended densities, less trips would be required by all residents in the immediate area.

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

The zone changes will protect and enhance the character of the neighborhoods because the proposed zones will be in accordance with VTSDP which was in affect when the neighborhoods were being developed. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

The request furthers Policy 5.6.3, because the proposed density of 10,000 square foot lots within 200 feet of the Major Public Open Space, 6000 square foot lots within 200 to 500 feet of the Major Public Open Space, 5,000 square foot lots within 500 feet and the end of the tracts, as well as 3500 square foot lots farther away was established by the Volcano Trail Sector Plan to establish residential development that respected the Major Public Open Space while protecting existing single-family neighborhoods.

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance and leverage natural features and views of cultural landscapes.

The proposed zone change from R-1D to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, furthers this policy because the proposed zone change will provide the appropriate transitions to Open Space and the larger lots near the Monument boundary will help protect views of the Petroglyph Monument. The Development Review Board (DRB) approved Site Plan for Tract H is in accordance with this zone change and it is our intent that a similar Site Plan for Tract 2 will be submitted to EPC in accordance with IDO Section 14-16-6-6(I)(a) due to the tracts being greater than 5 acres and adjacent to Major Public Open Space. The intent of the Site Plan is to ensure the previously mentioned provision is followed by any future developer of Tract 2.

The request furthers Policy 7.3.1 because the area near the Major Public Open Space will remain R-1D, which requires a larger lot size. The request is governed by the Volcano Mesa Character Protection Overlay and Major Public Open Space regulations of the IDO, which requires a single loaded roadway to buffers the front yards of the lots adjacent from the National Monument.

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

Zoning Tracts 6 and C as R-1A is consistent with this policy because the zone change will maintain an affordable housing supply consistent with the surrounding neighborhoods. Zoning Tracts 2 and H as R-1B/R-1D will widen the distribution of quality housing for all persons in accordance with this policy.

The request furthers Policy 9.1.1 because it will support development of housing for a variety of income levels and types of residents by offering density levels that are slightly different and varied in density from the surrounding zones.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context- i.e. urban, suburban, or rural- with appropriate densities, site design and relationship to the street.

The proposed zone changes further this policy by matching the surrounding densities and allowing similar site designs and relationships to the street, essentially mimicking the already built out portions of The Trails.

The request furthers Policy 9.2.1 because it would encourage housing development that enhances the neighborhood character by complying with the Volcano Mesa Character Protection Overlay standards, which include site design requirements with recessed garages. The proposed development would maintain compatibility because it will not change the permitted or conditional uses from the surrounding land uses. The proposed development would respond to its suburban development context with densities that transition between more dense and less dense zoning.

Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the lower density near the Monument Boundary provides the appropriate transition for development adjacent to Open Space.

The request furthers Policy 11.3.1 because it is intended to allow development in a similar pattern as existing development but with varying densities while preserving the natural characteristics and features that contribute to the distinct identity of the adjacent communities and cultural landscapes. The request will require larger lots adjacent to the Major Public Open Space and then allow more density as it moves away.

Policy 11.3.4 Petroglyph National Monument: regulate adjacent development to protect and preserve the Petroglyph National Monument- Its volcanoes, petroglyphs, and Northwest Mesa Escarpment- as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the layout on the approved plat protects the Monument from development pressures on the West Side and has the appropriate edge treatments near the Monument boundary.

The request furthers Policy 11.3.4 by complying with the regulations for Major Public Open Space due to its adjacency and proximity to the Petroglyph National Monument. Lots within 200 feet of the Petroglyph National Monument will be limited to 10,000 square feet per the R-1D zone. All future Site Plans for properties adjacent to the Petroglyph National Monument will require EPC Site Plan review and approval, which can then impose the restriction of providing lots sizes that transition from large to small as they move away from the Petroglyph National Monument. The developments will be required to have single loaded road as a buffer to the larger residential lots.

Policy 11.3.6 Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the proposed zone change will provide development that is sensitive to the Major Public Open Space and will protect the view to Petroglyph Monument.

The request furthers Policy 11.3.6, because it is intended to maintain lot size requirements as determined by the historical Volcano Trails Sector Development Plan, which was intended to preserve views to the open space. The Major Public Open Space regulations of the IDO require a single loaded road to buffer the required larger lots from the open space. Tract H has already shown a DRB approved Site Plan for Subdivision with these elements and Tract 2 will be required to comply via an EPC approved Site Plan in the future.

Criteria for Zone Map Change Applications and Analysis of Applicant's Justification

Pursuant to section 14-16-6-7(F)(3) (p427) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

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.

Note: Criteria are in regular text, Policies are underlined; Applicant's justifications are in *italics*; and staff's analyses are in ***bold italics***

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

The proposed zone changes are consistent and not in conflict with applicable Goals and Policies in the Albuquerque / Bernalillo Comprehensive Plan, as amended, or the Integrated Development Ordinance (IDO) regulations including the Volcano Mesa Character Protection Overlay and Major Public Open Space regulations as shown in the analysis of Albuquerque / Bernalillo County Comprehensive Plan policies above:

- B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in the neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed amendment is located wholly in an Area of Consistency and would clearly reinforce the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character as it exactly matches the scale and intent of the original Trails and VTSDP. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

Although it was not a typographical or clerical error when the existing zone was applied, Long Range Planning Staff did not have the choice, due to City Council rules for the IDO conversion, to assign the appropriate zone categories to these tracts. This is because the larger tracts had not been platted into smaller residential tracts, but instead still ranged from 8 to 20 acres and were therefore forced into the R-1D zone category. These would be areas that Planning Staff would likely target in their 6 months or 1-year amendments. However, the property owner could not afford to wait for the City process of reevaluating the zoning for these lots.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is more advantageous to the community because the proposed zone change will provide development that is sensitive to the Major Public Open Space, protects the view to Petroglyph Monument, and provides the appropriate transition from 3,500 square foot lots to

10,000 square foot lots by the Major Public Open Space boundary as articulated by the ABC Comp Plan. Zoning Tracts 6 and C as R-1A and Tracts 2 and H as R-1B/R-1D is advantageous to the community because the zone change will create an affordable housing supply consistent with the surrounding neighborhoods and will widen the distribution of quality housing for all persons in accordance with the ABC Comp Plan.

The proposed amendment is located wholly in an Area of Consistency. The applicant has demonstrated that the new zone would clearly reinforce the established character of the surrounding area and would not permit development that is significantly difference from that character because the proposed development will be single family uses, the same as surrounding development. The density is similar to historical zoning as determined by the Volcano Trails Sector Development Plan. Although the uses do not vary with the request, the density does vary from the development to the east, however the character will not be significantly different because the Volcano Mesa Character Protection Overlay will require similar design quality.

The applicant has sufficiently demonstrated through policy analysis in A above that the existing zoning is inappropriate because it is more advantageous to the community as articulated by the ABC Comprehensive Plan. It is beneficial to a City as a whole to have varying densities especially if planned to transition and coincide with existing infrastructure such as roadway and trail connections, schools, and open space.

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

This criteria is non-applicable because the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.

The applicant's response is sufficient.

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

The zone change permits only single-family use, as was previously allowed, and will not be harmful to the adjacent property, the neighborhood, or the community.

The zone change will be in accordance with IDO Table 5-1-1 and the Volcano Mesa Overlay. Tracts 6 and C will be zoned R-1A and Tracts 2 and H will be zoned R-1D/R-1D with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet. For Tract H this minimum is already controlled by a DRB approved Site Development Plan, while for Tract 2 this provision would need to be controlled with a future EPC Site Plan. The property cannot be developed without EPC approval of a Site Plan since the tract is greater than five acres and adjacent to Major Public Open Space. The proposed R-1 zones are strictly residential with the dimensional standards shown in the Table below.

Standard	R-1A	R-1B	R-1D
Min. Lot Size	3,500 sq.ft.	5,000 sq.ft.	10,000 sq.ft.
Min. Lot Width	25 ft.	37.5 ft.	70 ft.
Min. Front Setback	15 ft.	15 ft.	20 ft.
Min. Side Setback	5 ft.	5 ft.	10 ft.
Min. Rear Setback	10 ft.	15 ft.	15 ft.
Max. Building Height	26 ft.	26 ft.	26 ft.

The uses permitted by the requested R-1D, R-1B, and R-1D zones are the same as those permitted by the existing R-1D zone and would not be harmful to the adjacent property. Other than residential uses, other uses permitted in the R-1 zone include a small community residential facility, community center or library, parks and open space, religious institution, community garden, and residential community amenity. Conditional uses include schools. Since the request is for smaller lot sizes, it is less likely that the more intense permitted uses will be developed.

For Tracts H and 2, EPC Site Plan review and approval is required due to adjacency to Major Public Open Space. For Tracts 6 and C, a small increase over historical zoning is proposed. This increase in density would not be harmful because of its location as a transition between higher density multi-family developments to lower-density single-family residential development.

- E) The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

For this criteria, requirement 1 is met because the City's existing infrastructure along Rainbow Blvd is designed based on lot sizes allowed under the VTSDP and which is our intent to mirror with this application.

The applicant has stated that adequate capacity to serve the development had previously been incorporated into City planning since the requested density is close to the density of historical zoning.

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

The requested zone change is not based on the tracts' location on a major street because the tracts are not located on a major street.

Since the subject tracts are located off of Woodmont Avenue NW, which is designated a Minor Arterial, the requested zone change is not located on a major street.

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

The requested zone change is not based on the cost of land or economic considerations because the requested zone change matches the lot size allowed under the old (pre-IDO) zoning therefore the owner will not be increasing density or economic gain.

While economic considerations are always a factor with regard to development proposals, they are not the determining factor. The applicant has sufficiently shown that the community will benefit due to an increase in affordable housing in an area adjacent to infrastructure; and due to providing site plans which respect the adjacency to the MPOS.

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

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

This criteria is met because most of the tracts within The Trails are a mixture of R-1A and R-1B as assigned by the IDO conversion. The proposed zone changes to R-1A for Tracts 6 and C and R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate transition from 3,500 square foot lots to 10,000 square foot lots by the Major Public Open Space boundary.

The request does create a spot zone in that although the request is for single family zoning which currently exists, the request is for R-1 sub-zones with densities that vary from the R-1B zoning to the east, the R-ML zoning to the north, the R-A zoning to the south, and the NR-PO-B zoning to the west. However, the request is justified because it clearly facilitates implementation of the ABC Comp Plan as illustrated in the policy analysis above.

In addition, the request meets Number 1 of H, because the area functions as a transition between the adjacent zone districts. The request transitions from the higher density Mixed-Use zoning and Multi-family zoning to the north by providing single family zoning as one moves farther from Paseo del Norte Boulevard NW, a Regional Principal Arterial. In addition, the request transitions from the Major Public Open Space to the west by providing larger single family lots, R-1D, adjacent to the MPOS, then medium single-family lots, R-1B, then smaller single-family lots, R-1A, as intended in the historical Volcano Trails Sector Development Plan.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies / Pre-Hearing Discussion

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report.

Neighborhood/Public

The applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required. A facilitated meeting occurred on June 28, 2018. The facilitator summarized the meeting by saying that the meeting participants reached an impasse. The applicant and agent in attendance stated they are trying to match the zoning to what existed before the IDO. Neighbors in attendance stated it would be more appropriate for the zoning to have larger lot sizes to match the existing Valle Prado lot sizes, and protect neighborhood consistency and property values. Staff received two telephone calls, several emails (attached to this report), and a petition with 84 signatures in opposition to re-zoning Tracts 6 and C to R-1A.

CONCLUSION

This is a request for a Zone Map Amendment (Zone Change) all or a portion of Tract 2 and Tract 6 bulk land plat of the Trails unit 3A, Tract C correction plat of Valle Prado unit 3, and Tract H plat of Durango Unit 1, located on Woodmont Avenue NW, between Paseo Del Norte Boulevard NW, and Unser Boulevard NW, and approximately 57 acre subject site.

The applicant requests to change the zone from R-1D (Residential, Single Family Zone District with 10,000 square foot minimum lot size) to R-1A (Residential, Single Family Zone District with 3,500 square foot minimum lot size) for **Tracts 6 and C**; and R-1D and R-1B (Residential, Single Family Zone District with 5,000 square foot minimum lot size) for **Tracts H and 2**.

For Tracts 6 and C, the request would increase density from historical zoning of 3,600 square foot per lot, by 100 square foot per lot, and increase density from the existing zoning of 10,000 square foot per lot. For Tract H, the applicant has an approved pre-plat, which will not increase density from historical zoning, but would increase density from the existing density of the portions outside of 200 foot from the MPOS. For Tract 2, the request requires EPC plan review due to its adjacency to MPOS, which could require the applicant to comply with historical zoning pursuant to the Notice of Decision for this case. If not approved, all of the tracts would remain zoned R-1D, and Tract H and Tract 2 would return to the EPC for Site Plan approval. Due to the size of the request (over 10 acres), the EPC's role at this time is to forward a recommendation to City Council.

The applicant notified the Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject tracts as required. A facilitated meeting occurred on June 28, 2018, within which neighbors expressed opposition to the proposed R-1A zone for Tracts 6 and C.

Although the project has the potential to increase residential density on the West Side slightly from historical zoning, it would be by 100 square foot per lot for only a portion of the request and may be negligible after the addition of roads, access, etc. MPOS regulations in the IDO will require additional design standards to protect views and mitigate the property's adjacency. Staff recommends approval pursuant to the Findings in this report. In addition, multi-family and multi-use zones are planned for the properties north of the request providing services as well as a transition to the single family zoning.

FINDINGS, Zone Map Amendment

Project # 2018-001198 (1010401 & 100440)

1. This is a request for a Zone Map Amendment (Zone Change) for all or a portion of Tract 2 and Tract 6 bulk land plat of the Trails unit 3A, Tract C correction plat of Valle Prado unit 3, and Tract H plat of Durango Unit 1, located on Woodmont Avenue NW, between Paseo Del Norte Boulevard NW, and Unser Boulevard NW and containing approximately 57 acres.
2. The request is to change the exiting zone from R-1D to R-1A for Tracts 6 and C, and from R-1D to R-1D and R-1B for Tracts H and 2 in order to return to densities permitted by the subject tracts zoning prior to the IDO effective date.
3. The existing R-1D zone was established by the Integrated Development Ordinance (IDO), effective May 17, 2018. City Council legislatively established rules to convert zones from the City's Comprehensive Zoning Code, last amended in 2014 to the newly adopted IDO zones.
4. Pursuant to Council rules, existing R-1 (Residential, Single Family) zones were assigned a subzone (R-1A, R-1B, R-1C, and R-1D,) based on the predominant lot size within a subdivision. The subject tracts were zoned R-1D since they had not yet completed subdivision into smaller lots.
5. City Council adopted additional legislation (Resolution 18-29) directing a second phase of IDO zone conversions to address specific site discrepancies between prior development entitlements and the assigned IDO zone. Because the SU-2 zones at the subject site allowed a different development density than the R-1D zone allows, the subject site would qualify to be part of the follow-up voluntary zone conversion process to better match prior entitlements; however, the applicant has chosen to pursue this private request due to timing.
6. Prior to the IDO effective date, the subject site's zoning was pursuant to the Volcano Trails Sector Development Plan (SDP). The Volcano Trails SDP zoned Tracts 6 and C Volcano Trails Small Lot Zone (VTSL) with a minimum lot size of 3,600 square feet. The Volcano Trails SDP zoned Tracts H and 2 Volcano Trails Medium Lot Zone (VTML) with a minimum lot size of 11,000 square feet within 200 feet from the Petroglyph National Monument, a minimum lot size of 6,000 square feet between 200 and 500 feet from the Petroglyph National Monument, and a minimum lot size of 5,000 square feet for the remainder of the tracts.
7. In order to apply straight IDO zones closest in density to the historic VTSL and VTML zones applied by the Volcano Trails SDP, the applicant requests to re-zone Tracts 6 and C, R-1A, with a minimum lot size of 3,500 square feet; and to re-zone Tracts H and 2, R-1D, within 200 feet from the Petroglyph National Monument, and R-1B for the remainder of the tracts.

8. Tract H has an existing Site Development Plan for Subdivision and a pre-plat approved by the DRB, which established lot sizes to reflect the historic VTML permitted lot sizes.
9. Tract 2 has no prior actions but will require EPC Site Plan review and approval pursuant to the Major Public Open Space Edges (per IDO Section 14-16-5-2 (H)). The applicant intends to plat lot sizes to match densities previously permitted by the historic VTML zone.
10. The Albuquerque / Bernalillo County Comprehensive Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan with has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. The following policies apply.
 - A. The request furthers Policy 4.1.2 because it re-zones the large subject tracts into minimum lot sizes similar to what was previously permitted by the Volcano Trails Sector Plan. The Sector Plan was intended to protect the identity and cohesiveness of the neighborhoods with the appropriate scale and location of development. The Integrated Development Ordinance established the Volcano Mesa Character Protection Overlay, which regulates building design, and the Major Public Open Space regulations which will require EPC review of a Site Plan for Tract 2, which is adjacent to the Open Space.
 - B. The request furthers Policy 4.1.3 because the Petroglyph National Monument is a special place that will be protected by the transition of larger lots near the Monument toward smaller lots farther away.
 - C. The request partially furthers Goal 5.4. The proposal will permit the development of residential lots on the west side with a slight increase in density over the historical zoning and a large increase in density over the existing zoning, which does not further this policy. However, services and limited services are planned for the mixed-use zone at the southeast corner of Paseo del Norte NW and Woodmont Avenue NW, and residential densities must reach the intended levels before it is cost effective for neighborhood services to be provided. If services were developed to meet the intended densities, less trips would be required by all residents in the immediate area.
 - D. The request furthers Policy 5.6.3, because the proposed density of 10,000 square foot lots within 200 feet of the Major Public Open Space, 6000 square foot lots within 200 to 500 feet of the Major Public Open Space, 5,000 square foot lots within 500 feet and the end of the tracts, as well as 3500 square foot lots farther away was established by the Volcano Trail Sector Plan to establish residential development that respected the Major Public Open Space while protecting existing single-family neighborhoods.
 - E. The request furthers Policy 7.3.1 because the area near the Major Public Open Space will remain R-1D, which requires a larger lot size. The request is governed by the Volcano Mesa Character Protection Overlay and Major Public Open Space

- regulations of the IDO, which requires a single loaded roadway to buffers the front yards of the lots adjacent from the National Monument.
- F. The request furthers Policy 9.1.1 because it will support development of housing for a variety of income levels and types of residents by offering density levels that are slightly different and varied in density from the surrounding zones.
 - G. The request furthers Policy 9.2.1 because it would encourage housing development that enhances the neighborhood character by complying with the Volcano Mesa Character Protection Overlay standards, which include site design requirements with recessed garages. The proposed development would maintain compatibility because it will not change the permitted or conditional uses from the surrounding land uses. The proposed development would respond to its suburban development context with densities that transition between more dense and less dense zoning.
 - H. The request furthers Policy 11.3.1 because it is intended to allow development in a similar pattern as existing development but with varying densities while preserving the natural characteristics and features that contribute to the distinct identity of the adjacent communities and cultural landscapes. The request will require larger lots adjacent to the Major Public Open Space and then allow more density as it moves away.
 - I. The request furthers Policy 11.3.4 by complying with the regulations for Major Public Open Space due to its adjacency and proximity to the Petroglyph National Monument. Lots within 200 feet of the Petroglyph National Monument will be limited to 10,000 square feet per the R-1D zone. All future Site Plans for properties adjacent to the Petroglyph National Monument will require EPC Site Plan review and approval, which can then impose the restriction of providing lots sizes that transition from large to small as they move away from the Petroglyph National Monument. The developments will be required to have single loaded road as a buffer to the larger residential lots.
 - J. The request furthers Policy 11.3.6, because it is intended to maintain lot size requirements as determined by the historical Volcano Trails Sector Development Plan, which was intended to preserve views to the open space. The Major Public Open Space regulations of the IDO require a single loaded road to buffer the required larger lots from the open space. Tract H has already shown a DRB approved Site Plan for Subdivision with these elements and Tract 2 will be required to comply via an EPC approved Site Plan in the future.
12. Pursuant to section 14-16-6-7(F)(3) (p427) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".
- A. The proposed zone changes are consistent and not in conflict with applicable Goals and Policies in the Albuquerque / Bernalillo Comprehensive Plan, as amended, or the Integrated Development Ordinance (IDO) regulations including the Volcano Mesa Character Protection Overlay and Major Public Open Space regulations as shown in the analysis of Albuquerque / Bernalillo County Comprehensive Plan policies above:

- B. The proposed amendment is located wholly in an Area of Consistency. The applicant has demonstrated that the new zone would clearly reinforce the established character of the surrounding area and would not permit development that is significantly different from that character because the proposed development will be single family uses, the same as surrounding development. The density is similar to historical zoning as determined by the Volcano Trails Sector Development Plan. Although the uses do not vary with the request, the density does vary from the development to the east, however the character will not be significantly different because the Volcano Mesa Character Protection Overlay will require similar design quality. The applicant has sufficiently demonstrated through policy analysis in Finding 12 that the existing zoning is inappropriate because it is more advantageous to the community as articulated by the ABC Comprehensive Plan. It is beneficial to a City as a whole to have varying densities especially if planned to transition and coincide with existing infrastructure such as roadway and trail connections, schools, and open space.
- C. This criteria is non-applicable because the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.
- D. The uses permitted by the requested R-1D, R-1B, and R-1D zones are the same as those permitted by the existing R-1D zone and would not be harmful to the adjacent property. Other than residential uses, other uses permitted in the R-1 zone include a small community residential facility, community center or library, parks and open space, religious institution, community garden, and residential community amenity. Conditional uses include schools. Since the request is for smaller lot sizes, it is less likely that the more intense permitted uses will be developed. For Tracts H and 2, EPC Site Plan review and approval is required due to adjacency to Major Public Open Space. For Tracts 6 and C, a small increase over historical zoning is proposed. This increase in density would not be harmful because of its location as a transition between higher density multi-family developments to lower-density single-family residential development.
- E. The applicant has stated that adequate capacity to serve the development had previously been incorporated into City planning since the requested density is close to the density of historical zoning.
- F. Since the subject tracts are located off of Woodmont Avenue NW, which is designated a Minor Arterial, the requested zone change is not located on a major street.
- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor. The applicant has sufficiently shown that the community will benefit due to an increase in affordable housing in an area adjacent to infrastructure; and due to providing site plans which respect the adjacency to the MPOS.
- H. The request does create a spot zone in that although the request is for single family zoning which currently exists, the request is for R-1 sub-zones with densities that vary from the R-1B zoning to the east, the R-ML zoning to the north, the R-A zoning to the

south, and the NR-PO-B zoning to the west. However, the request is justified because it clearly facilitates implementation of the ABC Comp Plan as illustrated in the policy analysis above. In addition, the request meets Number 1 of H, because the area functions as a transition between the adjacent zone districts. The request transitions from the higher density Mixed-Use zoning and Multi-family zoning to the north by providing single family zoning as one moves farther from Paseo del Norte Boulevard NW, a Regional Principal Arterial. In addition, the request transitions from the Major Public Open Space to the west by providing larger single family lots, R-1D, adjacent to the MPOS, then medium single-family lots, R-1B, then smaller single-family lots, R-1A, as intended in the historical Volcano Trails Sector Development Plan.

13. The applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
14. A facilitated meeting occurred on June 28, 2018. The facilitator summarized the meeting by saying that the meeting participants reached an impasse. Neighbors in attendance stated it would be more appropriate for the zoning to have larger lot sizes to match the existing Valle Prado lot sizes, and protect neighborhood consistency and property values.
15. Staff received two telephone calls, several emails, and a petition with 84 signatures in opposition to re-zoning Tracts 6 and C to R-1A.

RECOMMENDATION

APPROVAL of Project # 2018-001198 (1010401 & 100440), a request for a Zone Map Amendment from R-1D to R-1D, R-1B, and R-1A for all or a portion of Tract 2 and Tract 6 bulk land plat of the Trails unit 3A, Tract C correction plat of Valle Prado unit 3, and Tract H plat of Durango Unit 1, based on the preceding Findings.

***Cheryl Somerfeldt
Planner***

Notice of Decision cc list:

To be determined subsequent to the hearing.

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

I. Zone Map Amendment Comments:

Tract 6 and Tract C, north of Woodmont Ave., were previously zoned SU-2 VTSL (Volcano Trails Small Lot) in the Volcano Trails Sector Development Plan (SDP).

Tract 2 and Tract H, south of Woodmont Ave., were previously zoned SU-2 VTML (Volcano Trails Medium Lot) in the Volcano Trails SDP.

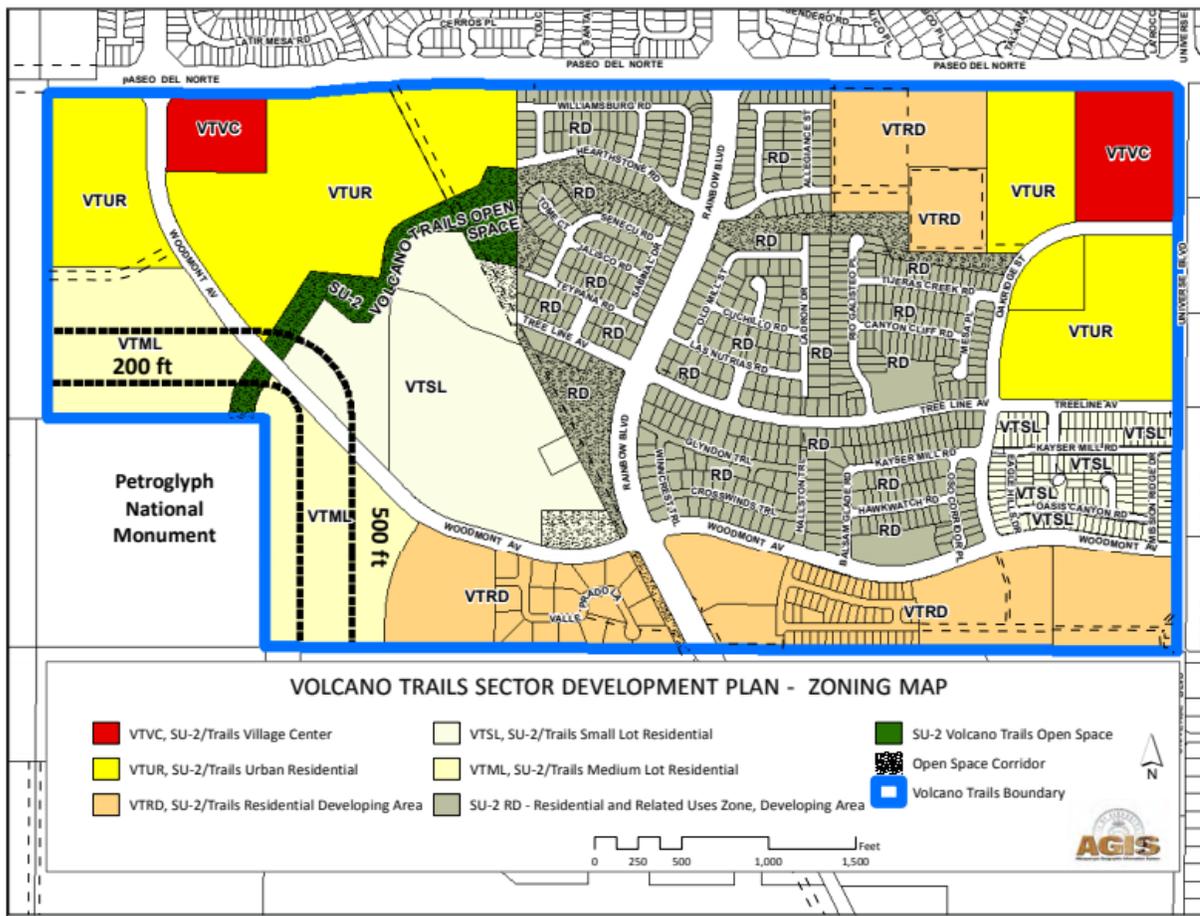


EXHIBIT 10: ZONING ESTABLISHED BY THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN

Both zones converted to R-1, and the “flavor” of R-1 was assigned based on the lot size. Because these tracts had not yet been subdivided, they were converted to R-1D because of their large size.

Under the Volcano Trails SDP, tracts zoned VTSL would have been allowed to subdivide

with a minimum lot size of 3,600 square feet on lots without alleys, and tracts with VTML would have been allowed to subdivide with a minimum lot size of 11,000 square feet within 200 feet of the Petroglyph National Monument, 6,000 square feet up to 500 feet from the Petroglyph National Monument, and 5,000 square feet if more than 500 feet from the Petroglyph National Monument.

In the IDO, R-1A has a minimum lot size of 3,500 square feet, which is roughly equivalent to the VTSL zone. The requested zone map amendment for Tracts 6 and Tract C seem reasonable and would reinstate the entitlements granted by the Volcano Trails SDP.

In the IDO, R-1D has a minimum lot size of 10,000 square feet, which is roughly equivalent to the VTML zone within 200 feet of the Petroglyph National Monument. The request to change the zoning to R-1A for portions of Tract H and Tract 2 within 200 feet of the Petroglyph National Monument would be an upzone to a higher-density zone, which would pose significantly more impact on the Monument than the existing R-1D zoning, which roughly matches the previous entitlement established by the Volcano Trails SDP. Therefore, the requested zone map amendment for the portions of Tract H and Tract 2 within 200 feet of the Monument is strongly discouraged by Long Range.

The portions of Tract H and Tract 2 within 500 feet of the Petroglyph National Monument would better match the previous entitlement established by the Volcano Trails SDP if they were converted to R-1B or R-1C, which have a minimum lot size of 5,000 or 7,000 square feet minimum, respectively. Therefore, the requested zone map amendment for the portions of Tract H and Tract 2 within 500 feet of the Monument is not recommended by Long Range. An amendment of the request to either R-1B or R-1C would be supported by Long Range.

These tracts are entirely within an Area of Consistency, so a change to increase the density from the previous entitlement established by the Volcano Trails SDP does not seem warranted or advisable.

Three relevant policies from the Volcano Trails Sector Development Plan were carried over to the updated ABC Comprehensive Plan, adopted in April 2017 and support the Long Range recommendations above.

- *VTSDP Policy 5.* Create Neighborhood Edge/Transitions from Open Space areas and the Petroglyph National Monument (page 15)
 - **ABC Comp Plan Policy 7.3.1.b:** Provide appropriate transitions to Open Space. (Page 7-22)
 - **ABC Comp Plan Policy 11.3.1.a:** Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment... (page 11-27)
 - **ABC Comp Plan Policy 11.3.1.e:** Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space. (page 11-27)
 - **ABC Comp Plan Policy 11.3.4 Petroglyph National Monument:** Regulate adjacent development to protect and preserve the Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural

landscape and community resource that provides physical, cultural, and economic benefits. (page 11-29)

- **ABC Comp Plan Policy 11.3.4.b:** Preserve and protect the Monument from growth and development pressures on the West Side. (page 11-29)
- **ABC Comp Plan Policy 11.3.4.k:** Encourage appropriate edge treatments, transitions, and buffers through site design and development. (page 11-29)
- **ABC Comp Plan Policy 11.3.6 Volcano Mesa:** Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. (page 11-31)
- **ABC Comp Plan Policy 11.3.6.b:** Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions. (page 11-31)

Zone map amendments to R-1A for portions of Tract H and Tract 2 near the Monument boundary would not provide a transition from Major Public Open Space, while a pattern of R-1D within 200 feet, R-1B or R-1C within 500 feet, and R-1A more than 500 feet would provide this transition and implement the ABC Comp Plan policies.

- VTSDP Policy 6. Protect important views, vistas, and view corridors. (page 15)
 - **ABC Comp Plan Policy 7.3.1: Natural and Cultural Features:** Preserve, enhance, and leverage natural features and views of cultural landscapes. (Page 7-22)
 - **ABC Comp Plan Policy 11.3.1 Natural and Cultural Features:** Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC] (page 11-27)
 - **ABC Comp Plan Policy 11.3.6.c:** Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains. (page 11-31)

Zone map amendments to R-1A for portions of Tract H and Tract 2 near the Monument boundary would not help protect views into or from the Monument. Fewer houses within the first 200 feet, accomplished by leaving the R-1D zoning in place, would implement the ABC Comp Plan policies.

- VTSDP Policy 1. Promote Residential Diversity. (page 14)
 - **ABC Comp Plan Policy 9.1.1 Housing Options:** Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC] (page 9-23)
 - **ABC Comp Plan Policy 5.2.1.d:** Encourage development that broadens housing options to meet a range of incomes and lifestyles. (page 5-33)

The requested zone map amendment to R-1A for the all of these tracts is less diverse than multiple “flavors” of R-1 that would ensure diversity of lot sizes.

If the applicant changes the zone map amendment request to provide a transition of zones

from least dense (i.e. largest lot size) to more intense (i.e. smaller lot size) within 200 and 500 feet of the Monument, as called for in the Volcano Trails SDP and Comp Plan policies, a new plat would be required to establish those zone boundaries prior to approval of the zone change.

It is important to note that the IDO now requires a single-loaded road between development and Major Public Open Space, which will help with views and to serve as a transition from development to the Monument. A 20-foot landscaped buffer may be substituted where such a road is not desired by the Open Space Division of the Parks and Recreation Department. (See IDO Section 5-2(H)(2) on page 205.) These IDO regulations will apply to the future subdivision of this land.

Other required development standards will also help provide adequate transitions from development to Major Public Open Space and minimize the impact of development on the Monument. (See use-specific standards in Section 4-3 for use restrictions near Major Public Open Space. See Major Public Open Space Edges in Section 5-2 for development standards near Major Public Open Space.) These protections for Major Public Open Space are summarized in a Frequently Asked Question on the ABC-Z project webpage: <https://abc-zone.com/integrated-development-ordinance-frequently-asked-questions#MPOS>

The City also has technical standards for construction mitigation near the Monument to minimize fugitive dust and other impacts of construction on the Monument.

In addition to meeting these regulations, any development near the Monument should be carefully coordinated with both the Open Space Division of the Parks and Recreation Department as well as the National Park Service, since both jointly manage the Petroglyph National Monument.

CITY ENGINEER

Transportation Development

No objection to the request.

DEPARTMENT of MUNICIPAL DEVELOPMENT (DMD)

No comment.

WATER UTILITY AUTHORITY

- Tract 2 – A development agreement was approved by the Water Authority Board (R-16-15), which provides the conditions for service. Also, the Water Authority has previously reviewed a draft of the master plan for this property. If zoning/land use changes, the master plan shall be updated accordingly to accurately determine the anticipated demand and sanitary sewer flow based on proposed density.
- Tract 6 – This property is outside of the Adopted Service Area. Water Authority Board approval will be required. Serviceability Letter #170712 has been written and is still valid. If zoning/land use changes, a new request for availability shall be made to reflect the proposed density.
- Tract C – There is an existing development agreement approved by the Water Authority Board (R-14-13). Considering that the proposed density will remain or decrease, it is not

anticipated that demand or sanitary sewer flows will exceed what was approved.

- Tract H - There is an existing development agreement approved by the Water Authority Board (R-16-6, R-15-14). Considering that the proposed density will remain or decrease, it is not anticipated that demand or sanitary sewer flows will exceed what was approved.

POLICE DEPARTMENT/Planning

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

2018-001198 RZ-2018-00008	Zone Map Amendment for the Trails Unit 3A; 57 acres west of Rainbow and south of Paseo Del Nort	Proximate to the Paseo Del Norte Commuter Corridor which frons the north boundary	Not on a route	Commuter Route 162 runs north-south on Rainbow Boulevard from CNM West to a turn-around loop at Montano and Coors. Various north-south routes and the Fixed Route 157 that runs east-west on Montano can be access there. The nearest stop pairs on Rainbow are at Hearthstone and Woodmont, in both cases about 2800 walking feet from the centroid of the property. No further service is planned.	No comment
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NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections.

ALBUQUERQUE PUBLIC SCHOOLS (APS)

- Any residential development in this area will have impacts to Tierra Antigua Elementary School, Tony Hillerman Middle School, Volcano Vista High School. Currently, Tierra Antigua Elementary School is exceeding capacity, Tony Hillerman Middle School and Volcano Vista High School have capacity.

School Capacity

School	2017-2018 40th Day Enrollment	Capacity	Space Available
Tierra Antigua ES	926	660	-266
Tony Hillerman MS	1143	1180	37
Volcano Vista HS	2172	2202	30

- If said residential development is not in alignment with school capacity corresponding to the specific geographic area (i.e. school boundary), the District will take measures to provide educational services and facilities to the geographic area including, but not limited to:
 - Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
 - Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
 - Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
 - Combination of above strategies
- All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, in the project area:

- Woodmont Ave NW is projected to be functionally classified as a Minor Arterial in the Long Range Roadway System.
- Woodmont Ave NW is identified to include a proposed bike lane and paved trail in the Long Range Bikeway System.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



View of the subject site looking south from Paseo del Norte NW.



View of the subject site looking north from Woodmont Avenue NW.



View of the subject site looking west from Woodmont Avenue NW.



View of the subject site looking northwest from the end of Woodmont Avenue NW.

HISTORY

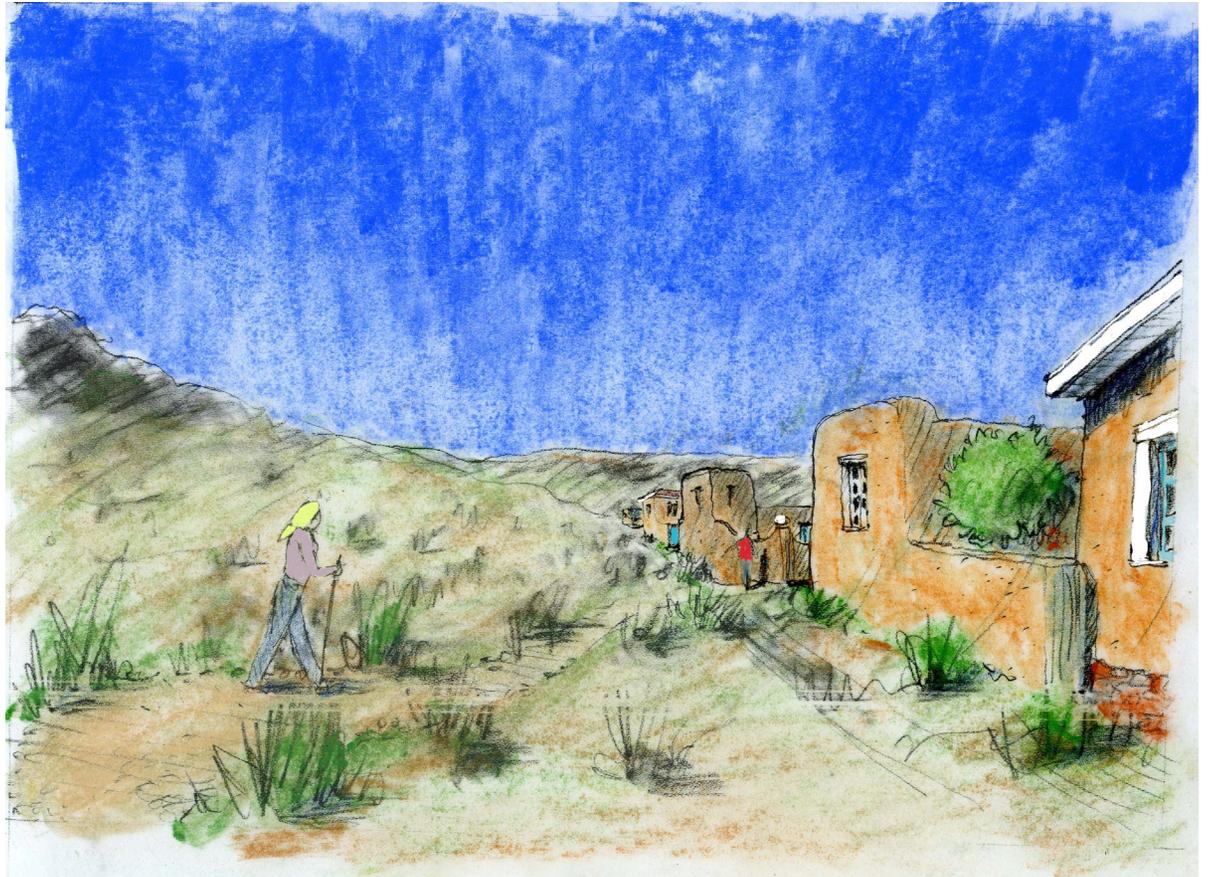
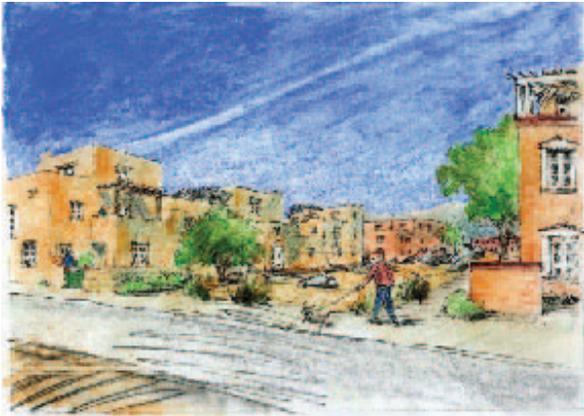


VOLCANO TRAILS

Sector Development Plan



AMENDED NOVEMBER 5, 2014



VOLCANO TRAILS SECTOR DEVELOPMENT PLAN

City of Albuquerque

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Robert J. Perry, Chief Administrative Officer

City Council

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Debbie O'Malley, District 2

Isaac Benton, District 3

Brad Winter, District 4

Dan Lewis, District 5

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Christina Sandoval, Parks and Recreation

John Hartmann, Department of Municipal Development

Brad Bingham, Albuquerque Metropolitan Arroyo Flood Control Authority

Allan Porter, Albuquerque Bernalillo County Water Utility Authority

AMENDMENTS

Volcano Trails Sector Development Plan

Originally Adopted by City Council and Signed by the Mayor in August 2011

Council Bill No. R-11-211 / City Enactment No. R-2011-066

EPC 1008444 / 10EPC-40046

This Plan incorporates the City of Albuquerque amendments either in the following referenced Resolutions, which are on file with the City Clerk's Office and can be viewed on the City Council's webpage at <https://cabq.legistar.com/Legislation.aspx>, or by Administrative Amendment via Notice of Decision on file in the Planning Department.

Date Adopted	Council Bill No.	City Enactment No.	Relevant page(s), map(s), section(s), etc. affected by the Resolution	Description <i>[include purpose, summary, and EPC Case number]</i>
October 6, 2014	R-14-71	R-2014-078	Pages 6-7, 37, 42-48, 50, 52-60	Text amendment to update transportation network map and cross sections for consistency with all Volcano Mesa Plans, address residential and mixed-use development to minimize fugitive dust, adjust garage design standards, change height limits in SU-2 VTML and fix errata. [EPC 1008444-13EPC-40160]

[**Note:** Amendments as of 2014 are reflected in the Plan text. For more information, search for the Council Bill No. in City Council's Legistar webpage.]

**CITY OF ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. C/S R-11-211 ENACTMENT NO. R. 2011. 0666

SPONSORED BY: Dan Lewis by request

RESOLUTION

FOR AN AREA OF APPROXIMATELY 446 ACRES AND BORDERED GENERALLY BY UNIVERSE BOULEVARD TO THE EAST, STATE LAND, APS SCHOOL SITES AND THE NORTHERN GEOLOGIC WINDOW TO THE SOUTH, VACANT BERNALILLO COUNTY LAND TO THE WEST, AND PASEO DEL NORTE TO THE NORTH, ADOPTING THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN AS A RANK 3 PLAN; CHANGING EXISTING ZONING ON UNDEVELOPED PROPERTIES FROM RD TO SU-2 VOLCANO TRAILS VILLAGE CENTER, SU-2 VOLCANO TRAILS URBAN RESIDENTIAL, SU-2 VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA, SU-2 VOLCANO TRAILS SMALL LOT, SU-2 VOLCANO TRAILS MEDIUM LOT, AND SU-2 VOLCANO TRAILS OPEN SPACE.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by Statute, Section 3-19-1 et seq., NMSA 1978, and by its home rule powers; and

WHEREAS, on March 3, 2011 the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended that the City Council adopt the Volcano Trails Sector Development Plan (VTSDP); and

WHEREAS, the Environmental Planning Commission found approval of the Volcano Trails Sector Development Plan consistent with applicable goals and policies of the Comprehensive Plan, the Westside Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service Transmission and Subtransmission Facilities, the City of Albuquerque Major Public Open Space Facility Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, the Comprehensive City Zoning Code, and R-270-1980.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The VOLCANO TRAILS SECTOR DEVELOPMENT PLAN is hereby adopted subject to conditions of approval in Exhibit A:

A. The Volcano Trails Sector Development Plan attached hereto and made a part hereof, is hereby adopted as a land-use control pursuant to the Comprehensive City Zoning Code.

B. The maps on page 24 titled "Exhibit 10, Zoning Established by the Volcano Trails Sector Development Plan" and the text of Chapter 3 "Zoning and General Standards" are adopted as an extension of the Zoning Code and its zone map.

Section 2. FINDINGS ADOPTED. The City Council adopts the following findings:

A. The Volcano Trails Sector Development Plan is a Rank 3 plan that covers an area of approximately 446 acres. The Plan boundaries are Universe Boulevard to the east; State land, APS school sites and the Northern Geologic Window to the south; vacant Bernalillo County land to the west; and Paseo del Norte to the north.

B. This plan is one of three distinct but related sector development plans intended to guide future development in the larger Volcano Mesa Community. The other two plans are the Volcano Heights and Volcano Cliffs Sector Development Plans. The three plans share similar policy underpinnings that are included in a companion amendment to the Rank II, West Side Strategic Plan (WSSP). At the November 4, 2010 hearing, the EPC voted to send the WSSP amendment to the City Council with a recommendation of approval. On February 23, 2011, the City Council voted to adopt the WSSP amendment.

C. The Volcano Trails area currently contains land that is zoned RD, and the Volcano Trails Sector Development Plan proposes six new zone categories – SU-2 VT Village Center (VTVC), SU-2 VT Residential Developing area (VTRD), SU-2 VT Urban Residential (VTUR), SU-2 VT Small Lot Residential (VTSL), SU-2 VT Medium Lot Residential (VTML), SU-2/SU-1 for Open Space (privately owned) – as well as General Design Standards and General Regulations that are associated to varying degrees with all properties within the VTSDP boundary.

1 D. The Volcano Trails Sector Development Plan supports the following
2 goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:

3 1. Policies II.B.5.a, c, d, h, i, k, m: through the mix of uses proposed in
4 order to provide neighborhood services, retail, and higher-density housing
5 in specific locations in the Volcano Trails area, and zoning regulations that
6 ensure development will not be visually intrusive (i.e. restrictions on
7 height, color, and reflectivity);

8 2. Policies II.B.1.c, f, j: through the location of the least intense zoning
9 adjacent to Major Public Open Space, the General Standards that address
10 colors, heights, reflectivity and fencing adjacent to the Petroglyph National
11 Monument, and the recognition of the developer's proposals for open
12 space corridors, parks, and trails;

13 3. Policy II.C.6.c: through the language in General Standards that
14 address petroglyphs and archeological sites;

15 4. Policies II.C.8.a, b, d, e: through the General Standards protecting
16 rock outcroppings; development buffers and low-intensity zoning nearest
17 to the Petroglyph National Monument, arroyos, and Major Public Open
18 Space; General Standards requiring street trees and native and xeric plants
19 for landscaping; and zoning regulations that ensure development will not
20 be visually intrusive (i.e. restrictions on height, color, and reflectivity);

21 5. Policies II.C.9.b, e: through the proposed zoning, and the proposed
22 road network, and through the employment opportunities provided by the
23 Village Centers;

24 6. Policies II.D.6. a, g: through the small business and employment
25 opportunities provided by the mixed use areas and the Village Centers.

26 E. The Volcano Trails Sector Development Plan supports the following
27 policies in the West Side Strategic Plan:

28 1. Policy 1.1 through the high-density and non-residential uses to be
29 located in proposed nodes;

30 2. Policy 3.96 through the establishment of new zoning that will create
31 mixed-use neighborhoods and allow higher-density residential
32 development that can both support and be served by transit;

1 3. Policy 3.99 through General Standards that protect the Petroglyph
2 National Monument's Northern Geologic Window from the impacts of
3 development by requiring single-loaded streets along at least 60% of the
4 lineal edge of the Northern Geologic Window and prohibiting storm runoff
5 into the Northern Geologic Window in excess of natural flows;

6 4. Policy 3.100 through regulations on building color and reflectivity,
7 heights and setbacks;

8 5. Policy 3.101 through regulations limiting fill;

9 6. Policy 3.103 by mapping Significant Rock Outcroppings and setting
10 guidelines for their protection and requiring mitigation of storm runoff from
11 development into the Petroglyph National Monument;

12 7. Policy 3.104 by requiring that development, trails and recreation
13 areas be set back by at least 50 feet from prehistoric petroglyphs or other
14 significant archaeological sites as defined by the Albuquerque
15 Archaeological Ordinance;

16 8. Policy 3.105 by requiring larger lot sizes, up to a minimum of 11,000
17 square feet for development within 200 feet of the Petroglyph National
18 Monument or Major Public Open Space in order to preserve view corridors
19 and visible private open space, by requiring single-loaded streets along at
20 least 60% of the lineal edge of the Petroglyph National Monument's
21 Northern Geologic Window;

22 9. Policy 3.106 by requiring that development, trails and recreation
23 areas in the Volcano Trails area be set back by at least 50 feet from
24 prehistoric petroglyphs or other significant archeological sites, unless
25 designated under the guidance of a qualified archaeologist, per the city's
26 Archaeological Ordinance;

27 10. Policy 3.107 by mapping Significant Rock Outcroppings defined in
28 the Plan as bedrock or other stratum a minimum of 6 feet high on its
29 steepest side as measured from the adjacent 10% slope line and in excess
30 of 500 feet of surface area, and setting guidelines for their protection and
31 access;

32 11. Policy 3.108 by mapping Significant Rock Outcroppings in the Plan
33 area and requiring that they be preserved in place and incorporated into

1 privately-owned open space (open to the public) to be identified on existing
2 and future site plans, and that access be provided via public right-of-way or
3 public access easements as development occurs;

4 12. Policy 3.11 by promoting land-use, density and development
5 standards that concentrate mixed-use and make frequent transit service
6 viable;

7 13. Policy 3.13 by establishing a network of multi-use trails within an
8 open space network and along key streets that provide access to several
9 City and neighborhood parks, as well as the Petroglyph National
10 Monument's Northern Geologic Window;

11 14. Policy 4.6 by establishing maximum development densities and lot
12 sizes for development near the Petroglyph National Monument's Northern
13 Geologic Window, through regulations on building color and reflectivity, by
14 requiring single-loaded streets along at least 60% of the lineal edge of the
15 Northern Geologic Window, by setting design standards for commercial
16 signage, and by specifying coyote, post-and-wire or view fencing on
17 properties located adjacent to the Petroglyph National Monument or Major
18 Public Open Space.

19 15. Policy 4.6c by prohibiting gated or walled developments in any non-
20 exempt part of the Volcano Trails Sector Development Plan area, and by
21 prohibiting/strongly discouraging cul-de-sacs or dead-end streets in newly
22 platted development.

23 16. Policies 7.7, 10.1, and 10.3 through the General Standards for
24 naturalistic arroyo treatment.

25 F. The VTSDP supports the Proposed Trails Map on page 8 and the intent
26 of the Rank 2 Trails and Bikeways Facility Plan through the expansion of the trail
27 network in this area.

28 G. The Volcano Trails Sector Development Plan supports Policies 20, 21
29 and 23 in the Northwest Mesa Escarpment Plan through the Zoning and General
30 Standards in the VTSDP, written to avoid visually intrusive development and the
31 recognition of the developer's proposed open space and scenic corridors for the
32 Volcano Trails area.

1 H. The Volcano Trails Sector Development Plan supports the Proposed
2 Trails Map on page 22 and the intent of the Rank II Trails and Bikeways Facility
3 Plan through the expansion of the trail network in this area.

4 I. The Volcano Trails Sector Development Plan supports the Rank II
5 Facility Plan for Electric Service Transmission and Subtransmission Facilities,
6 through the addition of language provided with PNM to address utility easements,
7 landscaping, and access to public utility facilities.

8 J. The Volcano Trails Sector Development Plan supports the Rank II City
9 of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3
10 and Figure 4-1 through policies that address the environment and open space
11 and design and zoning regulations that ensure appropriate transitions from
12 developed areas to open space.

13 K. The Volcano Trails Sector Development Plan supports the Rank II
14 Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their
15 Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4
16 through the proposed naturalistic treatment for arroyos and General Design
17 Standards protecting the opportunity for trails along arroyos.

18 L. The Volcano Trails Sector Development Plan is justified per Resolution
19 270-1980. The proposed zoning is more advantageous to the community because
20 it furthers applicable goals and policies in the Comprehensive Plan, the WSSP,
21 and the NWMEP. The Plan meets the public need for a sector-wide map
22 amendment to ensure an adequate mix of residential, commercial, and service
23 uses that encourage and allow residents to live, work, shop, and recreate all in
24 close proximity. The proposed zoning is designed to create a healthy community
25 that contains a mix of uses, is transit accessible and bicycle friendly, and
26 encourages pedestrian activity, which will help decrease the demand on local
27 streets and decrease vehicle miles traveled. Furthermore, this public need is best
28 served by rezoning this particular sector in this particular manner as compared
29 with other available properties, which do not exist in the amount or configuration
30 necessary to meet the public need. The proposed zoning meets R-270-1980
31 criteria as follows:

32 1. The zone changes proposed by the VTSDP are consistent with
33 furthering the health, safety, morals and general welfare of the city. The

1 purpose of the VTSDP is to ensure that the area develops in such a way as
2 to further the goals and policies of the Comprehensive Plan and other
3 applicable plans – in this case the WSSP and the NWMEP. The plan
4 proposes residential, commercial, office, and neighborhood service uses in
5 a pattern designed to support transit.

6 2. The proposed zoning changes will provide the area with stability.
7 The VTSDP area is currently zoned RD, which allows a range of densities,
8 intensities, and uses with no requirement for coordination and/or planning.
9 The proposed zoning for the VTSDP is designed to reflect the platting, the
10 unique location of the area, and the road network and conditions while
11 encouraging neighborhood services and retail in designated areas to serve
12 Volcano Trails residents and surrounding neighbors. The proposed zoning
13 is designed to ensure that non-residential uses, mixed uses, multifamily
14 residential development, townhouses, and single-family uses all develop in
15 a pattern and location that encourage and support a stable built
16 environment.

17 3. The proposed VTSDP supports applicable goals and policies in the
18 Comprehensive Plan, West Side Strategic Plan, the Northwest Mesa
19 Escarpment Plan, the Trails and Bikeways Facility Plan, the Facility Plan for
20 Electric Service, and the Facility Plan for Arroyos as outlined in previous
21 findings D through K.

22 4. The existing zoning is inappropriate because:

23 a. The U.S. Congress created the Petroglyph National Monument
24 after the establishment of the existing zoning. The proposed zoning
25 responds to and endeavors to minimize adverse impacts on the
26 Petroglyph National Monument while allowing private property to be
27 developed; and

28 b. The proposed zoning would be more advantageous to the
29 community because it furthers applicable goals and policies in the
30 Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning
31 is designed to create a healthy community that contains a mix of uses,
32 is transit accessible and bicycle friendly, and encourages pedestrian
33 activity, as articulated in findings D through K above. Specifically:

1 i. SU-2 Volcano Trails Village Center (SU-2 VTVC): This zone
2 category replaces existing R-D zoning for approximately 30 acres
3 of land at two locations in the Plan area – the intersection of
4 Paseo del Norte and Woodmont Dr., and the intersection of Paseo
5 del Norte and Universe Blvd. The WSSP calls for each community
6 on the West Side to be served by smaller Neighborhood Activity
7 Centers that are easily reached by walking from surrounding
8 neighborhoods and that offer opportunities for neighborhood-
9 serving commercial activities and employment. The existing R-1
10 zoning does not provide this opportunity, which is why a zone
11 change is needed. The SU-2 VTVC permits both higher-density
12 residential and neighborhood- and community-serving
13 commercial uses in order to help achieve a balance of uses within
14 a transit-supportive environment. Based on the existing platting
15 and development in the area, the two VTVC zones are located on
16 the only sufficiently sized tracts of land located near major roads
17 and far enough away from Major Public Open Space and the
18 Petroglyph National Monument to allow the potential to develop
19 into true Neighborhood Activity Centers. There are no other
20 comparable locations.

21 ii. SU-2 Volcano Trails Urban Residential (SU-2 VTUR): This zone
22 category replaces existing R-D zoning in two specific areas within
23 the VTSDP boundaries: 1.) along Paseo Del Norte east and west
24 of Woodmont Ave, where it provides a transition between the
25 Village Center zone and nearby Volcano Trails Open Space and
26 lower-density single family housing, and 2.) to the west and south
27 of the Village Center zone at Paseo del Norte and Universe Blvd.,
28 where it also serves to buffer the Village Center zone from
29 adjacent areas of less dense housing. It will allow a variety of
30 urban housing types within a network of pedestrian-friendly
31 streets. This zone is being used at these locations in order to step
32 down the intensity of development as it transitions from urban to
33 residential.

1 iii. SU-2 Volcano Trails Residential Developing Area Zone (SU-2
2 VTRD): This zone category replaces existing R-D zoning for land
3 on the northern and southern edges of the property. This zone
4 category generally corresponds to the R-1 zone with certain
5 additions and exceptions, including the prohibition of gated
6 developments and an allowance for a minor second dwelling unit
7 of up to 650 square feet. This zone is being used in these
8 locations because of specific needs related to these locations.
9 iv. SU-2 Volcano Trails Small Lot (SU-2 VTSL): This zone category
10 replaces existing R-D zoning for approximately 60 acres near the
11 center of the Plan area. This zone category allows typical
12 suburban lot sizes, but with rear access alleys, houses moved up
13 to the sidewalk, front porches and other features to create a more
14 pedestrian-friendly environment. This zone is being used in this
15 location because of specific needs related to this location.
16 v. SU-2 Volcano Trails Medium Lot (SU-2 VTML): This zone
17 category replaces existing R-D zoning for approximately 60 acres
18 to the north and south of the Petroglyph National Monument's
19 Northern Geologic Window. It allows single-family homes on
20 progressively larger lots depending on proximity to the Northern
21 Geologic Window in order to protect views and reduce the impact
22 of development in this area. This zone is being used in this
23 location in order to step down development intensities in this
24 geologically, archaeologically and culturally sensitive area.
25 5. The proposed zoning does not contain uses that would be harmful to
26 adjacent properties, neighbors, or the community. Per the Zone Code, non-
27 residential properties are required to buffer residential properties when
28 they meet.
29 6. None of the Plan's zone changes require major capital expenditures.
30 7. The cost of land is not discussed in the Plan, and is not the reason
31 for adopting the plan.

1 8. The location of mixed-use and higher-density residential zoning is
2 related to the vision proposed for the whole Volcano Mesa area, and is not
3 based solely on location on a collector or major street.
4 9. The Council finds that the proposed SU-2 zones do not create spot
5 zones. To the extent to which any of the proposed SU-2 zones are found to
6 be spot zones, they are justified as follows:
7 a. The proposed zoning clearly facilitates realization of the
8 Comprehensive Plan, the Westside Strategic Plan, the Trails and
9 Bikeways Facility Plan, the Facility Plan for Electric Service, the
10 Facility Plan for Arroyos, and the Northwest Mesa Escarpment Plan
11 as detailed above in the response to R-270-1980, Section L.4.; and
12 b. The proposed zones and their individual, component regulations
13 within the plan area and the plan area itself are different from
14 surrounding land. The proposed locations of zone boundaries
15 create differences between adjacent lands and zones as well as
16 differences between zones within the plan area. The proposed
17 zone categories create the opportunity for sustainable growth that
18 entails different land uses that help to meet the area's housing,
19 service, and employment needs. The proposed zoning categories
20 establish and facilitate transitions between adjacent zones within
21 the plan area and where adjacent to existing zoning. Even where
22 residential and non-residential zoning abut or are adjacent, there
23 are specific requirements for height transitions within the more
24 intense zone category so as to maximize compatibility with the less
25 intense zone category. There are no other available properties in
26 the area with the acreage or configuration necessary to meet the
27 public need for sustainable and coordinated growth.
28 10. To the extent to which any of the proposed SU-2 zones are found to
29 be strip zones, they are justified as follows:
30 a. The proposed zoning clearly facilitates realization of the
31 Comprehensive Plan, the West Side Strategic Plan, the Trails and
32 Bikeways Facility Plan, the Facility Plan for Electric Service, the

1 Facility Plan for Arroyos, and the NWMEP as detailed above in the
2 response to R-270-1980, Section L.4.; and
3 b. The proposed zoning and their individual, component regulations
4 within the plan area and the plan area itself are different from
5 surrounding land. The proposed locations of zone boundaries
6 create differences between adjacent lands and zones as well as
7 differences between zones within the plan area. The proposed
8 zone categories create the opportunity for sustainable growth that
9 entails different land uses that help to meet the area's housing,
10 service, and employment needs. The proposed zoning categories
11 establish and facilitate transitions between adjacent zones within
12 the plan area and where adjacent to existing zoning. Even where
13 residential and non-residential zoning abut or are adjacent, there
14 are specific requirements for height transitions within the more
15 intense zone category so as to maximize compatibility with the less
16 intense zone category. Furthermore, the location of many of the
17 "strip zones" is in response to traffic potentials on established, but
18 not yet fully developed arterial corridors, such as Paseo del Norte
19 and Unser Boulevard. There are no other available properties in
20 the area with the acreage or configuration necessary to meet the
21 public need for sustainable and coordinated growth.

22 M. The Environmental Planning Commission has reviewed the Volcano
23 Trails Sector Development Plan and received presentations and testimony from
24 Planning staff, commenting City departments and other agencies, property
25 owners, interested parties, and the general public at three separate public
26 hearings on 02 September 2010, 04 November 2010, and 03 March 2011.

27 Section 3. CONDITIONS OF APPROVAL ADOPTED. The City Council
28 adopts the conditions of approval as recommended by the Environmental
29 Planning Commission attached in Exhibit A.

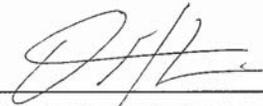
30 Section 4. EFFECTIVE DATE. This resolution shall take effect five days
31 after publication by title and general summary.

32 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
33 clause, word or phrase of this resolution is for any reason held to be invalid or

1 unenforceable by any court of competent jurisdiction, such decision shall not
2 affect the validity of the remaining provisions of this resolution. The Council
3 hereby declares that it would have passed this resolution and each section,
4 paragraph, sentence, clause, word or phrase thereof irrespective of any
5 provisions being declared unconstitutional or otherwise invalid.
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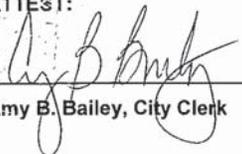
1 PASSED AND ADOPTED THIS 15th DAY OF August, 2011
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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7 
8 _____
9 Don F. Harris, President
10 City Council

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13 APPROVED THIS 31st DAY OF August, 2011

14
15
16 Bill No. C/S R-11-211

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21 _____
22 Richard J. Berry, Mayor
23 City of Albuquerque

24
25 ATTEST:
26 
27 _____
28 Amy B. Bailey, City Clerk



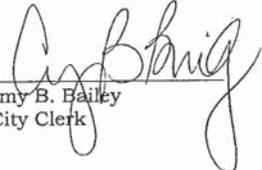
Office of the City Clerk
P.O. Box 1293
Albuquerque, NM 87103
Phone (505) 768-3030 Fax (505) 768-2845

Richard J. Berry, Mayor

Amy B. Bailey, City Clerk

To: CITY COUNCIL
From: AMY B. BAILEY, CITY CLERK
Date: August 31, 2011
Subject: BILL NO. R-11-211; ENACTMENT NO. R-2011-066

I hereby certify that on August 31, 2011, the Office of the City Clerk received Bill No. R-11-211 as signed by the president of the City Council, Don F. Harris. Enactment No. R-2011-066 was passed at the August 15, 2011 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-11-211.

Sincerely,


Amy B. Bailey
City Clerk

CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-14-71 ENACTMENT NO. R-2014-078

SPONSORED BY: Dan Lewis, by request

RESOLUTION

1
2 AMENDING THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN TO
3 UPDATE THE ROAD NETWORK, RECONCILE AMENDMENTS MADE TO
4 ADJACENT PLANS, AND MAKE MINOR CLARIFICATIONS TO DEVELOPMENT
5 STANDARDS.

6 WHEREAS, the City Council, the governing body of the City of
7 Albuquerque, has the authority to adopt and amend plans for the physical
8 development of areas within the planning and platting jurisdiction of the City
9 authorized by Statute, Section 3-19-1 et. Seq., NMSA 1978, and by its home
10 rule powers; and

11 WHEREAS, the City Council adopted the Volcano Trails Sector
12 Development Plan in August 2011, for an area of approximately 446 acres,
13 bounded generally by Paseo del Norte to the north, the Petroglyph National
14 Monument to the west, Volcano Cliffs to the south, and Volcano Heights to the
15 east; and

16 WHEREAS, Volcano Trails provides opportunities for a variety of housing
17 options and densities surrounding a Village Center to promote a balance of
18 jobs and housing, as well as service and retail opportunities within walking
19 and biking distance of residential neighborhoods; and

20 WHEREAS, the Rank 2 West Side Strategic Plan's Volcano Mesa
21 Amendment establishes the policies to direct growth within the three Rank 3
22 Sector Development Plans – Volcano Trails, Volcano Cliffs, and Volcano
23 Heights; and

24 WHEREAS, the policies and regulations intended to be consistent among
25 the three plans were reviewed, revised, and refined throughout the process of
26 adopting the three Rank 3 plans, which were adopted in succession beginning

1 in May 2011 with Volcano Cliffs and ending in August 2013 with Volcano
2 Heights; and
3 WHEREAS, amendments are needed to reconcile the road network within
4 Volcano Mesa to incorporate cross sections for Volcano Cliffs and Volcano
5 Heights and additional intersections on Paseo del Norte and Unser Boulevard;
6 and

7 WHEREAS, amendments are needed to reconcile adjustments made to the
8 design requirements for residential garages; strengthen regulations to
9 minimize fugitive dust during construction activities; adjust regulations that
10 would have resulted in undesirable, unintended consequences; and correct
11 errata adopted in the original Plan; and

12 WHEREAS, amendments to the Volcano Trails Sector Development Plan
13 (VTSDP) are consistent with the applicable goals and policies of the
14 Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic
15 Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric
16 System Generation and Transmission, the Northwest Mesa Escarpment Plan,
17 and the Comprehensive Zoning Code.

18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

20 Section 1. The City Council adopts the following findings:

21 1. The VTSDP area comprises 446 acres of land and is bounded
22 generally by Paseo del Norte to the north, the Petroglyph National Monument
23 to the west, Volcano Cliffs to the south, and Volcano Heights to the east.

24 2. The Plan area is approximately 40% developed, platted primarily
25 into single-family residential lots. Ownership is still largely held by several
26 major developers.

27 3. The Plan establishes the following SU-2 zones: Volcano Trails
28 Village Center (VTVC), Volcano Trails Urban Residential (VTUR), Volcano
29 Trails Residential Developing Area (VTRD), Volcano Trails Small Lot (VTSL),
30 Volcano Trails Medium Lot (VTML), Residential Developing area, and Volcano
31 Trails Open Space. No zone changes are involved in the amendments; rather,
32 revisions would equally affect all properties already subject to design
33 standards.

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1 4. The VTSDP includes areas designated as Developing Urban by the
2 Rank 1 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive
3 Plan). The VTSDP amendments implement and further the applicable Goals
4 and Policies of the Comprehensive Plan as follows:
5 A. Amendments to the transportation standards help protect
6 the livability and safety of residential neighborhoods and match street design
7 to community identity (II.B.5 Policy k and II.C.9 Policies b and e).
8 B. Amendments to the standards pertaining to structure
9 colors, plant lists, and grading help protect natural and cultural resources,
10 improve the visual and built environments, ensure compatibility with open
11 space, and preserve the Escarpment (II.B.1 Policy c, II.B.5 Policies d and m,
12 II.C.8 Policy a, and II.C.9 Policy b).
13 5. Amendments to the standards pertaining to structure colors, plant
14 lists, and grading implement and further the established goals and policies of
15 the Rank 2 West Side Strategic Plan by helping protect the Escarpment, view
16 sheds, and cultural resources (Policies 3.99 and 3.103):
17 6. Amendments to the standards pertaining to structure colors, plant
18 lists, and grading implement and further the established goals and policies of
19 the Rank 3 Northwest Mesa Escarpment Plan by ensuring that development is
20 compatible with the natural landscape and that visual contrast is minimized
21 (Policies 12, 20, and 21).
22 Section 2. The City Council makes the following findings, which are
23 supported by and further elucidated in the complete record, as to compliance
24 with R-270-1980 with respect to the amendments affecting zoning standards
25 for residential garages:
26 1. With respect to Policy (A), the proposed zoning regulations
27 contribute to the general welfare of the neighborhood, community, and the
28 city because they contribute to a safer public right-of-way, enhance the public
29 realm, and help ensure a high-quality built environment.
30 2. With respect to Policy (B), the proposed zoning regulations
31 contribute to the stabilization of the area by setting standards for all
32 residential garages to ensure high-quality design. The standards are intended
33 to create a high-quality built environment compatible with and complementary

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1 to the natural beauty of the Petroglyph National Monument, which surrounds
2 Volcano Mesa on three sides and protects a unique volcanic landscape in
3 perpetuity.
4 3. With respect to Policy (C), the proposed zoning standards are
5 consistent with and implement elements of the Rank 1 Comprehensive Plan,
6 Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment
7 Plan, as demonstrated below.
8 A. Rank 1 Comprehensive Plan:
9 (1) II.B.1. Open Space Goal and Policy b: Standards for
10 residential garages will help ensure that development adjacent to the
11 proposed Open Space network is compatible with open space purposes. The
12 standards are intended to ensure a high-quality built environment
13 commensurate with the beauty of the Petroglyph National Monument, which
14 surrounds the planning area on three sides. The standards reduce the
15 dominance of auto-oriented elements of residential lots and balance the
16 competing needs of pedestrians, residents, and drivers.
17 (2) II.B.5 Developing and Established Urban Goal and
18 Policy d: Residential garage standards help ensure that the location,
19 intensity, and design of new development respects the natural environmental
20 conditions, scenic resources, and social, cultural, and recreational values and
21 opportunities connected to the Petroglyph National Monument.
22 (3) II.B.5 Developing and Established Urban Goal and
23 Policy f: Residential garage standards help ensure that houses are oriented
24 toward pedestrian walkways and share access with people other than drivers.
25 The proposed standards ensure facades that balance the orientation for
26 vehicle access via garages with the orientation for pedestrian access via
27 sidewalks and the public realm.
28 (4) II.B.5 Developing and Established Urban Goal and
29 Policy i: Residential garage standards encourage quality design in new
30 development and design that is appropriate to the Plan area.
31 (5) II.B.5 Developing and Established Urban Goal and
32 Policy m: Residential garage standards are an important part of the site
33 design that improves the quality of the visual environment.

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1 (6) II.C.8. Environmental Protection and Heritage
2 Conservation Goal and Policy a: Residential garage standards are proposed
3 in the Plan area to respect the natural and visual environment, particularly the
4 unique Albuquerque feature that includes the volcanic landscape, of which the
5 Petroglyph National Monument is an integral part.
6 (7) II.C.8 Environmental Protection and Heritage
7 Conservation Goal and Policy e: In this highly scenic area, residential garage
8 standards ensure development design that is in harmony with the landscape.
9 (8) II.C.9 Community Identity and Urban Design Goal
10 and Policy b: Residential garage standards consider how best to design the
11 built environment to contribute to and enhance the natural environment,
12 including standards for the placement of entrances and windows, parking
13 areas and relationship to buildings, drive pads and curb cuts, and the massing
14 of buildings.
15 (9) II.D.4 Transportation and Transit Goal and Policy g:
16 Residential garage standards help protect pedestrians in the public realm,
17 minimize opportunities for conflicts with auto access to individual properties,
18 and create pleasant non-motorized travel conditions.
19 (10) II.D.5 Housing Policy b: Residential garage
20 standards help promote quality in new housing design.
21 B. Rank 2 West Side Strategic Plan:
22 (1) Policy 3.99: The residential garage standards
23 establish design standards for developments in Volcano Mesa, which abuts
24 the Petroglyph National Monument, in order to recognize and respect the
25 sensitive ecological, historical and cultural importance of the area by ensuring
26 that development is compatible and contributes to a high-quality built
27 environment.
28 C. Rank 3 Volcano Trails Sector Development Plan:
29 (1) Goal 2: Residential garage standards help minimize
30 blank walls and the visual impact of garage doors on development adjacent to
31 the Escarpment and form a pleasant transition from the developed to the
32 natural area.

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1 (2) Goal 4: Residential garage standards are intended to
2 ensure high-quality design for individual buildings, which contributes to a
3 sense of place and permanence.
4 4. With respect to Policy (D), existing zoning standards are
5 inappropriate and inadequate because the proposed revisions to the existing
6 residential garage standards are more advantageous to the community, as
7 articulated by the preponderance of applicable goals and polices in the
8 Comprehensive Plan and WSSP cited in Section C above.
9 A. There is a public need for the proposed standards, as
10 they help ensure a high-quality built environment that is more compatible with
11 the sensitive and unique volcanic landscape of which this Plan area is a part
12 and the permanent open space protected in perpetuity as the Petroglyph
13 National Monument. The residential standards also improve the safety and
14 continuity of the pedestrian realm in front of these residential properties.
15 B. The location of this Plan area, with its relationship to the
16 abutting Petroglyph National Monument, makes these residential standards
17 important and appropriate to meet the public need for high-quality built
18 environments and safe and continuous pedestrian realms.
19 5. With respect to Policy (E), these zoning standards affect one
20 permissive use for properties between 48 and 70 feet wide. Residential
21 garages for three or more cars would be prohibited for properties less than 70
22 feet wide; the existing standards specify a minimum of 48 feet to allow a
23 three-car garage. The more restrictive standard is intended to minimize the
24 proportion of the lot delegated for garage façade and ensure the safety and
25 quality of the pedestrian and public realm in front of residential lots. The
26 change is not harmful to adjacent property, neighborhood, or community;
27 rather the standards benefit surrounding property by ensuring a high-quality
28 built environment and safe pedestrian realm.
29 6. With respect to Policy (F), this zoning standard does not require
30 major and unprogrammed capital expenditures by the city.
31 7. With respect to Policy (G), the cost of land and other economic
32 considerations are not the determining factor for the additional zoning
33 standards.

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1 resources and maintain a connection with the unique volcanic landscape and
2 continuous cultural and historical use by native peoples for centuries, while
3 still allowing for development on private property. The City and the federal
4 government protected much of this landscape in perpetuity by creating the
5 Petroglyph National Monument, which surrounds Volcano Mesa on three
6 sides. The Archaeological Ordinance in City Comprehensive Zoning Code
7 §14-16-3-20 defines archaeological resources of at least 75 years old that
8 might be considered significant and protects them from adverse impacts of
9 development. The Archaeological Ordinance is currently applicable for
10 projects five or more acres in size on property with SU-2 zoning requiring site
11 plan approval. The proposed regulation would extend the applicability of this
12 ordinance to projects 2 or more acres in size requiring site plan approval as
13 well as to any property on which a potential archaeological resource were
14 discovered. In the event that a potential archaeological resource were
15 discovered on private property of any size, the proposed requirement is
16 intended to determine its significance and encourage appropriate treatment
17 while still allowing for development on the remaining portion of the property.
18 The requirement is intended to encourage the conservation of petroglyphs
19 and other significant archaeological resources as integral parts of the unique
20 cultural, historical, and geologic landscape that includes the volcanoes,
21 basalt flow, and escarpment.

22 3. With respect to Policy (C), the proposed zoning standard is
23 consistent with and implements elements of the Rank 1 Comprehensive Plan,
24 Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment
25 Plan, as demonstrated below.

26 A. Rank 1 Comprehensive Plan:

27 (1) II.B.1. Open Space Goal and Policy a: Adding the
28 proposed general standard will protect and preserve a natural resource and
29 environmental feature and conserve archaeological resources.

30 (2) II.B.1. Open Space Goal and Policy d : The proposed
31 regulation is intended to preserve petroglyphs and other archaeological
32 resources connected to the landscape, geology, and cultural importance of
33 the volcanoes, basalt flow, and escarpment.

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1 (3) II.C.6. Archaeological Resources Goal and Policy b:
2 In the event that a significant archaeological resource is discovered, a
3 treatment plan must be prepared and approved by the City Archaeologist, who
4 can assure that the treatment is appropriate to preserve and/or protect
5 significant sites.

6 (4) II.C.9 Community Identity and Urban Design Goal
7 and Policy b: Preservation of petroglyphs and other significant archaeological
8 resources maintains the integrity of the volcanic landscape in a unique area of
9 Albuquerque with distinct and rich local history and cultural traditions dating
10 back to pre-historic use as prayer sites by Pueblo peoples that continues
11 today.

12 B. Rank 2 West Side Strategic Plan:

13 (1) Policy 3.103: The proposed regulation protects and
14 ensures conservation of archaeological and cultural resources.

15 (2) Policy 2.104: The proposed regulation requires the
16 appropriate treatment of significant archaeological resources, which may
17 include a buffer or setback from petroglyphs and archaeological sites, which
18 would be consistent with this policy that advocates a 50-foot setback from
19 petroglyphs for development, trails, and recreation areas.

20 (3) Policy 3.107: The proposed regulation would help
21 ensure conservation of rock outcroppings containing petroglyphs.

22 C. Rank 3 North West Mesa Escarpment Plan (NWMEP):

23 (1) Policy 10: The proposed regulation protects
24 significant archaeological sites.

25 4. With respect to Policy (D), existing zoning standards are
26 inappropriate and inadequate because removing the 50-foot buffer for
27 petroglyphs and replacing it with a standard is more advantageous to the
28 community. The proposed standard is more flexible and can be customized
29 more appropriately for any archaeological resources that are discovered and
30 found to be significant. This flexibility is expected to remove a potential
31 disincentive for compliance and help ensure the protection and preservation
32 of archaeological resources, particularly petroglyphs, as articulated by the
33 preponderance of applicable goals and polices in the Comprehensive Plan,

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1 WSSP, and NWMEP cited in Section C. The proposed zoning standard helps
2 conserve unique natural and cultural resources; preserve the connection to a
3 unique natural and cultural landscape – a large portion of which is preserved
4 in perpetuity by the Petroglyph National Monument; and maintain the cultural
5 and historical importance of these petroglyphs for the public and the Pueblo
6 people.

7 A. There is a public need for the proposed standard;
8 petroglyphs and other significant archaeological resources are unique and
9 irreplaceable. They are an integral part of a cultural, historical, and geological
10 landscape that contributes to the richness of Albuquerque and the value of
11 the priceless Petroglyph National Monument. It serves the public interest to
12 preserve these unique resources and help protect the integrity of this unique
13 landscape. Preserving these resources in perpetuity allows for future
14 opportunities for research, experience, and education.

15 B. The threshold for archaeological review should be
16 extended within Volcano Mesa because this area was used heavily over time
17 by Pueblo people for cultural and spiritual rituals connected to the volcanic
18 landscape. The Petroglyph National Monument preserved the most heavily
19 used and most treasured areas in perpetuity for the public. It is unlikely that
20 most private property nearby will have archaeological resources; however,
21 where archaeological resources are discovered in the area, they will likely be
22 more significant and significant more often than not, compared with
23 archaeological resources found in other areas of the City. This volcanic
24 landscape was used in place-based rituals much like a spiritual pilgrimage;
25 therefore, archaeological resources in the area are likely connected to this
26 historical and cultural tradition.

27 5. With respect to Policy (E), this zoning standard does not affect the
28 permissive uses of the property. Preserving petroglyphs would not be
29 harmful to adjacent property, the neighborhood, or the community; rather,
30 their preservation ensures the continuity of cultural heritage and maintains
31 the integrity of this unique geological landscape.

32 6. With respect to Policy (F), this zoning standard does not require
33 major and unprogrammed capital expenditures by the city.

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1 7. With respect to Policy (G), the cost of land and other economic
2 considerations are not the determining factor for the additional zoning
3 standards.

4 8. With respect to Policy (H), the proposed regulation has no relation
5 to the street network and is not intended to change apartment, office, or
6 commercial land uses.

7 9. With respect to Policy (I), the additional standard does not
8 constitute spot zoning.

9 10. With respect to Policy (J), the additional standard does not
10 constitute strip zoning.

11 Section 4. Amendments to the Volcano Trails Sector Development Plan,
12 attached hereto and made a part hereof, are adopted as part of this Rank 3
13 Plan with land use control pursuant to the Comprehensive City Zoning Code
14 and as a regulatory guide to the implementation of the Rank 1
15 Albuquerque/Bernalillo County Comprehensive Plan and applicable Rank 2
16 and 3 Plans as cited above.

17 Section 5. All development activities within the Volcano Trails Sector
18 Development Plan boundaries shall be guided and regulated by the policies,
19 standards, and regulations of the VTSDP.

20 Section 6. EFFECTIVE DATE. This resolution shall take effect five days
21 after publication by title and general summary.

22 Section 7. SEVERABILITY CLAUSE. If any section paragraph, sentence,
23 clause, word, or phrase of this resolution is for any reason held to be invalid
24 or unenforceable by any court of competent jurisdiction, such decision shall
25 not affect the validity of the remaining provisions of this resolution. The
26 Council hereby declares that it would have passed this resolution and each
27 section, paragraph, sentence, clause, word or phrase thereof irrespective of
28 any provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 6th DAY OF October, 2014
2 BY A VOTE OF: 8 FOR 0 AGAINST.

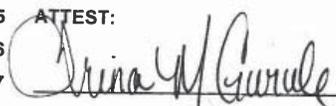
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4 Excused: Garduño

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9 Ken Sanchez, President
10 City Council

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13 APPROVED THIS 22nd DAY OF October, 2014

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16 Bill No. R-14-71

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20 _____
21 Richard J. Berry, Mayor
22 City of Albuquerque

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25 ATTEST:
26 
27 _____
28 Trina M. Gurule, Acting City Clerk

**SU-2/VTSL
Small Lot Zone**

The Small Lot zone consists of standard residential lot sizes, single family type houses moved up to the sidewalk with front porches, garages setback from the main façade and other features to create a more pedestrian friendly environment.

**A. GENERAL
Permitted Uses**

1. R-1 with the following additions and exceptions:
 - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
 - b. Multiple single-family houses are permitted on a single lot.
 - c. Gated and/or walled developments are prohibited.

Development Densities

1. Allowable development densities are as follows:
 - a. Minimum 1.5 du/acre.
 - b. Maximum 10 du/acre.
 - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. See **Section II – General Standards A. Density** for additional requirements.

Lot Sizes

1. The following requirements shall apply for single-family, detached residential development:
 - a. On lots without alleys minimum lot size shall be 3,600 square feet.
 - b. On alley lots minimum lot size shall be 3,000 square feet.

B. BUILDING PLACEMENT AND FORM

Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
 - a. Front setback:

Minimum:	5 feet
Maximum:	15 feet
 - b. Side setback: 5 feet minimum
 - c. Rear setback:

Without alleys:	15 feet minimum
With alleys:	5 feet minimum
2. Additional Setback Requirements:
 - a. Lots in Taos @ the Trails Unit 2 may have a zero foot (0') side yard setback on one side. (See **Exhibit 4, Volcano Trails Exempted Tracts.**)
3. See **Section II – General Standards B** for additional requirements.

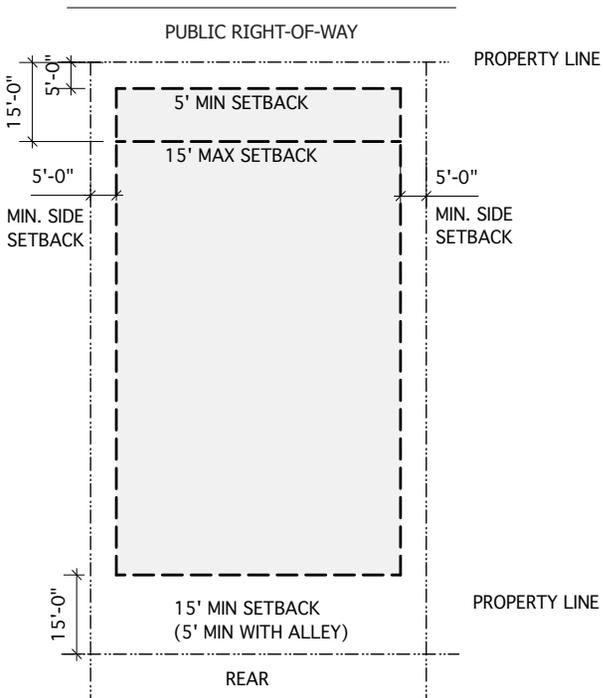


EXHIBIT 13: SU-2/VTSL BUILDING PLACEMENT DIAGRAM

Height

1. Building Height limits are as follows:
 Minimum: None
 Maximum: 26 feet
2. See **Section II – General Standards A.Heights** for additional requirements.

Building Articulation

1. The following requirements shall apply:
 - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
 - b. Residential garages shall be set back from the front façade. See **Section II – General Standards B.8.** for additional requirements.
 - c. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or a courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

- d. In all Taos @ the Trails Unit 2 parcels, garages may be either off alleys or accessed via a side drive where one of the garage sides abuts the rear yard setback or is attached to the back of the house. (See **Exhibit 4, Volcano Trails Exempted Tracts.**)

2. See **Section II – General Standards B** for additional requirements.

C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
 - a. One tree and 50% vegetative cover in front of all single-family lots.
 - b. Plants shall be from **Chapter 4 General Regulation B – Plant List A** and/or **Plant List B.**
 - c. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.2.b.** and **C.1.** for additional requirements and exceptions.
2. See **Section II – General Standards A** and **C** for additional requirements.

D. USABLE OPEN SPACE REQUIREMENTS

1. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
2. See **Section II – General Standards D** for additional requirements.

E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
 - a. Residential: 1/du minimum.
2. See **Section II – General Standards E** for additional requirements.

SU-2/VTML

Medium Lot Zone

The Medium Lot zone consists of larger residential lot sizes with increased front yard setbacks, height limitations and other features to reduce visual impact.

A. GENERAL

Permitted Uses

1. R-1 with the following additions and exceptions:
 - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
 - b. Gated and/or walled developments are prohibited.

Development Densities

1. Allowable development densities are as follows:
 - a. Maximum: 3 du/acre for parcels within 200 feet of the Petroglyph National Monument
 - b. Maximum: 8 du/acre for parcels located more than 200 feet from the Petroglyph National Monument
 - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. See **Section II – General Standards A. Density** for additional requirements.

Lot Size

1. Lot sizes shall be limited as follows
 - a. Lots within 200 feet of the Petroglyph National Monument or Major Public Open Space shall be a minimum of 11,000 square feet.
 - b. Lots more than 200 feet up to 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 6,000 square feet.
 - c. Lots more than 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 5,000 square feet.

B. BUILDING PLACEMENT AND FORM

Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
 - a. Front setback: 5 feet minimum
Without a porch: 15 feet maximum
With a porch: 15 feet maximum
 - b. Side setback: 5 feet minimum
 - c. Rear setback:
Without alley: 15 feet minimum
With alley: 5 feet minimum
2. **Section II – General Standards B** for additional requirements.

Height

1. Building Height limits are as follows:
 - a. Minimum: None
 - b. Maximum: 26 feet
 - i. Exception: Within 200 feet of the Petroglyph National Monument or Major Public Open Space, height is limited to 18 feet.
2. See **Section II – General Standards A.Heights** for additional requirements.

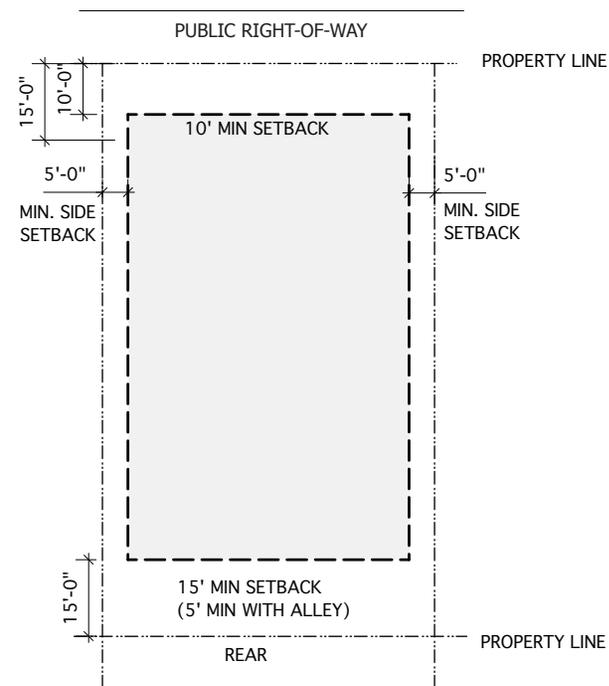


EXHIBIT 14: SU-2/VTML BUILDING PLACEMENT DIAGRAM

Building Articulation

1. On lots adjacent to the Northern Geologic Window, walls shall be view walls.
2. The following standards shall apply:
 - a. **Transparency.** At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
 - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.** for additional requirements.
 - c. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or a courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

3. See **Section II – General Standards B** for additional requirements.

[Amended
 November 5, 2014]

C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
 - a. One tree and 50% vegetative cover in front of all single family lots.
 - b. Plant Lists.
 - i. Lots within 200 feet of the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** only.
 - ii. Lots more than 200 feet from the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** and/or B.
 - c. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.Heights** and **C.1.** for additional requirements and exceptions.
2. See **Section II – General Standards C** for additional requirements.

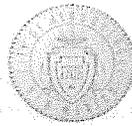
D. USABLE OPEN SPACE REQUIREMENTS

1. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
2. See **Section II – General Standards D** for additional requirements.

E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
 - a. Residential: 1/du minimum
2. See **Section II – General Standards E** for additional requirements.

APPLICATION INFORMATION



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

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

APPLICATION INFORMATION

Applicant: RESPEC (Agent) Phone: 505 253 9810

Address: 5971 Jefferson St NE, Ste 101 Email: hugh.floyd@respec.com

City: Albuquerque State: NM Zip: 87109

Professional Agent (if any): Woodmont Paseo LLC (Applicant) Phone: 505-639-4798

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Proprietary Interest in Site: Owner List all owners: Woodmont Paseo LLC

BRIEF DESCRIPTION OF REQUEST

Zone change request

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

Lot or Tract No.: Tract 2, 6, C, H Block: _____ Unit: _____

Subdivision/Addition: Trails 3A, Valle Prado, Durango MRGCD Map No.: _____ UPC Code: _____

Zone Atlas Page(s): C-8, C-9 Existing Zoning: VTML, VTSL, VTML Proposed Zoning: R-1A

of Existing Lots: 4 # of Proposed Lots: 4 Total Area of Site (acres): 5.7 ac

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Woodmont Between: Rainbow and: Unser

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

1010401, 1094404

Signature: [Signature] Date: 5/31/18

Printed Name: Hugh Floyd Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
<u>MI-2018 - 000080</u>	<u>AZM</u>	<u>\$3455.00</u>
<u>-</u>	<u>LMF</u>	<u>\$100.00</u>
<u>-</u>	<u>ADV</u>	<u>\$75.00</u>
Meeting/Hearing Date: <u>July 12, 2018</u>	Fee Total: <u>\$3630.00</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>5-31-18</u>	Project # <u>PR-2018-001198</u>

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

Meeting previously held with Mikaela and Carrie. PET scheduled for June 5 at 4:00pm.

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) →
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- ___ Plan, or part of plan, to be amended with changes noted and marked
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

- ___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

- NA Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - NA Proof of emailed notice to affected Neighborhood Association representatives
 - NA Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

- ___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ___ Petition for Annexation Form and necessary attachments
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ___ Board of County Commissioners (BCC) Notice of Decision

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

Signature: *[Signature]* Date: 5/31/18

Printed Name: Hugh Floyd, RESPEC Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number: <i>PR-2018-001198</i>	Case Numbers <i>MI-2018-000080</i>	
Staff Signature: <i>[Signature]</i>		
Date: <i>5-31-18</i>		

Agent Letter

Owner Information:

Woodmont Paseo, LLC
Phone: 505-639-4798

Agent Information:

Hugh Floyd
RESPEC
5971 Jefferson St NE, Ste 101
Albuquerque, NM 87109
Cell Phone: 505-366-4187

Subdivision Name: Tracts 2 & 6 of Trails Unit 3A, Valle Prado Unit 3 Tract C and Durango Unit 1 Tract H

I, Kelley Calhoun, Manager of Woodmont Paseo, LLC, owner of the above referenced land, hereby authorize RESPEC to be agent of the property listed above.

Kelley Calhoun
Woodmont Paseo, LLC

5/31/18
Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Kelly Calhoun DATE OF REQUEST: 05/29/18 ZONE ATLAS PAGE(S): C-08 & C-09

CURRENT:

ZONING R-1D
PARCEL SIZE (AC/SQ. FT.) 56.9 AC

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 2, 6, C, H BLOCK #
SUBDIVISION NAME The Trails Unit 3A

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [X]: From R-1D To R-1A
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE  DATE 5/31/18
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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

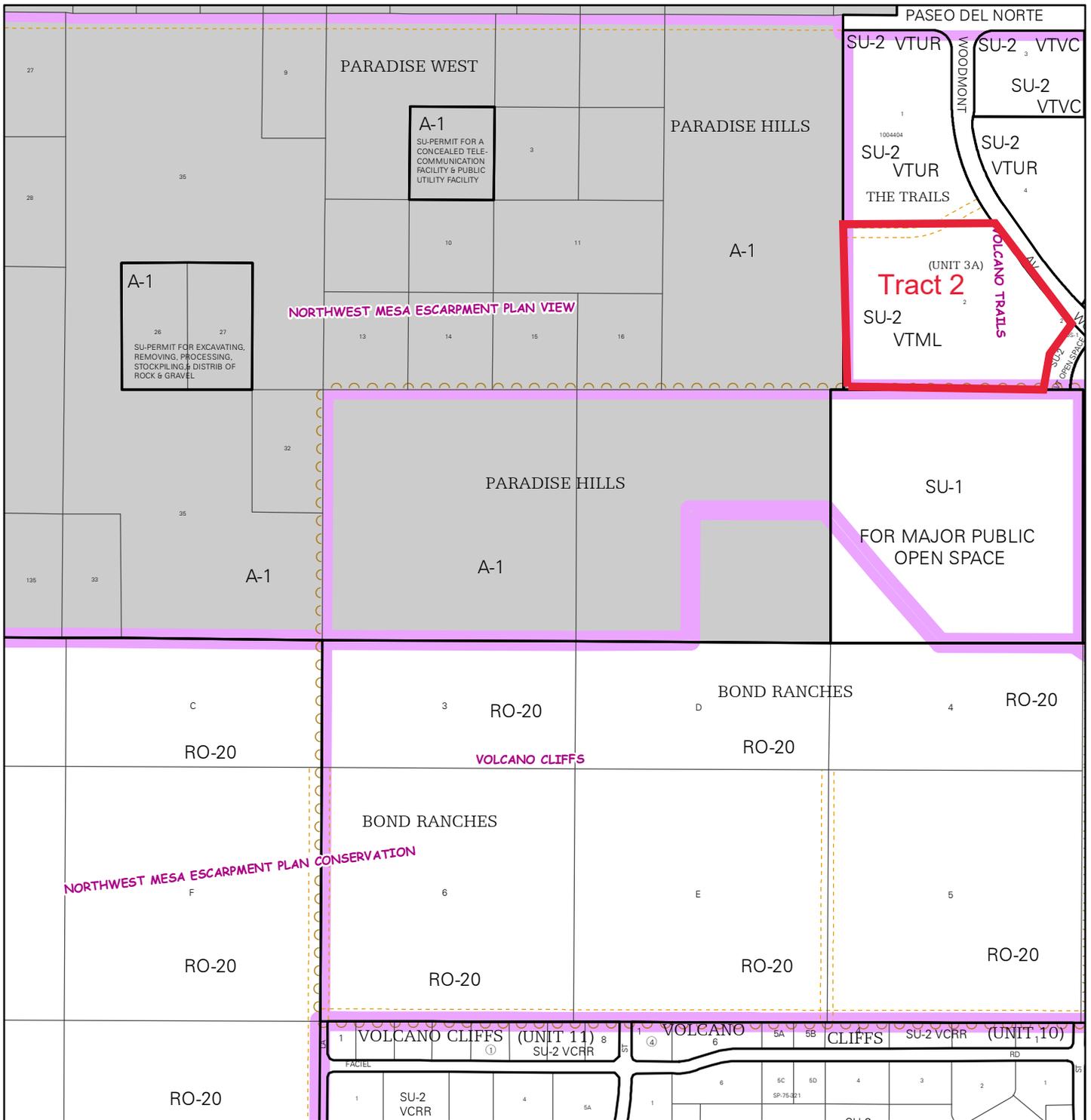
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

5/31/18
DATE

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

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



For more current information and details visit: <http://www.cabq.gov/gis>

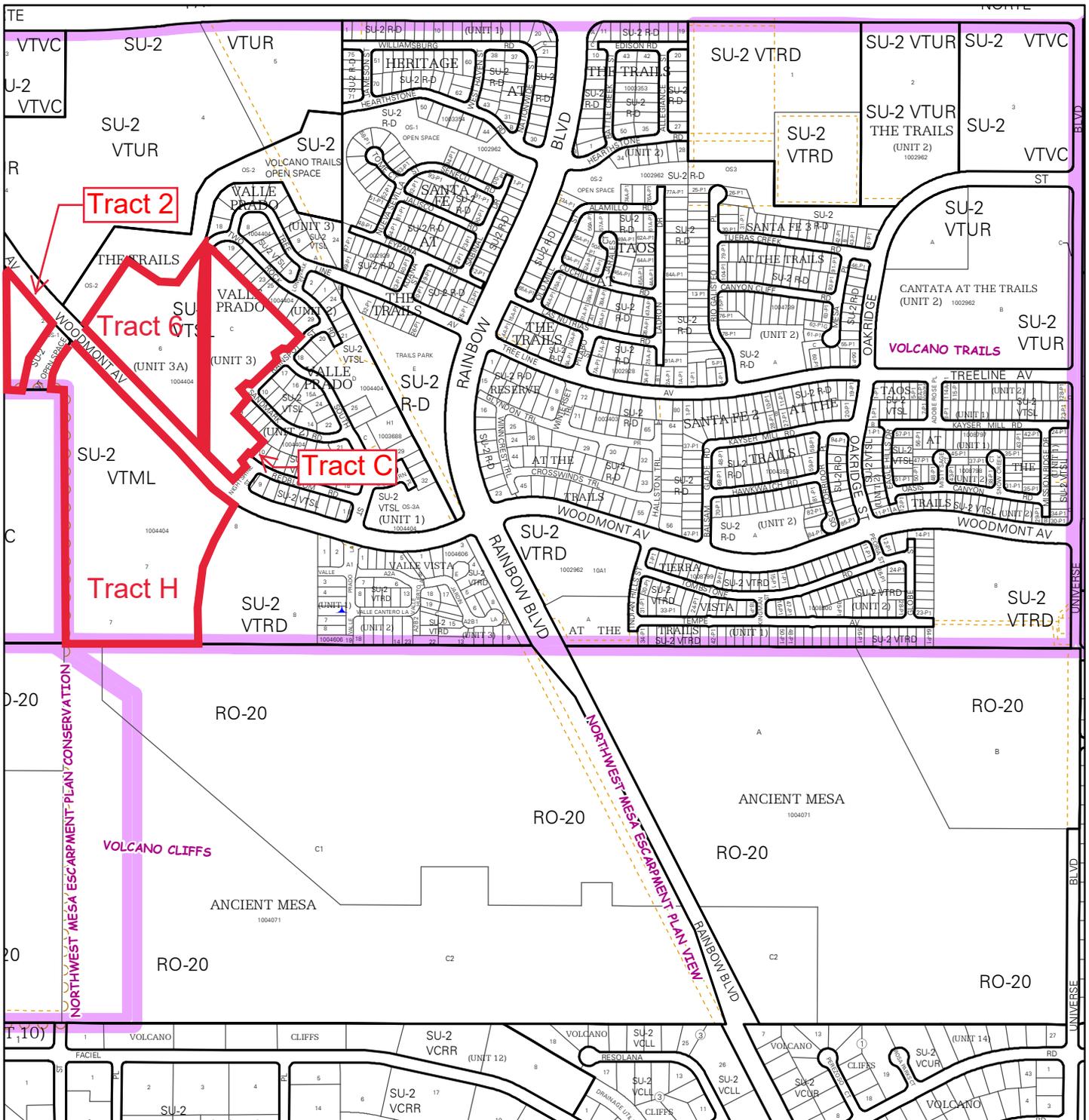
Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-08-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.

From: [Hugh Floyd](#)
To: [Jeremy Shell](#); [Bethany March](#)
Subject: FW: Trails Unit 3A Zone Change
Date: Thursday, May 31, 2018 1:52:00 PM

From: Kelly Calhoun <kcalhoun@wcinm.com>
Sent: Thursday, May 31, 2018 1:09 PM
To: Hugh Floyd <Hugh.Floyd@respec.com>
Subject: FW: Trails Unit 3A Zone Change

From: Barkhurst, Kathryn Carrie [<mailto:kcbarkhurst@cabq.gov>]
Sent: Wednesday, May 30, 2018 8:59 AM
To: Kelly Calhoun
Subject: RE: Trails Unit 3A Zone Change

Hi Kelly,

We believe there is a strong case for approval of the request to convert from R-1D to an R-1 type with a smaller lot size that would more closely match the current development entitlements established in the Sector Plan. But, without seeing the application, I cannot confirm that the Planning Department will support the request.

The Current Planning section reviews and coordinates with applicants to ensure that the request is adequately justified and has all the required documentation. Typically, you will hear from the case planner the week following your application.

I am happy to remain in the loop to help provide background to the case planner and answer any further questions you have once your application is reviewed. We will work with you to refine anything in the application that might be necessary for Planning Department support of the request.

Carrie

From: Kelly Calhoun [<mailto:kcalhoun@wcinm.com>]
Sent: Tuesday, May 29, 2018 3:18 PM
To: Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>
Subject: Trails Unit 3A Zone Change

Hi Carrie

We are submitting for our zone change request to EPC this week for our a few of our parcels in Trails Unit 3A. We will be requesting zone change from IDO zoning of R-1D to R-1A per our conversation

we had when we met with you and Mikaela last month. We are working on our refinancing of a new loan for the property and the appraiser has asked about the new zoning. Can you confirm per our meeting that our requested zone change will have the support (presuming our application has been submitted properly) from the City planning department?

Thank you,

Kelly Calhoun
702-376-9478

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

From: Delgado, Geraldine C.
To: [Bethany March](#)
Subject: RE: Wexford Zone Change PRT
Date: Thursday, May 31, 2018 11:28:43 AM

Hi Bethany,

Your PRT is scheduled for June 5, 2018 @ 4:00pm in the small conference room in the Plaza Del Sol Building at [600 Second St. NW](#). If you have any questions regarding the scheduling of you PRT please feel free to contact me by phone or via email.

Thanks,

Geraldine Delgado

Senior Office Assistant

Planning Department

600 2nd St NW

Albuquerque, NM 87102

505-924-3860

gdelgado@cabq.gov

From: Bethany March [mailto:Bethany.March@respec.com]
Sent: Thursday, May 31, 2018 11:12 AM
To: Delgado, Geraldine C. <gdelgado@cabq.gov>
Cc: Jeremy Shell <Jeremy.Shell@respec.com>; Hugh Floyd <Hugh.Floyd@respec.com>
Subject: RE: Wexford Zone Change PRT

Good morning Geraldine,

We would like to accept that PRT time slot if it is still available. Thank you for your help.

Kind Regards,

Bethany March

Engineering Intern I

RESPEC

5971 Jefferson St. NE #101

Albuquerque, NM 87109

505.977.7632 cell

505.253.9813 office

respec.com

From: Delgado, Geraldine C. <gdelgado@cabq.gov>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-145 Date: 06.05.2018 Time: 7pm

Address: South of Paces west of Rainbow

AGENCY REPRESENTATIVES AT MEETING:

Planning: Sheryl Samuels, Michael Vos

Code Enforcement: Vince

Fire Marshall: Eric

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

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

REQUEST: _____

SITE INFORMATION:

Zone: R-1D (old zoning SU-2 for VTML) Size: 59.9 acres

Use: _____ Overlay Zone: VPO - Northwest Mesa Escape

Comp Plan Area Of: Consistency Comp Plan Corridor: CPO - Character Volcano Mesa

Comp Plan Center: _____ MPOS or Sensitive Lands: abutting to south

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: Can tracking: 1002942, 1004404, 1010401

Dimensional Standards: _____

*Neighborhood Organization/s: Westside Coalition of NA

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

Sutor Plan - Volcano Trails

PROCESS:

Type of Action: to be determined

Review and Approval Body: EPC Is this PRT a requirement? YES

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18145 Date: 06.05.2018 Time: 4:00 pm

Address: South of Pano west of Rainbow

NOTES: OPTIONS

Tract 4

① Re-zone Tract 4 - R1A

Tracts 2 & 7

② Several Zones for Tracts 2 & 7 - consider re-plate

③ PD - can we do Site Plan for Subdivision
level of information?

④ Could they go to R-1B w/ Overlay

Volcano Mesa



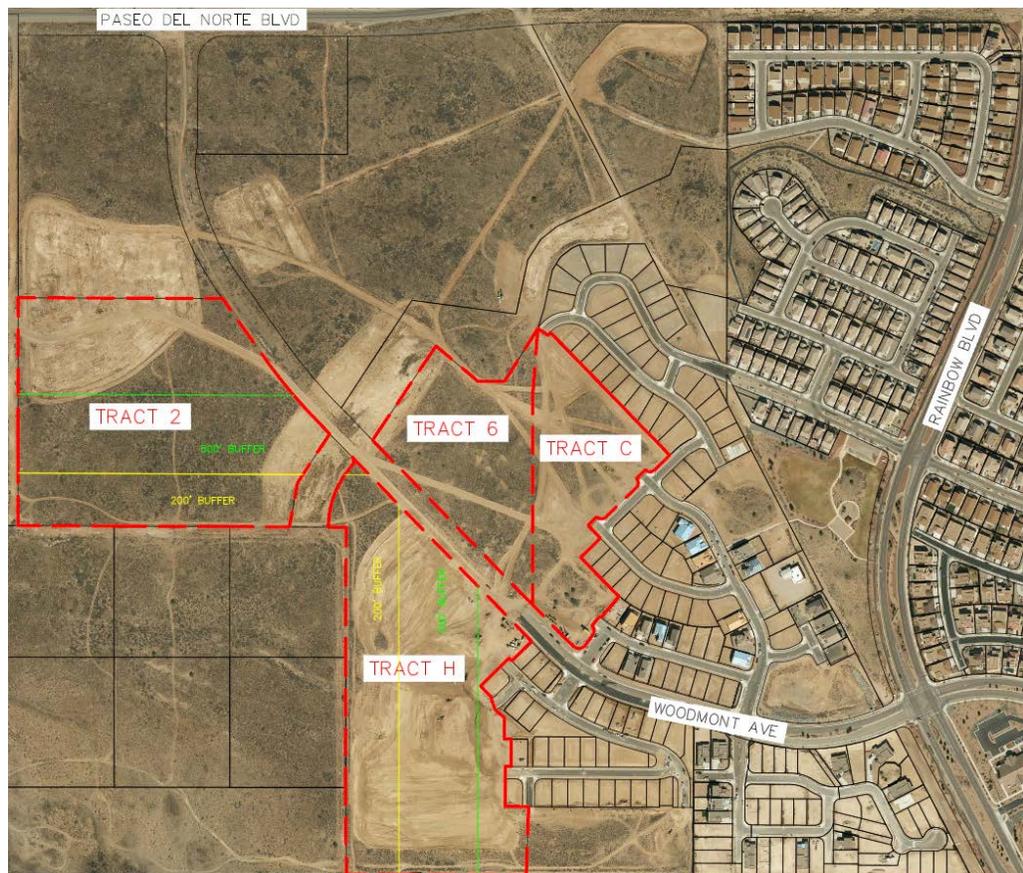
June 29, 2018

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

Re: Zone Change Request, Tracts 2 and 6 at The Trails Unit 3A, Tract C at Valle Prado Unit 3 and Tract H at Durango Unit 1.

RESPEC Inc., agent for Woodmont Paseo, LLC (the applicant) is requesting a **Zone Map Amendment (ZMA)** for Tracts 2 and 6 at The Trails Unit 3A, Tract C at Valle Prado Unit 3 and Tract H at Durango Unit 1. The purpose of this letter is to provide justification and respond to IDO Part 14-16-6-7(F)(3). We respectfully request that the Environmental Planning Commission approve the Zone Map Amendment.

This request pertains to tracts along Woodmont Avenue between Paseo Del Norte Boulevard and Rainbow Boulevard Near the intersection of Paseo Del Norte Boulevard and Universe Boulevard.



5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



Background

All the subject Tracts are within the Trails Master Planned Community (The Trails) which is also essentially the same area as the Volcano Trails Sector Development Plan (VTSDP) which was the controlling zoning document for all four tracts before passage of the IDO. Currently, most of the tracts within The Trails are a mixture of R-1A and R-1B as assigned by the IDO conversion. See Table 1 for more detail. Tracts 2, 6, C and H have been zoned R-1D having a minimum lot size of 10,000 square feet. Previously, Tracts 6 and C were zoned SU-2/VTSL having a minimum lot size of 3,600 square feet. Tracts 2 and H were zoned SU-2/VTML having a minimum lot size of 11,000 square feet within 200 feet of the Major Public Open Space Boundary, 6,000 square feet within 200 and 500 feet of the Major Public Open Space Boundary, and 5,000 square feet for the remainder of each tract.

All four tracts were rezoned to R-1D with the IDO conversion. This was done because the City Council set a rule that zoning had to be appropriate for the platted lot size. Since these tracts had not yet been platted into smaller lots, this rule forced Long Range Planning staff to place the tracts into the R-1D category rather than the more appropriate categories that would have more closely matched the VTSDP zones.

Table 1- Surrounding Zoning

Direction from Site	Existing Zoning
North	R-ML
West	Unincorporated County Land
South	NR-PO-B(Major Public Open Space)/RA
East	R-1B/PD

Proposed Zoning

Tracts 6 & C

The proposed R-1A zoning for Tracts 6 and C is based on matching the VTSDP zone categories before the IDO conversion occurred. The zone change results in almost exactly matching lot sizes from the VTSDP zoning to the requested zoning (See Table 2).

Tract H

The proposed zoning for Tract H is based on previous VTSDP zone categories and the DRB approved Site Plan (Exhibit A) and approved Preliminary Plat (Exhibit B) for this tract. The preliminary plat for Durango Unit 3 was submitted as project #1010401 and approved on August 19, 2015. Essentially the Site Plan calls for lot sizes that conform to the zone category and buffer zones from the VTSD. It is the applicant's intent to match those same zones with this application. This means a zone of R-1D within the 200-foot buffer to most closely match the 11,000 square foot lot size required by the VTSDP buffer criteria. Between 200 and 500 feet from the Major Public Open Space we propose R-1B zoning which allows a minimum lot size of 5,000 square feet (See Exhibit C). The previous buffer criteria for this area allows a minimum lot size of 6,000 square feet between 200 and 500 feet from the Major Public Open Space which is reflected in the approved Site Plan and Preliminary Plat. Although R-1B allows smaller lots (5,000 square feet) the DRB approved Site Plan and Preliminary Plat control and call for lots ranging from 6,300 to 6,600 square feet.



Tract 2

The proposed zoning for Tract 2 is based on previous VTSDP zone categories and buffer zones. It is the applicant's intent to match those same zones with this application. This means a zone of R-1D within the 200-foot buffer to most closely match the 11,000 square foot lot size required by the VTSDP buffer criteria. Between 200 and 500 feet from the Major Public Open Space we propose R-1B zoning which allows a minimum lot size of 5,000 square feet (See Exhibit D). The previous buffer criteria for this area allows a minimum of 6,000 square feet, which is this applicants intent to mirror when they return to the EPC for approval of EPC-Site Plan which is required for any five acre or greater parcel adjacent to Major Public Open Space. This allows EPC to control the lot size in this area even though the R-1B zoning would allow for 5,000 square foot lots. We recommend there be a Finding attached to any approval of this application stating that the applicant intends to have a minimum lot size of 6,000 square feet between the 200 foot and 500-foot buffer lines.

Table 2- Site Zoning

	VTSDP		IDO		Requested	
	Zone	Min. Lot Size	Zone	Min. Lot Size	Zone	Min. Lot Size
Tract 6 of the Trails Unit 3A	SU-2/VTSL	3,600 sq.ft.	R-1D	10,000 sq.ft.	R-1A	3,500 sq.ft.
Tract C of Valle Prado Unit 3	SU-2/VTSL	3,600 sq.ft.	R-1D	10,000 sq.ft.	R-1A	3,500 sq.ft.
Tract 2 of the Trails Unit 3A	SU-2/VTML with buffer conditions	11,000 sq.ft. less than 200 ft. from Monument	R-1D	10,000 sq.ft.	R-1D within 200 ft. of Monument	10,000 sq.ft.
		6,000 sq.ft. between 200 ft. and 500 ft. from Monument			R-1B remainder of tract with the intent of a design similar to that of Tract H	5,000 sq.ft. with no smaller than 6,000 sq.ft. between 200 ft. and 500 ft. from Monument.
		5,000 sq.ft. more than 500 ft. from Monument				
Tract H of Durango Unit 1	SU-2/VTML with buffer conditions	11,000 sq.ft. less than 200 ft. from Monument	R-1D	10,000 sq.ft.	R-1D within 200 ft. of Monument	10,000 sq.ft.
		6,000 sq.ft. between 200 ft. and 500 ft. from Monument			R-1B remainder of tract with the intent of following the approved preliminary plat layout	5,000 sq.ft. with no smaller than 6,000 sq.ft. between 200 ft. and 500 ft. from Monument.
		5,000 sq.ft. more than 500 ft. from Monument				



We request these zone map amendments based on the following review and design criteria as listed in IDO Part 14-16-6-7(F)(3).

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

The proposed zone changes are consistent and not in conflict with applicable Goals and Policies in the ABC Comp Plan, as amended, nor the Volcano Mesa Overlay as shown in the following policy analysis:

Albuquerque & Bernalillo County Comprehensive Plan, 2017

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

The zone changes will protect the identity and cohesiveness of the neighborhoods because the proposed zones will be in accordance with the Volcano Mesa Character Protection Overlay Standards. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods and match the lot sizes prescribed by the Trails Master Plan and the VTSDP under which the rest of the Trails has developed. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet, for Tracts 2 and H will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

- Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

This goal is met by the zone changes because the proposed zone R-1A for Tracts 6 and C and zone R-1B/R-1D with the intent that lots within 200 and 500 feet of the Major Public Open Space Boundary are not less than 6,000 square feet for Tracts 2 and H is not an increase in density from what was originally planned under VTSDP.

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

The zone changes will protect and enhance the character of the neighborhoods because the proposed zones will be in accordance with VTSDP which was in affect when the neighborhoods were being developed. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

- Policy 7.3.1 Natural and Cultural Features: Preserve, enhance and leverage natural features and views of cultural landscapes.

The proposed zone change from R-1D to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, furthers this policy because the proposed zone change will provide the appropriate transitions to Open Space and the larger lots near the Monument boundary will help protect views of the Petroglyph Monument. The Development Review Board (DRB) approved Site Plan for Tract H is in accordance with this zone change and it is our intent that a similar Site Plan for Tract 2 will be submitted to EPC in accordance with IDO Section 14-16-6-6(l)(a) due to the tracts being greater than 5 acres and adjacent to Major Public Open Space. The intent of the Site Plan is to ensure the previously mentioned provision is followed by any future developer of Tract 2.

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

Zoning Tracts 6 and C as R-1A is consistent with this policy because the zone change will maintain an affordable housing supply consistent with the surrounding neighborhoods. Zoning Tracts 2 and H as R-1B/R-1D will widen the distribution of quality housing for all persons in accordance with this policy.

- Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context- i.e. urban, suburban, or rural- with appropriate densities, site design and relationship to the street.

The proposed zone changes further this policy by matching the surrounding densities and allowing similar site designs and relationships to the street, essentially mimicking the already built out portions of The Trails.

- Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the lower density near the Monument Boundary provides the appropriate transition for development adjacent to Open Space.

- Policy 11.3.4 Petroglyph National Monument: regulate adjacent development to protect and preserve the Petroglyph National Monument- Its volcanoes, petroglyphs, and Northwest Mesa Escarpment- as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the layout on the approved preliminary

plat protects the Monument from development pressures on the West Side and has the appropriate edge treatments near the Monument boundary.

- Policy 11.3.6 Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is consistent with this policy because the proposed zone change will provide development that is sensitive to the Major Public Open Space and will protect the view to Petroglyph Monument.

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

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

The proposed amendment is located wholly in an Area of Consistency and would clearly reinforce the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character as it exactly matches the scale and intent of the original Trails and VTSDP. The proposed zone change to R-1A for Tracts 6 and C will provide similar scale and character to the surrounding neighborhoods. The zone changes to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate scale and building design to transition from a neighborhood of R-1A zoning to the Major Public Open Space zone.

Although it was not a typographical or clerical error when the existing zone was applied, Long Range Planning Staff did not have the choice, due to City Council rules for the IDO conversion, to assign the appropriate zone categories to these tracts. This is because the larger tracts had not been platted into smaller residential tracts, but instead still ranged from 8 to 20 acres and were therefore forced into the R-1D zone category. These would be areas that Planning Staff would likely target in their 6 months or 1-year amendments. However, the property owner could not afford to wait for the City process of reevaluating the zoning for these lots.

The proposed zone change to R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, is more advantageous to the community because the proposed zone change will provide development that is sensitive to the Major Public Open Space, protects the view to Petroglyph Monument, and provides the appropriate transition from 3,500 square foot lots to 10,000 square foot lots by the Major Public Open Space boundary as articulated by the ABC Comp Plan. Zoning Tracts 6 and C as



R-1A and Tracts 2 and H as R-1B/R-1D is advantageous to the community because the zone change will create an affordable housing supply consistent with the surrounding neighborhoods and will widen the distribution of quality housing for all persons in accordance with the ABC Comp Plan.

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

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

This criteria is non-applicable because the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.

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

The zone change permits only single-family use, as was previously allowed, and will not be harmful to the adjacent property, the neighborhood, or the community.

The zone change will be in accordance with IDO Table 5-1-1 and the Volcano Mesa Overlay. Tracts 6 and C will be zoned R-1A and Tracts 2 and H will be zoned R-1D/R-1D with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet. For Tract H this minimum is already controlled by a DRB approved Site Development Plan, while for Tract 2 this provision would need to be controlled with a future EPC Site Plan. The property cannot be developed without EPC approval of a Site Plan since the tract is greater than five acres and adjacent to Major Public Open Space. The proposed R-1 zones are strictly residential with the dimensional standards shown in Table 3.

Table 3

Standard	R-1A	R-1B	R-1D
Min. Lot Size	3,500 sq.ft.	5,000 sq.ft.	10,000 sq.ft.
Min. Lot Width	25 ft.	37.5 ft.	70 ft.
Min. Front Setback	15 ft.	15 ft.	20 ft.
Min. Side Setback	5 ft.	5 ft.	10 ft.
Min. Rear Setback	10 ft.	15 ft.	15 ft.
Max. Building Height	26 ft.	26 ft.	26 ft.

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

1. Have adequate capacity to serve the development made possible by the change of zone.



2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant."

For this criteria, requirement 1 is met because the City's existing infrastructure along Rainbow Blvd is designed based on lot sizes allowed under the VTSDP and which is our intent to mirror with this application.

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

The requested zone change is not based on the tracts' location on a major street because the tracts are not located on a major street.

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

The requested zone change is not based on the cost of land or economic considerations because the requested zone change matches the lot size allowed under the old (pre-IDO) zoning therefore the owner will not be increasing density or economic gain.

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

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

This criteria is met because most of the tracts within The Trails are a mixture of R-1A and R-1B as assigned by the IDO conversion. The proposed zone changes to R-1A for Tracts 6 and C and R-1B/R-1D, with the intent that the lots within 200 feet and 500 feet of the Petroglyph Monument are not less than 6,000 square feet for Tracts 2 and H, will provide the appropriate transition from 3,500 square foot lots to 10,000 square foot lots by the Major Public Open Space boundary.

I appreciate your consideration in this matter.

Included with this submittal:

- Letter dated May 30th, 2018 from Kelly Calhoun, Owner with Woodmont Paseo, LLC appointing RESPEC Inc. as agent of record
- Traffic Impact Study Form
- Zone Atlas map with the entire property(ies) clearly outlined



- Plats for reference only
- Office of Neighborhood Coordination notice inquiry response
- Sign Posting Agreement
- Attached Exhibits – DRB Site Plan for Tract H, Approved Preliminary Plat for Tract H and zoning exhibits for Tracts 2 and H

Sincerely,



Hugh W. Floyd
Project Engineer

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: [Bethany March](#)
To: [Jeremy Sheld](#)
Subject: FW: Neighborhood Meeting Inquiry_Woodmont Ave and Rainbow Rd_EPC
Date: Friday, June 01, 2018 3:59:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Plan C-09.2.PDF](#)
[Neighborhood Meeting Inquiry_Woodmont Ave and Rainbow Rd_EPC.xlsx](#)
[Neighborhood Mtn Inq Instruction Sheet_5_21_18.pdf](#)

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, June 1, 2018 11:51 AM
To: Bethany March <Bethany.March@respec.com>
Subject: Neighborhood Meeting Inquiry_Woodmont Ave and Rainbow Rd_EPC

Bethany,

Good afternoon. See contact information below and attached for the coalition of neighborhood associations that you will need to send notice to in order to schedule a neighborhood meeting ahead of your formal submittal to the Planning Department. Please let us know if you need anything else from our office. Thank you.

Neighborhood Associations - Member	First Name	Last Name	Address Line 1	City	State	Zip	Home or Work Phone	Mobile Phone	Email
Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sol NW	Albuquerque	NM	87114	5058903481	5052214003	hlhen@comcast.net
Coalition of Neighborhood Associations	Rene	Horvath	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114		aboard10@juno.com

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** ISD WebMaster
Sent: Friday, June 01, 2018 10:16 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Contact Name
 Bethany March
 Telephone Number
 5052539813
 Email Address
bethany.march@respec.com
 Company Name
 RESPEC, Inc.
 Company Address
 5971 JEFFERSON ST. NE #101
 City
 Albuquerque
 State
 NM
 ZIP
 87109

Legal description of the subject site for this project:
 Tracts 2, 6, C and H, The Trails Unit 3A within the Town of Alameda Grant in Projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico

Physical address of subject site:
 Undeveloped land, no physical address
 Subject site cross streets:
 Woodmont Ave and Rainbow Blvd
 Other subject site identifiers:
 This site is located on the following zone atlas page:
 C-08 and C-09

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

From: [Jeremy Shell](mailto:Jeremy.Shell@respec.com)
To: "hlhen@comcast.net"; "aboard10@juno.com"
Cc: [Hugh Floyd](mailto:Hugh.Floyd@respec.com)
Subject: Zone Change Request
Date: Friday, June 01, 2018 4:07:00 PM
Attachments: [Page_C-08-Z.pdf](#)
[Page_C-09-Z.pdf](#)

Hello Harry and Rene,

The purpose of this e-mail is to inform you and the Westside Coalition of Neighborhood Associations that RESPEC, agent for Wexford Construction, owner of the above referenced properties, has submitted a request for Zoning Map Amendment to the City of Albuquerque. The property is located south of Paseo Del Norte and west of Rainbow Blvd in Zone Map C-08 and C-09. See attached map pages. The current parcels of land are 5 tracts totaling 56.9 acres. The legal description of these properties are Tracts 2 and 6 of The Trails Unit 3A, Valle Prado Unit 3 Tract C and Durango Unit 1 Tract H. Tract 2 totals 20.3 acres, Tract 6 totals 7.8 acres, Tract C totals 7.5 acres and Tract H totals 21.3 acres. The previously mentioned tracts have been zoned R-1D under the new Integrated Development Ordinance (IDO), this allows a minimum lot size of 10,000 square feet. Before IDO was adopted the tracts were zoned SU-2/VTSL and SU-2/VTML, this allowed a minimum lot size of 3,600 square feet for SU-2/VTSL and 5,000 square feet for SU-2/VTML. Zone R-1A allows for minimum lot sizes of 3,600 square feet. We believe that there was a clerical error in the IDO conversion and that Tracts 2, 6, C and H should be zoned R-1A to more closely resemble the previous zoning.

The hearing is tentatively scheduled at 8:30 a.m. on July 12th, 2018 at the Plaza Del Sol building in the basement hearing room. The Environmental Planning Commission Agenda can be found at the following link:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please feel free to contact me if you have any questions, require any additional information, or would like to schedule a meeting.

Affected Neighborhood associations and Homeowners 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: June 16, 2018.

Sincerely,

Jeremy Shell, EIT
Engineer

RESPEC

5971 Jefferson Street NE, Ste. 101
Albuquerque, NM 87109
505.253.9811 office
respec.com



June 1, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Dear Harry Hendriksen & Rene Horvath:

RE: Tracts 2 and 6 of The Trails Unit 3A, Valle Prado Unit 3 Tract C and Durango Unit 1 Tract H Zone Change Request

The purpose of this letter is to inform you and the Westside Coalition of Neighborhood Associations that RESPEC, agent for Wexford Construction, owner of the above referenced properties, has submitted a request for Zoning Map Amendment to the City of Albuquerque. The property is located south of Paseo Del Norte and west of Rainbow Blvd in Zone Map C-08 and C-09. See attached map pages. The current parcels of land are 5 tracts totaling 56.9 acres. The legal description of these properties are Tracts 2 and 6 of The Trails Unit 3A, Valle Prado Unit 3 Tract C and Durango Unit 1 Tract H. Tract 2 totals 20.3 acres, Tract 6 totals 7.8 acres, Tract C totals 7.5 acres and Tract H totals 21.3 acres. The previously mentioned tracts have been zoned R-1D under the new Integrated Development Ordinance (IDO), this allows a minimum lot size of 10,000 square feet. Before IDO was adopted the tracts were zoned SU-2/VTSL and SU-2/VTML, this allowed a minimum lot size of 3,600 square feet for SU-2/VTSL and 5,000 square feet for SU-2/VTML. Zone R-1A allows for minimum lot sizes of 3,600 square feet. We believe that there was a clerical error in the IDO conversion and that Tracts 2, 6, C and H should be zoned R-1A to more closely resemble the previous zoning.

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<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

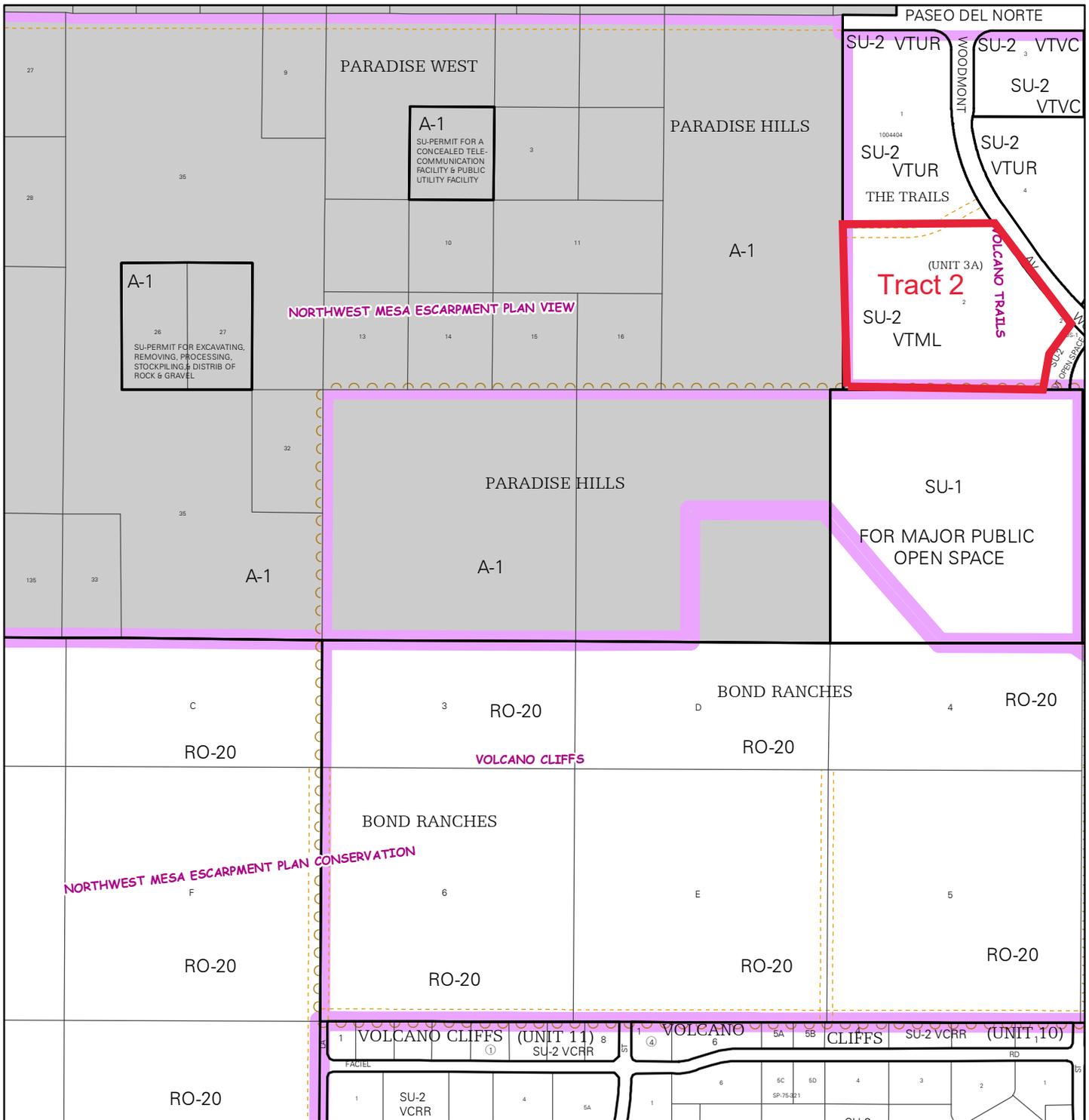
Please feel free to contact me if you have any questions, require any additional information, or would like to schedule a meeting.

Affected Neighborhood associations and Homeowners 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: June 16, 2018.

Sincerely,

Hugh Floyd
RESPEC, NM Area Manager, Water & Natural Resources
505.366.4187
hugh.floyd@respec.com

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



For more current information and details visit: <http://www.cabq.gov/gis>

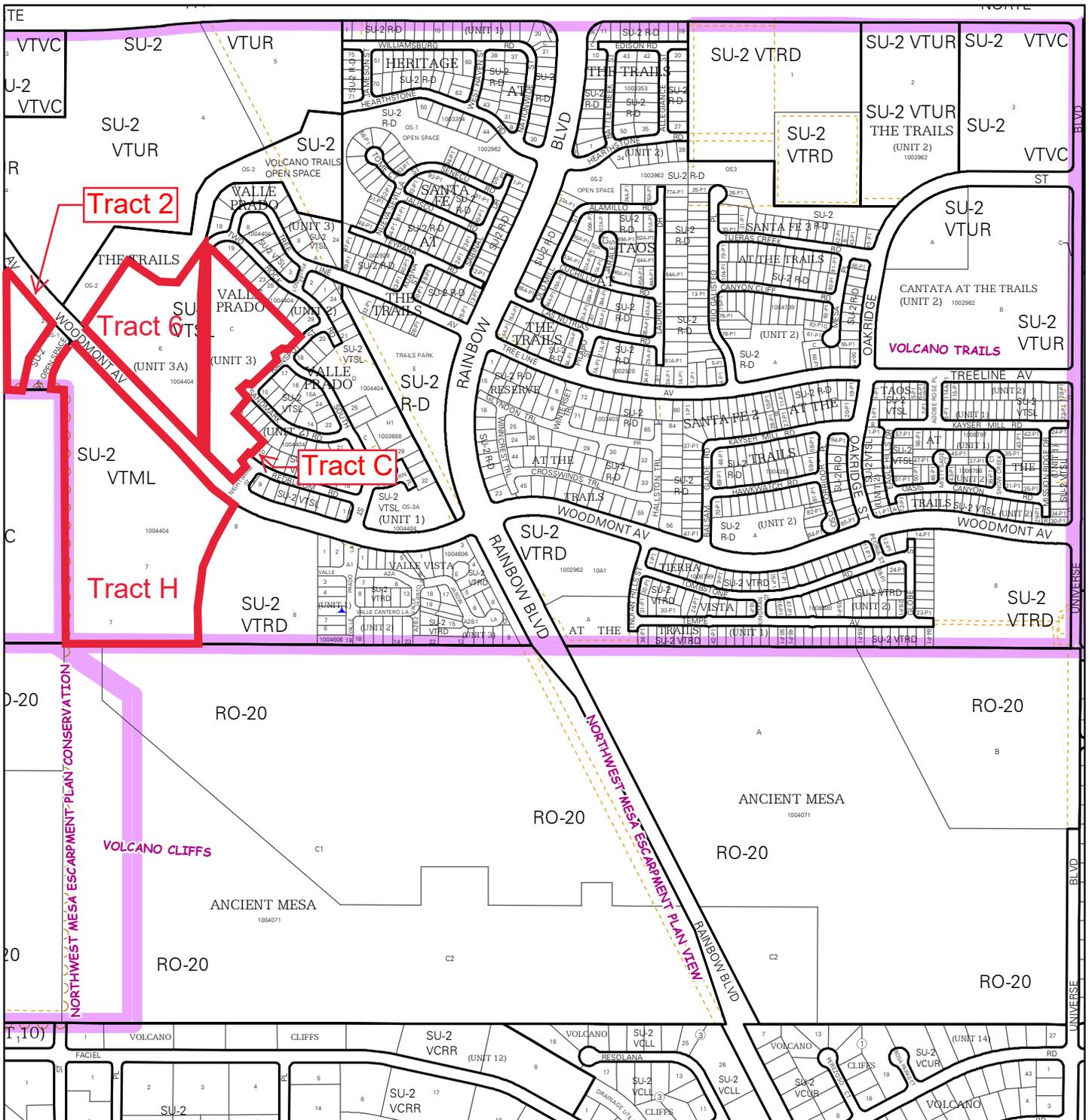
Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-08-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
\$	\$6.70
Total Postage and Fees	\$6.70
\$	



Sent To Harry Hendriksen
 Street and Apt. No., or PO Box No. 10512 Rio del Sol NW
 City, State, ZIP+4® Albuquerque, NM 87114

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

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ALBUQUERQUE, NM 87120

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
\$	\$6.70
Total Postage and Fees	\$6.70
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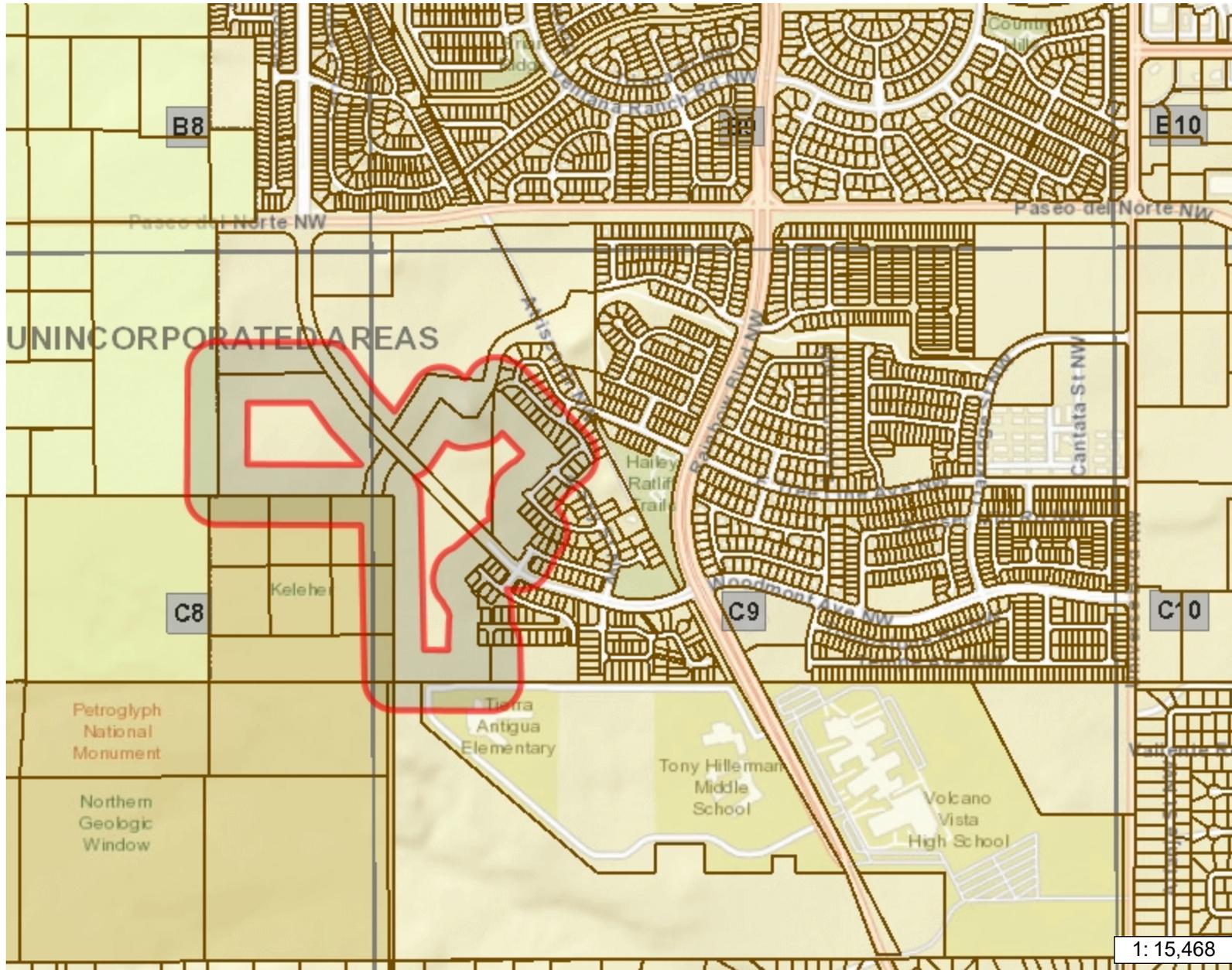


Sent To Rene Horvath
 Street and Apt. No., or PO Box No. 5515 Palomno Dr NW
 City, State, ZIP+4® Albuquerque, NM 87120

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



Track 2, 6, C and H



Legend

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

Notes

Buffer: 215ft.
ROW: Woodmont Ave. NW 115ft

1: 15,468

0.3 0 0.17 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/6/2018 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

TRAILS COMMUNITY ASSOCIATION INC
(THE)
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120-3752

TP PASEO DEL NORTE LLC C/O
THOMAS PROPERTIES
340 E BERGER ST
SANTA FE NM 87505-2669

TRAILS COMMUNITY ASSOCIATION INC
(THE)
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120-3752

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

NGUYEN TRINH T T & DUC H LE
2828 PALO ALTO DR NE
ALBUQUERQUE NM 87112

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

GONZALEZ RAUL JR & MARLA ANN
7324 REDBLOOM RD NW
ALBUQUERQUE NM 87114

MENDEZ JOSE M & MICHELLE M
7328 REDBLOOM RD NW
ALBUQUERQUE NM 87114-6407

LUCERO ROSS LEON
7332 REDBLOOM RD NW
ALBUQUERQUE NM 87114-6407

TRAILS COMMUNITY ASSOC INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120-3752

ALLEN JAMES T & ALISA R
7319 REDBLOOM RD NW
ALBUQUERQUE NM 87114-6412

GURULE MARC & TRACY
7323 REDBLOOM RD NW
ALBUQUERQUE NM 87114

LEAVELL KRISTIN M & JONATHAN P
7327 REDBLOOM RD NW
ALBUQUERQUE NM 87114-6412

LEWIS SHANE T
7331 REDBLOOM RD NW
ALBUQUERQUE NM 87114-6412

TRAILS COMMUNITY ASSOC INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120-3752

GUSTAFSON ALYSON M
7308 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

JOHNSON KEVIN M
7312 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

HAWKINS CHARLES A & PATRICIA M
7316 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

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

JOHNSON STEVEN R & VERONICA J
7324 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

BUTANI DEVANG & PATEL-BUTANI
ARJUBEN
7328 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

DEPAULA DANIEL R & DENISE V
7315 SANDMARK RD NW
ALBUQUERQUE NM 87114

DAVIS BRUCE D & MELISSA
7319 SANDMARK RD NW
ALBUQUERQUE NM 87114-6421

ELSWORTH ANTHONY J
7332 SANDMARK RD NW
ALBUQUERQUE NM 87114-6420

MARSH-GATES BEVERLY A & LISA N
7323 SANDMARK RD NW
ALBUQUERQUE NM 87114-6421

BERRY KEVIN M & RACHEL T
7327 SANDMARK RD NW
ALBUQUERQUE NM 87114-6421

GALLEGOS JACOB E
8931 S SKY ST NW
ALBUQUERQUE NM 87114

GRUBERMAN JAYE & JENNIFER
7331 SANDMARK RD NW
ALBUQUERQUE NM 87114-6421

PENMAN JILLIAN E & JOHN T
8935 S SKY ST SW
ALBUQUERQUE NM 87114-6423

SCHUMACHER STEVEN P & ANNETTE S
8939 S SKY ST NW
ALBUQUERQUE NM 87114-6423

SARGENT MICHAEL R & JAN A
9000 RAINSPOT ST NW
ALBUQUERQUE NM 87114-6422

BROOKS MARITA
9004 RAINSPOT ST NW
ALBUQUERQUE NM 87114-6422

HAAS CLIVE M & KELLY SUSAN E
9008 RAINSPOT ST NW
ALBUQUERQUE NM 87114-6422

JACKSON JAMES M & LISA M
7301 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

MALIK MOHAMMAD A & ANILA
7305 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

BEUTLER JOSHUA L & MARIANNE A
7316 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

PITTS RONALD R & PENA JOANNE
7309 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

URQUIDEZ ANDREW L & TARA M
7320 TWO ROCK ROAD NW
ALBUQUERQUE NM 87114-6424

LENTZ LISA A
7324 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

ROMERO LEAH K & NICK R
7315 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

RAMIREZ ALBERT N & MEGAN L
7328 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

STEINMETZ ROBERT P & LEAH P
7332 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

PADILLA EDWARD F
7319 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

RUE KIMBERLY M & RYAN E
7323 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6425

LUCERO CHARLES R JR & PADILLA
TAMMY
7336 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

PORTER DANIEL L & HARMAN ROBERT
BRETT
7340 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

CROMER JACQUELINE
7328 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6432

JURY WILLIAM J JR & AMANDA N
7344 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

WILLIAMS TYLER J & KATHERINE W
7332 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6432

ANAYA EDWARD A & BABEL-ANAYA
CHRISTINE
7348 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

DRH ENERGY INC C/O LANDRY &
LUDEWIG LLP
300 10TH ST SW
ALBUQUERQUE NM 87102-2922

TRAN HOA T & NGUYEN HOANG H
7352 TWO ROCK RD NW
ALBUQUERQUE NM 87114-6424

MARTINEZ KATHLEEN S
7340 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6432

BURMEISTER JEFFREY P & PEGGY L
7344 TREELINE AVE NW
ALBUQUERQUE NM 87114-6432

ZACARIAS AMY L & JOHN G
7371 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6431

SOTELO SALVADOR
7348 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6432

LINDAHL MARIA L
7367 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6431

COLE DALE & LINDSEY
7363 TREE LINE AVE NW
ALBUQUERQUE NM 87114-6431

RAINBOW PASEO LLC
2219 CHATSWORTH CT
LAS VEGAS NV 89074

DELGADO WENDY
7424 MOLAS RD NW
ALBUQUERQUE NM 87114-6435

CROWSON BRADLEY A & MARIA I
7428 MOLAS RD NW
ALBUQUERQUE NM 87114-6435

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

HAKES BROTHERS LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

HAKES BROTHERS LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

STOLLER ANDREA & THEODORE
7427 MOLAS RD NW
ALBUQUERQUE NM 87114-6436

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

HAKES BROTHERS LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

LOPEZ JESSICA M
7423 WINDOW PEAK RD NW
ALBUQUERQUE NM 87114-6437

AVILA STEPHANIE & MARIO
7427 WINDOW PEAK RD NW
ALBUQUERQUE NM 87114-6437

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

HAKES BROTHERS LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

HAKES BROTHERS ABQ LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

WOODMONT PASEO LLC
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

HAKES BROTHERS LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

HAKES BROTHERS ABQ LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

EAST TERRACE NM LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8212

HAKES BROTHERS ABQ LLC
425 S TELSHOR BLVD SUITE 204
LAS CRUCES NM 88011-8235

WOODMONT PASEO LLC
2219 CHATSWORTH CT
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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

U.S. POSTAGE
PAID
ALBUQUERQUE, NM
87109
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Albert + Megan Ramirez
7328 Two Rock Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Robert + Leah Stemmetz
7332 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Leah + Nick Romero
7315 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Andrew + Tara Urquidez
7320 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Ronald + Dena P.H.s
7309 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St NE #101
Albuquerque, NM 87109

To: Beverly + Lisa Marsh-Gates
7323 Sandmark Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson st. NE #101
Albuquerque, NM 87109

To: Anthony Elsworth
7332 Sandmark Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Raul + Marla Gonzalez
7324 Redbloom Rd. NW
Albuquerque, NM 87114

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

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From: RESPEZ Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jaye + Jennifer Gruberman
7331 Sandmark Rd. NW
Albuquerque, NM 87114

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

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From: RESPEZ Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jacob Gallegos
8931 S Sky St. NW
Albuquerque, NM 87114

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

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From: RESPEZ Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Kevin + Rachel Berry
7327 Sandmark Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Michael + Jan Sargent
9000 Rainspot St. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Steven + Annette Schumacher
8939 S Sky St. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jillian + John Penman
8935 S Sky St. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
6971 Jefferson St. NE #101
Albuquerque, NM 87109

To: James + Lisa Jackson
7301 Two Rock Rd NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Clive + Kelly Haas
9008 Ramspot St. NW
Albuquerque, NM 87114

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AMOUNT
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From: RESPEZ, Inc.
6971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Marita Brooks
9004 Ramspot St. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Ross Lucero
7332 Redbloom Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Mohammad + Anila Malik
7306 Two Rock Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Joshua + Marianne Berntle
7316 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEC Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: James + Aliza Allen
7319 Redbloom Rd. NW
Albuquerque, NM 87114

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

U.S. POSTAGE
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Marc + Tracy Gurule
7323 Redbloom Rd. NW
Albuquerque, NM 87114

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

U.S. POSTAGE
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jose + Michelle Merdez
7328 Redbloom Rd. NW
Albuquerque, NM 87114

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

U.S. POSTAGE
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AMOUNT
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Alyson Gustafson
7308 Sandman Rd. NW
Albuquerque, NM 87114

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

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87109
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Kristin + Jonathan Leavell
7327 Redbloom Rd. NW
Albuquerque, NM 87114

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

U.S. POSTAGE
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JUN 08, 18
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Shane Lewis
7331 Redbloom Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: DR Horton, Inc.
4400 Alameda Blvd. NE #
Suite B
Albuquerque, NM 87113

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

U.S. POSTAGE
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Charles + Patricia Hawkins
7316 Sandmark Rd. NW
Albuquerque, NM 87114

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

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Kern Johnson
7312 Sandmark Rd. NW
Albuquerque, NM 87114

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Albuquerque, NM 87109

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7315 Sandmark Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Devang Dutta + Agniben Patel - Butar
7328 Sandmark Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
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To: Steven + Veronica Johnson
7324 Sandmark Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Edward Padilla
7319 Two Rock Rd NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Kimberly + Ryan Rue
7323 Two Rock Rd NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St NE #101
Albuquerque, NM 87109

To: The Trails Community Association, Inc
3077 E Warm Springs Rd.
Las Vegas, NV 89120

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Hoa Tran + Hoang Nguyen
7352 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Charles Lucero + Tammy Padilla
7336 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Daniel Porter + Brett Harman
7340 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Amy + John Zacarias
7371 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jeffrey + Peggy Burmeister
7344 Tree Line Ave NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: DRH Energy, Inc.
c/o Landry + Ludewig LLP
300 10th St. SW
Albuquerque, NM 87102

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Maria Lindahl
7367 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Dale + Lindsey Cole
7363 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Kathleen Martinez
7340 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEC, Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Wendy Delgado
7424 Molas Rd. NW
Albuquerque, NM 87114

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

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AMOUNT
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Bradley + Maria Cronson
7428 Molas Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Salvador Sotelo
7348 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Stephanie + Maric Avila
7427 Window Peak Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Andrea + Theodore Stoller
7427 Molas Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Rainbow Paseo LLC
2219 Chatsworth Ct.
Las Vegas, NV 89074

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Tyler + Kathenne Williams
7332 Tree Line Ave. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Edward + Christine Anaya
7348 Two Rock Rd NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jessica Lopez
7423 Window Peak Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: State of New Mexico
State Land office
PO Box 1148
Santa Fe, NM 87504

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Jacqueline Cromer
7328 Tree Line Ave NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: William + Amanda Jury
7344 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Board of Education
PO Box 25704
Albuquerque, NM 87125

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: TP Paseo Del Norte LLC
C/O Thomas Properties
340 E Berger St.
Santa Fe, NM 87505

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From: RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: East Terrace NM, LLC
425 S Telshor Blvd. #204
Las Cruces, NM 88011

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JUN 08, 18
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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Lisa Lentz
7324 Two Rock Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Bruce + Melissa Davis
7319 Sandmark Rd. NW
Albuquerque, NM 87114

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From: RESPEC, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To: Trinh + Duc Le Nguyen
2828 Palo Alto Dr. NE
Albuquerque, NM 87112

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From:

RESPEZ, Inc.
5971 Jefferson St. NE #101
Albuquerque, NM 87109

To:

Halles Brothers ABC, LLC
425 S Telshor Blvd., #204
Las Cruces, NM 88011

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SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from

June 27 To July 12, 2018

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 5/31/18
(Applicant or Agent) (Date)

I issued 3 signs for this application,

5/31/18
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: PR-2018-001198

From: aboard10@juno.com
To: [Jeremy Shell](mailto:Jeremy.Shell@respec.com)
Cc: aboard10@juno.com; hlhen@comcast.net; [Hugh Floyd](mailto:Hugh.Floyd@respec.com)
Subject: Re: Zone Change Request
Date: Monday, June 11, 2018 9:42:47 PM

Dear Mr. Shell,

It is my understanding that the Paradise Hills Civic Association is requesting a facilitated meeting to review your zone change request. I would like to attend that meeting when it is scheduled.

Thank you for the e-mail.

Rene' Horvath
WSCONA

On Mon, 11 Jun 2018 15:55:35 +0000 Jeremy Shell <Jeremy.Shell@respec.com> writes:

Harry and Rene,

There are two options for the meeting. We can hold a meeting with the owner of the Tracts, RESPEC (agent), and the both of you and anyone else that is a part of the WSCONA that would like to attend. We can set that up whenever you would like. We will be available to meet later on in the process as well if you would like. The other option would be to contact the Alternative Dispute Resolution Program. This would set the meeting up so that a third party from the City would attend to act as a mediator if you think that would be necessary. Please let us know if you would like to meet with just the parties listed above and we can set up a time and place. Otherwise, you will need to contact the ADR if you would like a City agent to attend.

Thank you,

Jeremy Shell, EIT
505.253.9811

From: aboard10@juno.com <aboard10@juno.com>
Sent: Saturday, June 09, 2018 12:37 PM
To: hlhen@comcast.net
Cc: Jeremy Shell <Jeremy.Shell@respec.com>; aboard10@juno.com; Hugh Floyd <Hugh.Floyd@respec.com>
Subject: Re: Zone Change Request

Thanks Harry,

I just received your e-mail. I'll work on it this week.

Rene'

On Thu, 7 Jun 2018 19:35:50 -0600 Harry <hlhen@comcast.net> writes:

Rene,
You have to make the request with the ADR. . .
Harry

Affected Neighborhood associations and Homeowners 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: June 16, 2018.

On 6/7/2018 2:04 PM, Jeremy Shell wrote:

Hello Rene,

According to the Office of Neighborhood Coordination, there are no applicable neighborhood associations to notify. Please see attached. At this time, there is no meeting set up.

Thank you,

Jeremy Shell, EIT

505.253.9811

From: aboard10@juno.com <aboard10@juno.com>

Sent: Thursday, June 07, 2018 12:22 PM

To: Jeremy Shell <Jeremy.Shell@respec.com>

Cc: hlhen@comcast.net; Hugh Floyd <Hugh.Floyd@respec.com>;
aboard10@juno.com

Subject: Re: Zone Change Request

Dear Mr. Shell and Mr. Floyd,

It is my understanding that nearby neighborhoods will be requesting a facilitated meeting. I would be interested in attending that meeting. Thank you for the notice.

Rene' Horvath

WSCONA

On Thu, 7 Jun 2018 14:57:53 +0000 Jeremy Shell

<Jeremy.Shell@respec.com> writes:

Harry – Please see the map pages attached.

Jeremy Shell, EIT

505.253.9811

From: Harry <hlhen@comcast.net>

Sent: Wednesday, June 06, 2018 6:18 PM

To: Hugh Floyd <Hugh.Floyd@respec.com>;
aboard10@juno.com

Cc: Jeremy Shell <Jeremy.Shell@respec.com>

Subject: Re: Zone Change Request

Do not see the attached map pages.

On 6/6/2018 5:22 PM, Hugh Floyd wrote:

Hello Harry and Rene,
We wanted to offer to meet with you and the WCNA to discuss the zone change request described below in greater detail. Please reply as to whether you believe it is necessary to meet at this time. If we do not hear back from you in the next two weeks, we will continue to proceed with the zone change request process, and of course would be available to meet at any time further along the process.

Thank you,

HUGH FLOYD, PE

505.366.4187 cell

From: Jeremy Shell

Sent: Friday, June 01, 2018 4:07 PM

To: 'hlhen@comcast.net'

<hlhen@comcast.net>;

'aboard10@juno.com'

<aboard10@juno.com>

Cc: Hugh Floyd <Hugh.Floyd@respec.com>

Subject: Zone Change Request

Hello Harry and Rene,

The purpose of this e-mail is to inform you and the Westside Coalition of Neighborhood Associations that RESPEC, agent for Wexford Construction, owner of the above referenced properties, has submitted a request for Zoning Map Amendment to the City of Albuquerque. The property is located south of Paseo Del Norte and west of Rainbow Blvd in Zone Map C-08 and C-09. See attached map pages. The current parcels of land are 5 tracts totaling 56.9 acres. The legal description of these properties are Tracts 2 and 6 of The Trails Unit 3A, Valle Prado Unit 3 Tract C and Durango Unit 1 Tract H. Tract 2 totals 20.3 acres, Tract 6 totals 7.8 acres, Tract C totals 7.5 acres and Tract H totals 21.3 acres. The previously mentioned tracts have been zoned R-1D under the new Integrated Development

Ordinance (IDO), this allows a minimum lot size of 10,000 square feet. Before IDO was adopted the tracts were zoned SU-2/VTSL and SU-2/VTML, this allowed a minimum lot size of 3,600 square feet for SU-2/VTSL and 5,000 square feet for SU-2/VTML. Zone R-1A allows for minimum lot sizes of 3,600 square feet. We believe that there was a clerical error in the IDO conversion and that Tracts 2, 6, C and H should be zoned R-1A to more closely resemble the previous zoning.

The hearing is tentatively scheduled at 8:30 a.m. on July 12th, 2018 at the Plaza Del Sol building in the basement hearing room. The Environmental Planning Commission Agenda can be found at the following link:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please feel free to contact me if you have any questions, require any additional information, or would like to schedule a meeting.

Affected Neighborhood associations and Homeowners 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: June 16, 2018.

Sincerely,

Jeremy Shell, EIT
Engineer

RESPEC

5971 Jefferson Street NE, Ste. 101
Albuquerque, NM 87109
505.253.9811 office

respec.com

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[America's #1 Brain Supplement Now Being Called 'Genius' Pill](#)

The Brain Insider

<http://thirdpartyoffers.juno.com/TGL3142/5b1977cf615c577cf63cbst04vuc>



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Gundry MD

<http://thirdpartyoffers.juno.com/TGL3142/5b1c1e77a1c0b1e7775b2st01vuc>



[How To "Remove" Dark Spots](#)

Gundry MD

<http://thirdpartyoffers.juno.com/TGL3142/5b1f40f41b22a40f35986st02vuc>



CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 2018-1198 (1010401 & 1004404)
Property Description: All or a portion of Tract 2, 6, C, H, The Trails Unit 3A, within the Town of Alameda Grant in Projected Section 16 and 17, Township 11 North, Range 2 East, zoned R-1D to R-1A, located at Woodmont Ave., between Paseo Del Norte Blvd., and Unser Blvd.

Date Submitted: June 29, 2018
Submitted By: Jessie Lawrence

Meeting Date/Time: June 28, 2018; 6:00 PM
Meeting Location: Don Newton – Taylor Ranch Community Center Meeting Room 1

Facilitator: Jessie Lawrence
Co-facilitator: Leslie Kryder

Parties (individual names and affiliations of attendees are listed at the end of the report):

- **Applicant:**
 - o Woodmont Paseo LLC
- **Agent:**
 - o RESPEC
- **Affected Neighborhood Associations (per CABQ notification requirements):**
 - o Westside Coalition of Neighborhood Associations

Background/Meeting Summary:

Applicant requests approval of a Zone Map Amendment for all or a portion of Tract 2, 6, C, H, The Trails Unit 3A, within the Town of Alameda Grant in Projected Section 16 and 17, Township 11 North, Range 2 East, zoned R-1D to R-1A, located at Woodmont Ave., between Paseo Del Norte Blvd., and Unser Blvd., containing approximately 57 acres. Applicant plans to continue residential development on all of this property.

Meeting participants reached impasse on the concern about whether zoning that would permit smaller lot sizes than what is specified in the IDO is appropriate. Neighbors in attendance stated that it would be more appropriate for the zoning to have larger lot sizes, to match the existing Valle Prado lot sizes and protect neighborhood consistency and property values. The Applicant and Agent stated that they are trying to match the zoning to that which existed before the IDO. Applicant agreed to consider whether a larger lot zoning category, R-1B, might be appropriate for at least some of the tracts at issue, though she said

CITY OF ALBUQUERQUE

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that they may not be able to have a response for neighbors before the scheduled EPC hearing.

Agent agreed to provide the site development plan for Durango, Tract H, for interested meeting participants. Agent stated that Applicant intends to continue development on this tract consistent with the site development plan.

Almost all of the concerns discussed were about the density and related issues. There were a few questions and concerns about the proximity to Petroglyph National Monument. Applicant stated that they intend to preserve existing rock outcroppings and the monument protections that were in the sector development plan. See Meeting Specifics for all concerns discussed.

Outcomes:

- *Areas of Agreement*
 - o None specifically noted about this project among all meeting participants.
- *Unresolved Issues & Concerns*
 - o Neighbors in attendance expressed that it would be more appropriate for the zoning to have larger lot sizes, to match the existing Valle Prado lot sizes and protect neighborhood consistency and property values. The Applicant and Agent stated that they are trying to match the zoning to that which existed before the IDO. Applicant agreed to consider whether a larger lot zoning category, R-1B, might be appropriate for at least some of the tracts at issue, though she said that they may not be able to have a response for neighbors before the scheduled EPC hearing. Neighbors had some differing opinions about whether they would oppose R-1A zoning throughout the entire site; at least some stated that they want to see at least R-1B zoning throughout.
 - o There were concerns related to the density about traffic, water, schools, and other facilities.

Meeting Specifics:

- 1) Overview of Proposed Project
 - a) Hugh Floyd, representing application Agent RESPEC, introduced Jeremy Shell and Bethany March with Agent, and Kelly Calhoun and JL Murtagh, President and Vice President of Applicant Wexford Homes.
 - b) Agent stated that the application is referring to Tracts 6, C, H, and 2.
 - c) Property had been zoned SU-2, part of the Trails Master Plan, and governed by the Volcano Trails Sector Development Plan.
 - d) At IDO conversion, the large unsubdivided tracts were converted to R-1D zoning.
 - e) Agent stated that City already planned to revise zoning of some parcels at certain times in the future and identified this as a candidate for future clean-up, but Applicants are requesting zone change in a more expedited way.

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- f) Applicants seek zoning that will be consistent with what they understood the zoning to be before the IDO.
 - g) Tract C and Tract 6 had been permitted a minimum lot size of 3,600 square feet before the IDO; Applicant is requesting R-1A zoning, which would permit a minimum of 3,500 square feet, because it is the closest zoning designation.
 - h) Tract H will comply with the existing site plan and mirror the Durango lots that have already been built.
 - i) The intent of the zone change is to be in agreement with the site development plan.
 - ii) Agent agreed to send the site plan to the facilitator to be forwarded to interested meeting participants.
 - i) On Tract 2, Applicants request R-1D zoning within the 200-foot Monument buffer; R-1B zoning within the 200-500 foot Monument buffer, with the intent to make all lots at least 6,000 square feet; and R-1B zoning with no stipulation on lot size on the remainder of the tract.
 - i) Applicant will need to return to EPC for site plan approval.
- 2) Questions and Concerns about Zone Change and Density
- a) A meeting participant asked why, if Applicant does not intend to build small lot development, they want to reduce the size of the lots under the zoning.
 - i) Agent said they are trying to meet the previous zoning in the IDO categories, and the R-1A is the closest available zoning category.
 - b) Tract C Questions and Concerns:
 - i) A meeting participant said that she is a resident and a board member of the Valle Prado HOA, and they are very concerned about their home values if the Tract C zoning is changed.
 - (1) She stated that her lot is 8,400 square feet, and much smaller lots right next to their neighborhood causes concern.
 - (2) Neighbors have prepared a petition; the meeting participant said that there are 82 homes in the area, and she had obtained 79 signatures so far.
 - (3) Applicant stated that the Valle Prado lots are 55-foot wide or 60-foot wide lots and are oversized, and 8,400 square foot lots are not typical.
 - (4) Agent noted that the zoning would be for minimum lot sizes; Valle Prado was zoned for the smallest lot category when it was built, but the market and business decisions supported larger lots, and just because the zone category is smaller doesn't mean the lots necessarily will be.
 - ii) A meeting participant asked that Applicant agree to a minimum lot size that would be large enough to preserve the integrity of Valle Prado.
 - (1) The meeting participant said that they aren't against building more homes, but smaller lots would destroy their property values.
 - (2) Applicant noted that lot size doesn't necessarily determine property value.
 - (3) Applicant stated that if they wanted to build a 45-foot lot, they would not be able to do that with R-1B zoning; they would need R-1A.

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- (a) Another meeting participant cited a nearby 45-foot lot neighborhood and said that those are much less expensive homes than their community.
- iii) A meeting participant said that the IDO was passed to keep neighborhoods consistent, that this zone change would give a developer the ability to build smaller homes with no guarantee that they would be consistent with the existing neighborhood, that residents bought in Valle Prado based on expectations and intents for their livelihood, and that the IDO is intended to protect lot sizes.
 - (1) The meeting participant said that the Applicant's request goes completely against the IDO.
 - (2) Applicant said that the zoning had been SU-2, and that all they are asking for is to get back to what they had before.
 - (3) Agent said that when neighbors purchased their homes, these zoning sizes were what were in place.
- iv) A meeting participant noted that if their property values plummet, the City's tax revenues will go down, and these are existing properties, not just planned properties.
- v) A meeting participant said that the Applicant has a financial interest in building smaller homes and making more profit on those homes, but when they do it in a place that hurts existing residents, it doesn't work.
- vi) A meeting participant said that they would welcome R-1B zoning, but anything smaller is going to be an issue for neighbors.
- vii) Agent noted that on May 15, the zoning that existed is what they are asking for now.
 - (1) A meeting participant responded that now the zoning doesn't allow for it, and the IDO was instituted to protect existing neighborhoods and protect against this situation, and that's why she believes the IDO should stand.
 - (a) She stated that they could compromise a bit, but not to 3,500 square feet.
- viii) A meeting participant asked, if the City was trying to match existing zoning and not trying to match existing lot sizes, why one area of zoning would be changed to 10,000 square foot lots.
 - (1) Agent stated that was because of an assumption that areas were already developed, and that is part of the necessary clean-up of the zoning that needs to happen.
- ix) A meeting participant said that no one is contesting the zoning of Valle Prado, which is for larger lots, and that buyers and builders have both said that they would love more large lots.
 - (1) Agent said that if that is what the market is asking for, then that's what will be built, but Applicant doesn't want to give up potential flexibility.
 - (2) Agent noted that losing flexibility of what to build on the property lowers the value of the property for the Applicant.
- x) Agent said that they hear that neighbors would prefer R-1B to R-1A zoning.
- xi) A meeting participant asked if Applicant had information about who the builder would be for Tract C.

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- (1) Applicant said that they are working with different builders that they have worked with before, but they do not have the name of a builder to provide right now.
- c) Tract H Questions and Concerns:
- i) Agent stated that there is a site plan approved for Durango, for 127 lots of various sizes, and they intend to make the lot sizes as shown on the site plan.
 - ii) Meeting participants had questions and concerns related to Tract H and Petroglyph National Monument; see Section 4 for those concerns.
- d) A meeting participant asked why Applicant is pushing for a zoning change.
- i) Applicant said that right now they can't put in 45'-wide lots, and they want the flexibility to do that.
- e) A meeting participant said that Applicant is going through a lot of effort to try to get the ability to built small lots, while saying that they don't want to build small lots, and they say it is because of the financing, but something does not add up.
- i) Applicant said that they have an appraisal based on the previous zoning, and the new zoning under the IDO makes that appraisal null, and they are trying to get back to the situation so the appraisal is still valid.
- f) Applicant said that they have heard what the neighbors have said about the R-1B zoning, and they are willing to consider it.
- i) A meeting participant asked when the Applicant would have an answer.
 - ii) Applicant said they expect to have a firmer plan by the hearing date.
 - iii) Agent asked if the neighbors were asking for R-1B zoning for all of the tracts, or just Tract C.
- (1) Meeting participants expressed a few different views, but many said they wanted to whole property to be R-1B minimum.
- g) A meeting participant asked if Applicant fought the IDO when it was going into place.
- i) Applicant said that it was a surprise, and they found out at the last minute.
- h) A meeting participant said that a planned development with smaller lot sizes usually offsets them with other kinds of public spaces, but it seems that in this case public spaces are no longer on the table.
- i) Applicant said that was not the case, and they are still dedicating open space as was in the original plan.
- 3) Questions and Concerns about Traffic
- a) A meeting participant noted that smaller homes would mean more traffic throughout the area.
 - b) A meeting participant commented that this would affect the portion of Paseo del Norte that is one lane, with the addition of all of these houses.
 - i) Another meeting participant commented that it would also affect Woodmont.
 - ii) Agent noted that they would also be paying impact fees for each lot that's platted, and that would provide money to build the infrastructure.

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- 4) Questions and Concerns related to Petroglyph National Monument
- a) A meeting participant asked if houses would be built backing up to the monument, or if there would be a street along the monument.
 - i) Applicant said that there would be a single-loaded street nearest the monument, with houses across the street with front yards facing the monument.
 - b) A meeting participant asked about the size of the buffer between the monument and the single-loaded street, noting that it is a volcanic escarpment that moves and changes as part of its natural behavior.
 - i) Agent said that even though the property borders the monument, it does not border the escarpment.
 - c) A meeting participant asked about preserving the natural outcroppings that exist in the area within the subdivision.
 - i) Applicant said that they have preserved them throughout and they can be seen in the existing built neighborhood, and they are going to continue to do that in the newer sections.
 - ii) Applicant stated that the sector plan required keeping the outcroppings, and while that is no longer required, they will keep what the sector plan stipulated.
 - d) A meeting participant referred to Montecito West and said that they hauled in dirt and put it on top of the volcanic rock, and asked if that is what Applicant will do.
 - i) Agent said that the rock knobs that stick up higher will be preserved, but every area in the existing subdivision has fill added, and no engineer would approve a house built directly on bedrock.
 - ii) Another meeting participant asked if that meant that there would be a height difference between the houses in Tracts H and C and the existing neighborhoods.
 - (1) Applicant said they would have to grade the land so the change makes sense, and said that Valle Prado does have some incline and there will continue to be an elevation difference.
 - e) A meeting participant asked if Applicant has worked with the superintendent of the monument, and noted that the nearby portion of the monument is the geological window.
 - i) Applicant said that they have contacted the monument, and the monument does not want any access from this neighborhood.
 - ii) Agent added that nothing they do will create access to the monument, and the Applicant will maintain all of the protections found in the previous sector development plan.
 - iii) Applicant stated that there is an existing wire fence preventing access to the monument, and that will remain in place.
- 5) Other Questions and Concerns
- a) Agent stated that Applicant will honor the height requirements in the Volcano Heights SDP except for a portion of overlap in Tract 6, although those requirements are not there under the IDO.
 - i) A meeting participant asked if Applicant would be seeking a variance.

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- (1) Agent said a variance would not be required, and the zone change would allow what they are proposing.
- b) A meeting participant asked about water.
 - i) Applicant stated that they have an agreement with the WUA that allows not building the entire reservoir before sections can be developed.
- c) A meeting participant noted that smaller homes will mean more people and more children, noted that her children's school is already incredibly crowded, and said that smaller homes meant more schools would be needed.
- d) A meeting participant asked if Applicant would build the houses or sell the lots to builders.
 - i) Applicant said that their plan is to sell to builders, and they would like to keep the same builders that have built other parts of the Trails.
- e) A meeting participant asked how many homes would be in all of the tracts at issue.
 - i) Applicant said Tract H has 127 lots, including 31 already built.
 - ii) Tract 2 would have approximately 80-90 lots.
 - iii) Tracts C and 6 would have approximately 74-90 lots combined.
 - (1) A meeting participant asked, if a developer were to put in 3,500 square foot lots, how many houses would fit on Tracts C and 6.
 - (2) Applicant estimated about 102, noting that it is hard to make that estimate quickly.
 - (3) A meeting participant asked how many lots might fit if the zoning was R-1B.
 - (a) Applicant estimated about 80-85.
- f) A meeting participant asked if any entity was required to do impact studies, such as for traffic, street size, and schools.
 - i) Agent said those are considerations when the EPC makes a zone change and they must provide justifications.
 - ii) Agent said that infrastructure is based on the zoning in the sector development plan, and APS should be planning for the schools.
 - iii) The meeting participant commented that it's not the concern of the builder.
- g) A meeting participant noted that the Agent said that the team at the City that assigned the zoning had restrictions from City Council, and asked what restrictions those were.
 - i) Agent said that in his opinion, they were looking at rules for already-developed areas and were working to be done by a certain date, and didn't look at each individual parcel and plan.
 - ii) The meeting participant asked if there was a City Council reasoning for why zoning needed to be a certain size.
 - (1) Agent said that because this wasn't developed, there were 20-acre parcels, and there was an attempt to identify the zoning that was closest to the current size of the property.
- h) A meeting participant asked who owned the other nearby land.
 - i) Agent said Applicant owns the land to the north.
 - ii) To the west is the city boundary, and a number of other owners.

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- i) A meeting participant asked about notice for the facilitated meeting.
 - i) Facilitator explained that she works with listed representatives of affected neighborhood associations and asks them to help share the information with other neighbors.
- j) A meeting participant asked about a walkway to the elementary school.
 - i) Agent said that they are looking at a couple of pedestrian access points.

Application Hearing Details:

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
 - Derek Bohannon, Chair, Council District 5
 - Bill McCoy III, Vice Chair, Council District 9
 - Dan Serrano, Council District 1
 - Richard Meadows, Council District 2
 - Joseph Cruz, Council District 3
 - Robert Stetson, Council District 4
 - Maia Mullen, Council District 6
 - David Shaffer, Council District 7
 - Karen Hudson, Chair, Council District 8
2. Hearing Time:
 - i. The hearing is scheduled for July 12, 2018.
 - ii. The Commission will begin hearing applications at 8:30 a.m.
 - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
 - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
3. Hearing Process:
 - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - ii. The facilitated meeting report is included in the staff report and may be used to recommend conditions.
 - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Comment Submission:
 - i. Comments may be sent to:

Cheryl Somerfeldt, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
csomerfeldt@cabq.gov

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

(505) 924-3357

OR

Derek Bohannon, Chair, EPC
Bill McCoy III, Vice Chair, EPC
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names and Affiliations of All Attendees:

Debbie Runge	Homeowner
Steven Schumacher	Homeowner
Annette Schumacher	Homeowner
Letty Bermudez	Homeowner
Elizabeth Haley	Homeowner
Kathy Martinez	Homeowner
Rene Horvath	WSCONA
Lisa Lentz	Homeowner
Harry Hendriksen	WSCONA
Jillian Penman	Homeowner/HOA Board Member
Travis Penman	Homeowner
Jose Mendez	Homeowner
Joshua Beutler	Homeowner
Albert Ramirez	Homeowner
Megan Ramirez	Homeowner
Tim Fuller	Homeowner
Jan Sargent	Homeowner
W Chris Dameron	Homeowner
Maria Crowson	Homeowner
Mike Sargent	Homeowner
Bethany March	RESPEC
Jeremy Shell	RESPEC
Hugh Floyd	RESPEC
Kelly Calhoun	Wexford Construction
JT Murtagh	Wexford Construction

Somerfeldt, Cheryl

From: Tim Fuller <turbotim@cox.net>
Sent: Tuesday, July 03, 2018 2:59 PM
To: Somerfeldt, Cheryl
Subject: r.e. Project EPC 2018-1198

My wife, Jane and I came to Albuquerque in July of 2014 after the Job I was holding in Arkansas dried up. The company I work for, Honeywell generously offered us a relocation package and we prayed about our changes. Eventually we had our home in Valle Prado built to suit. We were attracted by the large lots and the availability of larger floor plans with 3 car garages, walking trails, and open spaces, not to mention the views. We had looked for over a year at homes and developments all over the urban area of Albuquerque before we chose this area to be our last home purchase as we near retirement. It has been a great place to live with wonderful neighbors. Property values continue to rise.

All of this leads me to express with great dismay and shock over the developers/land owners wanting to rezone the rest of our neighborhood for R1-A small lots (3600 Sq. Ft. minimum). This would lead to small, poorly built homes worth 1/2 of the value of even the smallest houses in the existing Valle Prado development. Existing home values would plummet, tax revenues would fall, and as homes are abandoned and foreclosed upon, crime and vandalism would take over our peaceful area.

Please help us maintain the standards we have set for ourselves as a beacon for the right way to develop an area by stopping this gross negligence by landowners wanting quick sales. We at Valle Prado, will fully support the rezoning the area to R1-B medium size lots (5000 Sq. Ft. minimum), as we feel that this would attract the types of buyers that will maintain and live in these homes. If there is any concern about selling this size home and lot, look at how fast this neighborhood sold out, just approximately 2 1/2 years! But homes built upon small lots in other areas not far away have fallen into disrepair, neglect and some sit vacant, owned by out of state investors who chose poorly. We want better for our city, we want to be a proud standout, showing what our city can become.

Thanks for your consideration,

Timothy and Rowena (Jane) Fuller

Homeowners

8905 S. Sky St. NW

Albuquerque, NM 87114

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This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Timothy Hill <cthill_@bellsouth.net>
Sent: Tuesday, July 03, 2018 10:38 PM
To: Somerfeldt, Cheryl
Cc: cthill_
Subject: Valle Prado Subdivision Re-zoning

Dear Ms. Somerfeldt,

I am writing to express our concerns regarding the proposed re-zoning of the Valle Prado subdivision.

As Homeowners our expectations are that any re-zoning, at a minimum, maintains the composition & spirit of the original zoning plan so as to enhance, not negatively impact, the property values & quality of life of the community in general and our property in particular.

In the facilitated meeting on June 28, 2018 , the community indicated a willingness to compromise to 5000 square foot lots (R1B). We hope that the Zoning Authority will take our concerns into account when making their decision and would appreciate any assistance you can render to resolve the issue.

Sincerely,

Tim & Cindy Hill
8904 Sunhorn Pl NW
Albuquerque, NM 87114=

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This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Jillian Penman <jillianpenman@gmail.com>
Sent: Saturday, June 30, 2018 5:11 PM
To: Somerfeldt, Cheryl
Cc: Joshua Beutler; Megan Ramirez
Subject: #EPC 2018-1198
Attachments: Signed Petition against project EPC 2018-1198.pdf

Good afternoon,

As a homeowner in the Valle Prado subdivision and current board member of the Trails HOA I am not in favor of the request by the developer to rezone from R1-D to R1-A. As outlined in the summary from Jessie Lawrence. However, I am confident if the zoning was kept at R-1D or R-1B the integrity of the community would be preserved and residents would welcome the additional housing development.

I also ask that you please take consideration the attached petition that has been signed by 83 residents in the Valle Prado subdivision that are all opposed the developers request.

We appreciate your attention to this matter.

Thank you,

Jillian Penman
The Trails HOA Borad Member
and Valle Prado homeowner

Phone 505-604-2317
email jillianpenman@gmail.com

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This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Megan Ramirez <meganramirez@comcast.net>
Sent: Monday, July 02, 2018 7:36 PM
To: Somerfeldt, Cheryl
Subject: Project EPC 2018-1198

>
> Good evening,
>
> As a homeowner in the Valle Prado subdivision I am not in favor of the request by the developer to rezone from R1-D to R1-A. However, I am confident if the zoning was kept at R-1D or R-1B the integrity of the community would be preserved and the IDO would also continue to serve its purpose.
>
> I appreciate your attention to this matter.
>
> Thank you,
>
> Megan Ramirez
>
> Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Albert Ramirez <aramirez16@comcast.net>
Sent: Monday, July 02, 2018 7:36 PM
To: Somerfeldt, Cheryl
Subject: Project EPC 2018-1198

Good evening,

As a homeowner in the Valle Prado subdivision I am not in favor of the request by the developer to rezone from R1-D to R1-A. I believe that the city has a obligation to protect the integrity of our community and that is why the IDO was originally developed. I am in favor of the current zoning of R-1D or would be satisfied with R-1B which still protects the integrity of the community and the IDO would also continue to serve its purpose.

I appreciate your attention to this matter.

Thank you,

Albert Ramirez
505-480-7228

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This message has been analyzed by Deep Discovery Email Inspector.

Petition

In opposition to portions of City of Albuquerque Environmental Planning Commission (EPC) project #2018-001198 that proposes changing the minimum lot size for Valle Prado Unit 3 Tract C from R1-D (minimum lot size of 10,000 square feet) to R1-A (minimum lot size of 3,600 square feet).

We the residents of the Valle Prado, Trails development in Albuquerque, New Mexico oppose portions of EPC project #2018-001198 that would allow for further development of the Valle Prado sub-division in a manner that is architecturally and functionally inconsistent with the existing neighborhood. The fully developed portions of Valle Prado consist of one and two story homes built on medium lots. Should future portions of the Valle Prado development be zoned and subsequently developed as R1-A small lots, the buildings would not match the architectural and functional precedence of the existing neighborhood. Consequently, EPC #2018-001198 is contrary to a key purpose of the Albuquerque Integrated Development Ordinance (IDO) which is to "Protect the quality and character of residential neighborhoods" (IDO 1-3 (D)).

We recognize that prior to IDO, all lots in Valle Prado were originally zoned as SU-2 VTSL (small lots). However the currently developed portions of Valle Prado were developed as medium sized lots and are recognized without contest as R1-B in the new IDO zoning. We ask that city planners, developers and other parties of interest work toward a compromise that rezones Valle Prado Unit 3 Tract C from R1-D (large) to R1-B (medium) lots consistent with adjacent developed properties instead of the currently proposed R1-D to R1-A measure.

	Name:	Address:	Phone #:	Signature:
1	Marilyn Brooks	9004 Rainspot St	505 639-4266	Marilyn Brooks
2	Jan Sargent	9000 Rainspot St.	505 922-6218	Jan Sargent
3	Anthony Elsworth	7332 Sandmark Rd NW	505-264-7479	Anthony Elsworth
4	Kevin Johnson	7312 Sandmark Rd	505 688 9624	Kevin Johnson
5	Aron Abrahams	7304 Sandmark Rd	505 503 1888	Aron Abrahams
6	Daniel Stewart	7300 Sandmark	505 508-9305	Daniel Stewart
7	CLIVE HAAS	9008 RAINSPOT	520 907 7715	Clive Haas
8	JOSHUA BEUTLER	7316 Two Rock Rd	505 503 6416	Joshua Beutler
9	JAMES GREENING	7320 Sandmark Rd	931-217-5316	James Greening
10	Charles A. Hawkins	7316 Sandmark Rd	505-681-2455	Charles A. Hawkins
11	Patricia M. Hawkins	7316 Sandmark Rd	505 850 2208	Patricia M. Hawkins
12	Alyson Gustafson	7308 Sandmark Rd	505-302-4143	Alyson Gustafson
13	Marianne Beutler	7316 Two Rock Rd NW	(505) 503.6416	Marianne Beutler
14	Josi M. Mendez	7328 Redblom Rd NW	(615) 530-7330	Josi M. Mendez
15	KATHLEEN MARTINEZ	7340 TREE LINE AVENUE	NW (915) 869-3156	Kathleen Martinez
16	SHAUN RUNGE	8908 Sunhorn Pl	713-204-8927	Shaun Runge
17	Mike Sargent	9000 Rainspot St	505 225 5899	Mike Sargent
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Petition

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	Name:	Address:	Phone #:	Signature:
1	JENNIFER GRUBERMAN	7331 Sandmark Rd	259 3000	
2	STEVE SCHUMACHER	8939 S. Sky St NW	216-386-7615	
3	JAYE GRUBERMAN	7331 SANDMARK	259 4386	
4	KEVIN DELRY	7329 SANDMARK RD	610-7669	
5	Rachel Berry	7327 Sandmark Rd	920-0312	
6	Melissa + BRUCE DAVIS	7319 Sandmark Rd	915-526-1189	
7	Beverly Marsh-Gates	7323 Sandmark Rd	317 627-5361	
8	Lisa Marsh-Gates	7323 Sandmark Rd	415-275-4891	
9	Annette Schumacher	8939 South Sky St NW	505-385-1576	
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Petition

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	Name:	Address:	Phone #:	Signature:
1	Bob Steinmetz	7332 Two Rock	505 350-0421	<i>Bob Steinmetz</i>
2	Albert Ramirez	7328 Two Rock	480-7228	<i>A. Ramirez</i>
3	William J. Jury	7344 Two Rock	604-2432	<i>William J. Jury</i>
4	Amanda N. Jury	7344 Two Rock	681-0432	<i>Amanda Jury</i>
5	Lisa Lentz	7324 Two Rock	562-413 3661	<i>Lisa Lentz</i>
6	Tara Urquidez	7320 Two Rock	366-7074	<i>Tara Urquidez</i>
7	Andrew Urquidez	7320 Two Rock Rd	505 267-7079	<i>Andrew Urquidez</i>
8	Leah M. Jackson	7301 Two Rock Rd	856-304-6113	<i>Leah M. Jackson</i>
9	Joanne Peña	7309 Two Rock Rd	505-761-8548	<i>Joanne Peña</i>
10	EDWARD PADILLA	7319 TWO ROCK RD	485-4872	<i>Edward Padilla</i>
11	Edward Anaya	7348 Two Rock	(575) 499-5154	<i>Edward Anaya</i>
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Petition

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	Name:	Address:	Phone #:	Signature:
1	LIDIA DAMERON	7339 TREE LINE AVE	328-1941	<i>[Signature]</i>
2	RANDY AND	7347 TREE LINE AVE	554-3960	<i>Randy & And</i>
3	JAMES HAMPSTEN	7351 TREE LINE AVE	463-7063	<i>[Signature]</i>
4	BOB & MARY ANN	7355 TREE LINE AVE	303-627-6000	<i>[Signature]</i>
5	Salvador Soto	7365 Tree Line Ave	804-5411	<i>[Signature]</i>
6	Eddie Santillanes	7115 Luz de la Luna	999-9405	<i>[Signature]</i>
7	Dora Hampsten	7005 Easton Pl NW	505-269-5714	<i>[Signature]</i>
8	Jackie Cromer	7328 Tree Line Ave NW	719-213-4307	<i>[Signature]</i>
9	Rosemary Hope	7336 Tree Line Ave NW	505-261-9	<i>[Signature]</i>
10	PEGGY Burmeister	7344 Tree Line Ave NW	518-7113	<i>Peggy Burmeister</i>
11	MARLA Lindahl	7367 Tree Line Ave NW	550-5098	<i>Marla Lindahl</i>
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	Name:	Address:	Phone #:	Signature:
1	J. PAUL LEAVELL	7327 REDBLOOM RD NW	3311.590.6577	<i>J. Paul Leavell</i>
2	JT ALLEN	7319 REDBLOOM RD	720-505-6336	<i>JT Allen</i>
3	LONNIE BRINK	7309 REDBLOOM	505-507-7031	<i>L. Brink</i>
4	TRACY GURULE	7323 Redblom	505-449-8991	<i>T. Gurule</i>
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	Name:	Address:	Phone #:	Signature:
1	Timothy Feller	8905 S. Sky St. NW	479-252-2206	Timothy C. Feller
2	Jane Fuller	" " "	479-252-0605	Jane Fuller
3				
4	VICTORIA TRUJILLO	8901 S. SKYST NW	980-4249	Victoria Trujillo
5	RUPERT TRUJILLO	" "	899-8067	Rupert Trujillo
6	JILLIAN PENMAN	8935 S SKYST NW	604 2317	Jillian Penman
7	TRAVIS PENMAN	8935 S SKYST NW	504 4975	Travis Penman
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This petition has collected
24 signatures
using the online tools at ipetitions.com

Printed on 2018-06-28

79

Petition to oppose nearby zoning changes

About this petition

In opposition to portions of City of Albuquerque Environmental Planning Commission (EPC) project #2018-001198 that proposes changing the minimum lot size for Valle Prado Unit 3 Tract C from R1-D (minimum lot size of 10,000 square feet) to R1-A (minimum lot size of 3,600 square feet).

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Signatures

1. Name: Joshua Williams (jwilliams1377@gmail.com) on 2018-06-26 02:18:51
Comments:

2. Name: Julie Williams (julietwilliams510@gmail.com) on 2018-06-26 02:21:39
Comments:

3. Name: Elizabeth Selph (elizabethselph0@gmail.com) on 2018-06-26 02:47:57
Comments:

4. Name: Kristopher Pearson (psu.pearson@gmail.com) on 2018-06-26 04:24:21
Comments:

5. Name: Debbie Runge (darunge@gmail.com) on 2018-06-26 04:30:37
Comments:

6. Name: Megan Ramirez (meganramirez@comcast.net) on 2018-06-26 04:48:38
Comments:

7. Name: Letty Bermudez (lebermudez15@gmail.com) on 2018-06-26 04:58:41
Comments:

8. Name: Alice M Montoya (amont@q.com) on 2018-06-26 10:50:41
Comments:

9. Name: Michael Bermudez (michael.c.bermudez@gmail.com) on 2018-06-26 11:22:00
Comments:

10. Name: Lonnie Brink (nmxlbrink@gmail.com) on 2018-06-26 12:15:42
Comments:

11. Name: Victoria Trujillo (vtrujillo2003@yahoo.com) on 2018-06-26 13:10:58
Comments:

12. Name: Victoria Trujillo (vtrujillo2003@yahoo.com) on 2018-06-26 13:13:44
Comments:

13. Name: Lizette Camacho (loscamacho@hotmail.com) on 2018-06-26 14:25:59
Comments:

14. Name: Eliseo Montoya (emont@q.com) on 2018-06-26 23:28:21

Comments:

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15. Name: Tim Hill (cthill_@bellsouth.net) on 2018-06-27 01:40:07
Comments:
-
16. Name: Mohammad Malik (dangar40@yahoo.com) on 2018-06-27 03:03:24
Comments:
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17. Name: Brett Harman (rbrett.harman@gmail.com) on 2018-06-28 02:55:31
Comments:
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18. Name: Daniel Porter (dcwxman@me.com) on 2018-06-28 02:55:57
Comments: Single story homes please!
-
19. Name: Jennifer Shoemake (cuddlykoalababy@yahoo.com) on 2018-06-28 03:05:37
Comments:
-
20. Name: Cindy Hill (cthill1138@gmail.com) on 2018-06-28 05:03:13
Comments:
-
21. Name: Meghan Little (meghanclitte@gmail.com) on 2018-06-28 12:14:21
Comments:
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22. Name: Michelle Deiling (csdeiling@gmail.com) on 2018-06-28 13:10:48
Comments:
-
23. Name: Veronica Baldwin (veronicabaldwin11@gmail.com) on 2018-06-28 22:27:08
Comments:
-
24. Name: Brian Ela (brianelamonster@gmail.com) on 2018-06-28 22:30:13
Comments:
-

SITE PLAN REDUCTIONS

BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising:

All of Tracts 1 thru 8, OS-1 and OS-2, The Trails Unit 3, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC AND TRACT H-2, TRAILS UNIT 1) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 16, 2006 in Book 2006C, Page 65.

AND

All of Tract 12, The Trails Unit 2, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County on October 18, 2004 in Book 2004C, Page 332.

Said Parcels contains 158.6623 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

THE TRAILS, LLC,
 a Nevada limited liability company
 Longford Group, Inc., it's manager

By Kelly Murtagh
 Kelly Murtagh, Vice President

THE TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy 10-2-07
 Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 2nd
 day of October, 2007, by Kelly Murtagh, Vice President
 of The Longford Group, Inc.

By DKrapcha My commission expires 12-1-08

Notary Public

ACKNOWLEDGEMENT

STATE OF ~~NEW~~ NM
 COUNTY OF ~~BERN~~ Bernalillo SS

The foregoing instrument was acknowledged before me this 2nd
 day of October, 2007, by Tracy Murphy, President of the
 Trails Community Association, Inc.

By DKrapcha My commission expires 12-1-08

Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
 THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006 in Book A113, page 6952.

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 10 AND TRACTS OS-1 AND OS-2
 THE TRAILS UNIT 3A

The plat of TRACTS 1 THRU 10 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3A has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

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At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2007 in Book _____ page _____

as Document Number _____

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision"

DOC# 2007171127

10/2/2007 01:42 PM Page 2 of 6
 10/2/2007 1:42 PM BERNALILLO COUNTY

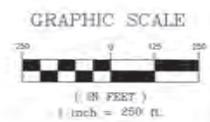
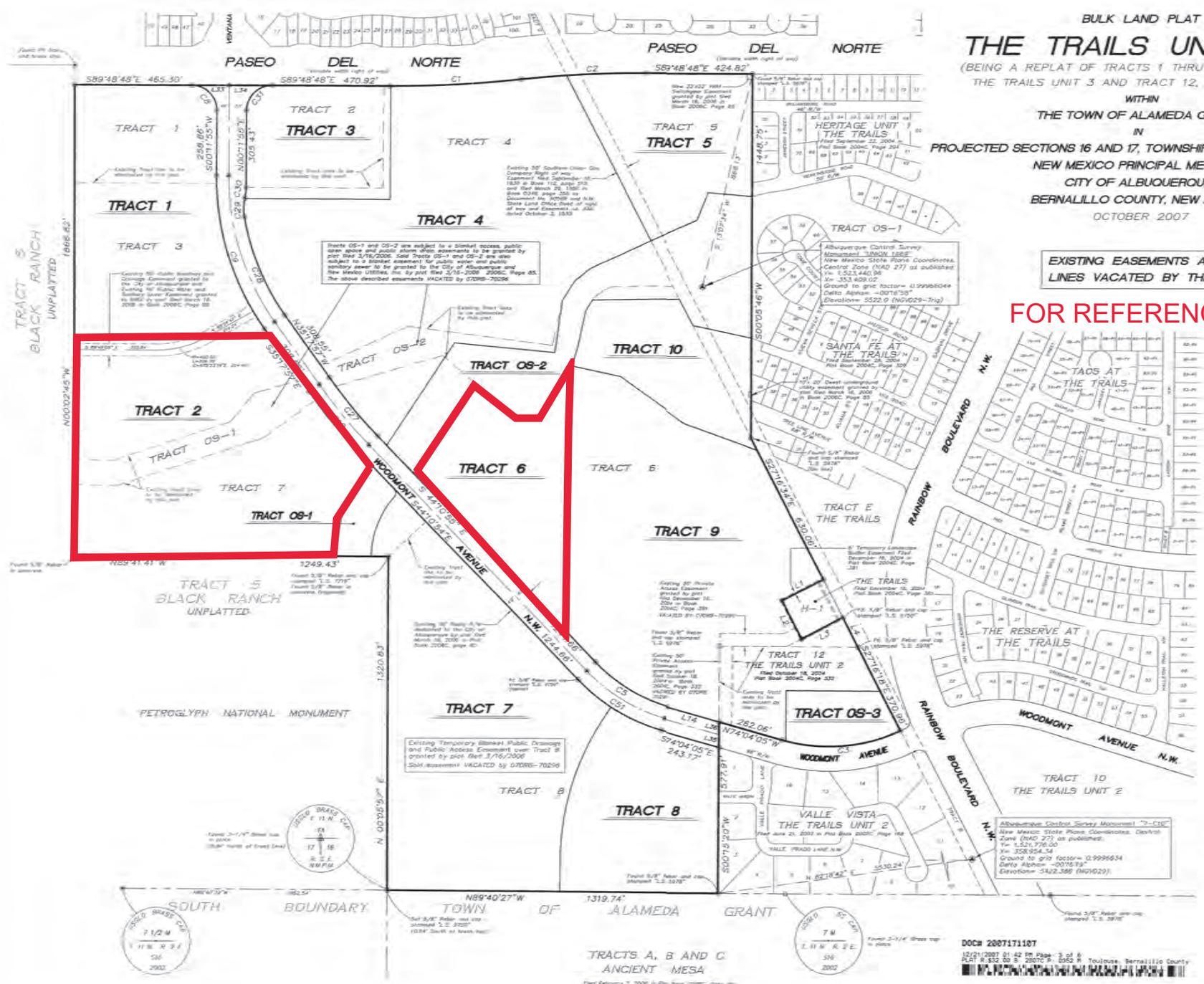
10/2/2007 1:42 PM BERNALILLO COUNTY



BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

EXISTING EASEMENTS AND TRACT
 LINES VACATED BY THIS PLAT

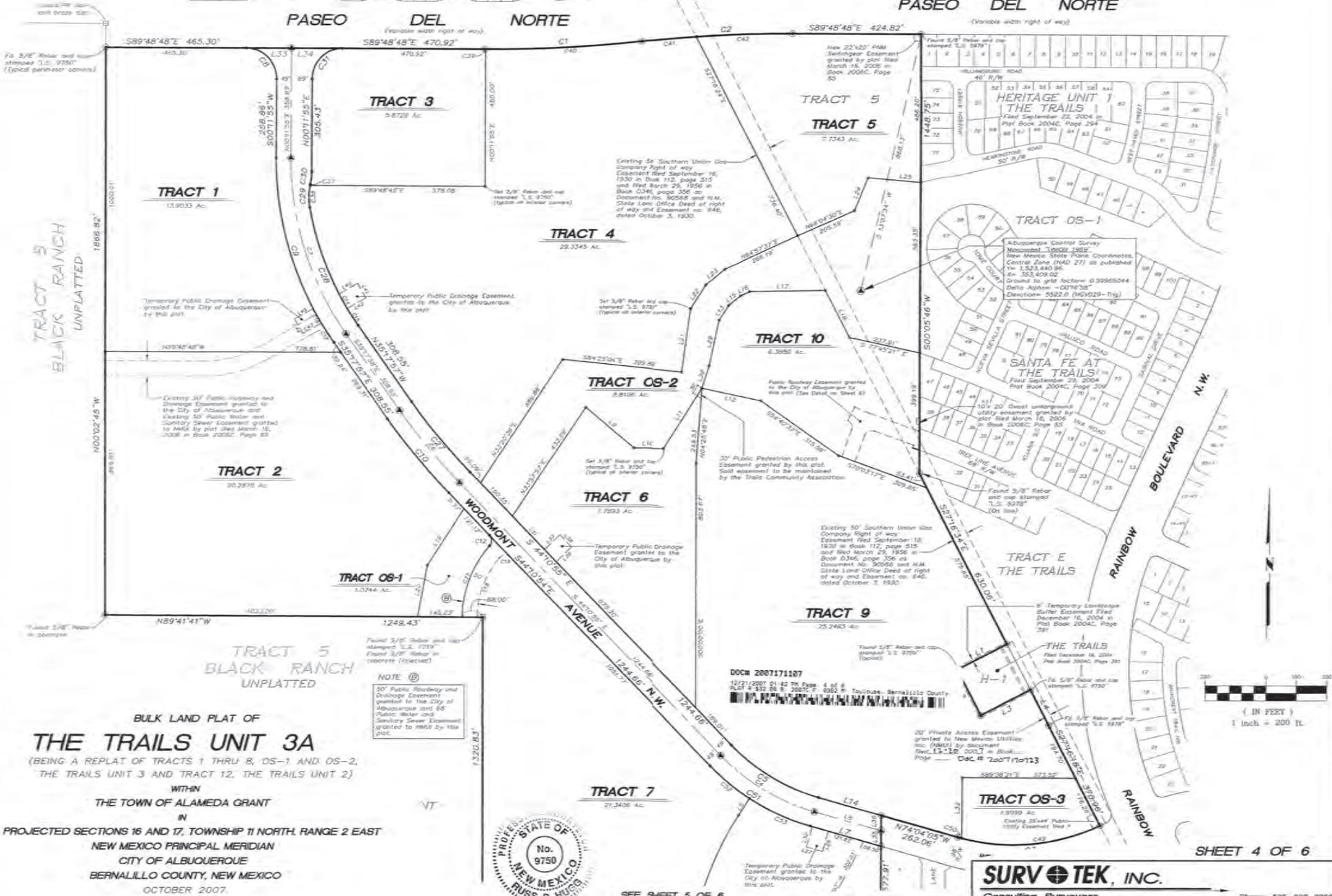
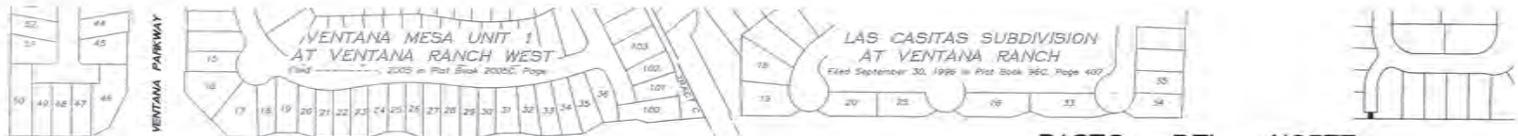
FOR REFERENCE ONLY



TRACTS A, B AND C
 ANCIENT MESA
 Filed February 2, 2005 in Plat Book 2005C, Page 48

DOCH 2007171187
 10/21/2007 01:42 PM Page 3 of 8
 1541 8.532 00 S 20070 P 0002 R
 Valiente, Bernalillo County

SURVOTEK, INC.
 Consulting Surveyors



Found 3/8" Rebar and stamped "L.S. 9750" (Typical parameter corners)

TRACT 5
BLACK RANCH
UNPLATTED

TRACT 1
13,903.3 AC.

TRACT 2
20,287.6 AC.

TRACT 5
BLACK RANCH
UNPLATTED

**BULK LAND PLAT OF
THE TRAILS UNIT 3A**

(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2007.

NOTE (B)
50' Public Roadway and
Drainage Easement
granted to the City of
Albuquerque and 60'
Public Water and
Sanitary Sewer Easement
granted to 1965 by this
plat.



SEE SHEET 5 OF 6

070618_SHTS 4-5_9-20-07.dwg

SURV TEK, INC.
Consulting Surveyors
8954 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3369
Fax: 505-897-3377

SHEET 4 OF 6

SEE SHEET 4 OF 6

TRACT 4

25.3345 Ac.

TRACT 10

6.5380 Ac.

TRACT OS-2

8.5506 Ac.

TRACT 6

7.7893 Ac.

TRACT OS-1

1.0744 Ac.

TRACT 9

25.2463 Ac.

TRACT 7

21.5408 Ac.

TRACT OS-3

1.9929 Ac.

TRACT 8

6.6709 Ac.

TRACT 10

THE TRAILS UNIT 2

TRACTS A, B AND C
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

BULK LAND PLAT OF THE TRAILS UNIT 3A

(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007

NOTE (A)

48' Public Roadway Easement reserved by this platting action to be granted in the future upon subsequent platting of Tract 3, or upon request by the City of Albuquerque, or upon request by the owner of Tract 6, Ancient Mesa, or Trapped Tracts C-1 and C-2, Abstract Mesa (DBP Project No. 2004072).

Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time.

NOTE (B)

30' Public Roadway and Easement granted to the City of Albuquerque and 60' Public Water and Sanitary Sewer Easement granted to BML by this plat.

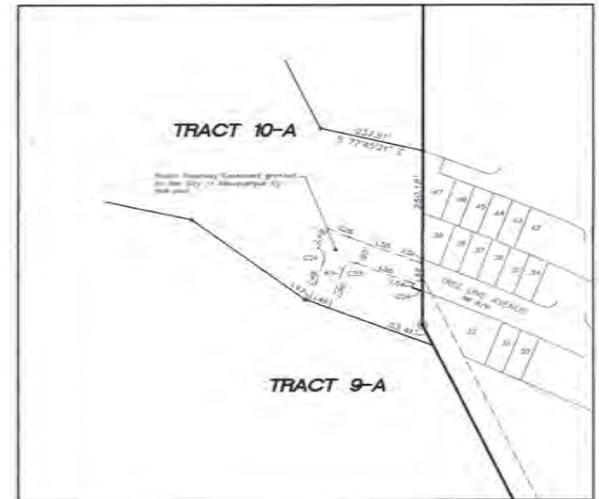


BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 - IN -
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

LINE TABLE		
LINE	LENGTH	BEARING
L1	184.00'	S62°43'26"W
L2	170.00'	S27°16'14"E
L3	184.00'	N62°43'26"E
L4	130.51'	S27°16'34"E
L5	66.30'	S22°52'08"W
L6	124.02'	S00°19'33"W
L7	243.12'	S24°04'05"E
L8	229.42'	N74°04'05"W
L9	207.93'	S49°49'12"E
L10	102.11'	S89°33'10"E
L11	237.43'	N32°12'03"E
L12	199.32'	S77°51'46"E
L13	57.66'	N32°28'33"E
L14	215.92'	N74°04'05"W
L15	50.59'	N51°14'53"E
L16	33.00'	N64°57'37"E
L17	250.80'	N88°01'42"E
L18	174.80'	S27°16'30"E
L19	221.41'	S33°20'36"W
L20	132.48'	S10°36'24"W
L21	211.17'	N07°59'45"E
L22	92.02'	N32°28'33"E
L23	75.12'	N51°14'53"E
L24	118.15'	N52°01'51"E
L25	174.85'	S84°56'30"E
L26	70.00'	S15°56'41"W
L27	55.00'	N74°03'19"W
L28	77.52'	N17°42'46"E
L29	151.58'	N12°11'46"E
L30	89.99'	N15°56'41"E
L31	152.04'	S44°10'54"E
L32	200.51'	N00°21'41"E
L33	149.02'	S89°48'42"E
L34	166.98'	S88°48'48"E
L37	70.00'	N45°49'06"E
L38	55.00'	S44°10'54"E
L39	70.00'	S45°49'06"W
L40	70.15'	N60°17'12"E
L41	55.00'	S29°42'48"E
L42	70.20'	S60°17'12"W
L43	20.21'	S60°24'54"W
L44	55.00'	N29°35'08"W
L45	70.12'	N60°24'54"E
L46	47.00'	N70°03'17"W
L47	10.50'	N70°03'17"W
L48	95.04'	N19°56'43"E
L49	30.00'	N26°42'51"E
L50	173.64'	S70°13'12"E
L51	9.00'	N19°56'43"E
L52	22.36'	S00°05'46"W
L54	5.00'	N19°56'43"E
L55	137.56'	N70°03'17"W
L56	92.43'	S19°28'43"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	519.29'	4526.00'	260.12'	519.51'	N86°56'02"E	6°30'20"
C2	502.08'	4422.00'	251.31'	501.81'	N86°56'02"E	6°30'20"
C3	481.26'	672.00'	251.42'	471.05'	S85°24'55"W	41°02'00"
C4	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C5	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C6	310.05'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C7	619.56'	1000.00'	320.08'	609.20'	S17°33'01"E	35°22'53"
C8	157.10'	100.00'	90.02'	141.44'	N44°48'26"W	90°00'43"
C9	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°22'53"
C10	317.65'	2049.00'	159.15'	317.34'	S19°44'26"E	8°52'57"
C11	256.74'	351.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
C12	37.81'	25.00'	23.39'	34.16'	N01°05'11"W	86°11'26"
C14	55.01'	951.00'	27.51'	55.00'	S29°39'31"E	37°6'51"
C15	66.12'	951.00'	33.02'	66.11'	S13°16'22"E	3°59'01"
C16	55.01'	1049.00'	27.51'	55.00'	S29°37'28"E	37°0'16"
C17	26.40'	1049.00'	36.91'	26.38'	S13°12'43"E	47°0'22"
C18	213.08'	301.33'	111.21'	208.67'	S20°22'10"W	40°30'56"
C19	41.53'	25.00'	27.32'	36.92'	S88°13'22"W	95°11'27"
C23	38.27'	25.00'	25.00'	35.36'	S64°56'43"W	90°00'00"
C24	36.31'	25.00'	22.20'	33.20'	N21°39'43"W	83°12'52"
C25	52.23'	441.00'	26.14'	52.20'	S66°39'43"E	6°47'08"
C27	302.46'	1891.00'	151.53'	302.16'	S39°44'26"E	8°52'57"
C28	424.24'	951.00'	215.71'	420.75'	S22°31'10"E	25°33'34"
C29	26.55'	200.00'	36.75'	26.09'	S01°13'33"W	21°55'52"
C30	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°58'33"
C31	152.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C32	584.44'	1028.98'	300.34'	576.62'	S16°35'51"W	32°32'35"
C37	3.10'	200.00'	1.55'	3.10'	S11°44'50"W	0°53'16"
C38	73.45'	200.00'	37.15'	73.04'	S00°46'54"W	21°02'39"
C39	2.20'	4578.00'	1.10'	2.20'	S89°49'38"E	0°01'39"
C40	517.58'	4578.00'	258.07'	517.32'	N86°55'12"E	6°28'40"
C41	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C42	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C49	465.76'	672.00'	243.24'	457.43'	N64°47'48"E	39°47'47"
C50	14.51'	672.00'	7.25'	14.51'	S74°41'11"E	17°14'13"
C51	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C52	169.29'	749.00'	85.00'	168.92'	S50°19'23"E	12°56'58"
C53	221.41'	749.00'	111.52'	220.60'	S62°35'58"E	16°56'13"
C54	24.52'	4966.00'	12.26'	24.52'	N69°54'47"W	0°17'00"



DOCH 2007171187
 12/21/2007 01:42:26 Page: 6 of 6
 R4111153 00 2 2007 9 0022 7 Tolouse Bernalillo County



(IN FEET)
 1 inch = 200 ft.



5D.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1009064095350 22413 100906411940922305

Lawrence Hernandez 12/03/2015 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM")... B. New Mexico Gas Company... C. Qwest Corporation d/b/a CenturyLink QC... D. Cable TV...

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above...

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon.

PURPOSE OF PLAT:

- The purpose of this Plat is to: 1. Create 24 new Lots and 3 Tracts as shown hereon. 2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 3. Grant the new Public easements as shown hereon. 4. Show the easements vacated by 15DRB-70387 and 14DRB-70365.

PURPOSE OF CORRECTION PLAT:

The purpose of this Correction Plat is to revise the scrivener errors on the interior lot dimensions for Lots 19 thru 23 as shown hereon.

SHEET INDEX

- SHEET 1 Approvals, General Notes, Etc... SHEET 2 Legal Description, Free consent and dedication SHEETS 3 AND 4 Existing Tracts, Existing Easements and Vacated Easements SHEETS 5 AND 6 New Valle Prado Unit 3 Lots and streets SHEET 7 Curve and Line Tables

12/04/2015 09:51 PLAT R: \$26.00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cou

CORRECTION PLAT

VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2015

PROJECT NUMBER: 1004404

PLAT APPROVAL

UTILITY APPROVALS: Lennar to Vigil 11-30-15 Public Service Company of New Mexico Date JH 11/30/15 New Mexico Gas Company Date Greg J. Jarama 11-30-15 Qwest Corporation, d/b/a CenturyLink QC. Date Comcast 11/30/15 Date

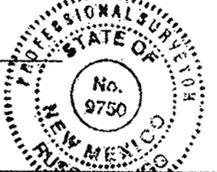
CITY APPROVALS:

3/15/16 Sarah N. Rincones P.S. 11/10/15 City Surveyor Date Department of Municipal Development N/A 12-3-15 Real Property Division Date N/A 12-3-15 Environmental Health Department Date Prasad M. Mehta 12/2/15 Traffic Engineering, Transportation Division Date Kristi Cadie 12/2/15 ABCWUA Date Carl S. Dumont 12-2-15 Parks and Recreation Department Date Bradley J. Blynn 12/2/15 AMAFCA Date Peter H. 12/3/15 City Engineer Date Jeff Cat Clav 12-3-15 DRP Chairperson, Planning Department Date

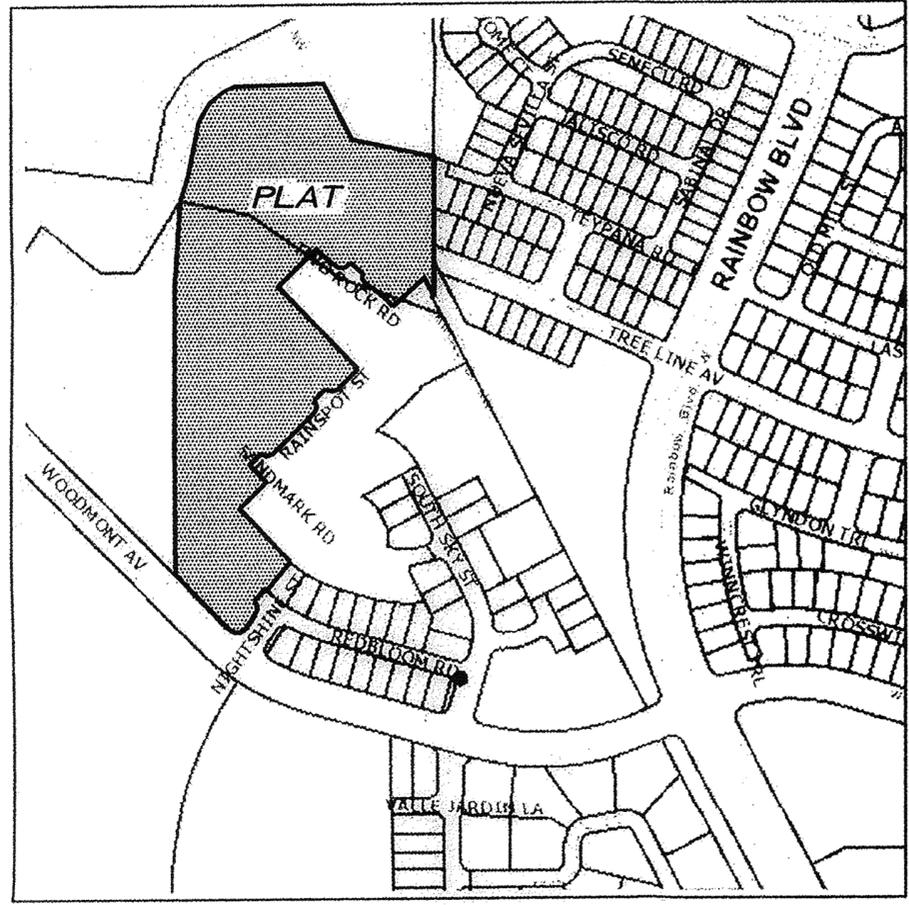
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg NMPS No. 9750 November 9, 2015



Consulting Surveyors Phone: 505-897-3366 9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



VICINITY MAP Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83). 2. Distances are ground. 3. Distances along curved lines are arc lengths. 4. Record Plat or Deed bearings and distances do not differ from those established by the plat of record. 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon. 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon. 7. City of Albuquerque Zone Atlas Page C-9-Z. 8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift. 9. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation. 10. Access for Lots 3 through 8 shall be from Tree Line Avenue. No Access is allowed from Two Rock Road.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 2 2. Total number of Lots created: 24 2. Total number of Tracts created: 3 3. Total mileage of full width streets created: .26 miles 4. Gross Subdivision acreage: 14.5617 acres.

DOCM 2016023878 03/15/2016 02:05 PM Page: 1 of 7 PLAT R: \$26.00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cou

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Tract F, Valle Prado Unit 1 as the same is shown and designated on the plat entitled "PLAT OF VALLE PRADO UNIT 1 (BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 12, 2014, in Plat Book 2014C, Page 138 and All of Tract A, Valle Prado Unit 2 as the same is shown and designated on the plat entitled "PLAT OF VALLE PRADO UNIT 2 (BEING A REPLAT OF TRACT E, VALLE PRADO UNIT 1 AND TRACT 10, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 11, 2015, in Plat Book 2015C, Page 92 more particularly described as follows:

BEGINNING at the most northerly corner of said Tract A, Valle Prado Unit 2 whence the Albuquerque Control Survey Monument "UNION" bears S 89°06'53" E, 117.29 feet distant; Thence Southeasterly along the Northerly boundary of said Tract A for the following two (2) courses:

S 27° 16' 30" E, 174.90 feet to a point; Thence,

S 77° 45' 21" E, 237.91 feet to the Northeast corner of said Tract A; Thence,

S 00° 05' 46" W, 399.19 feet along the Easterly boundary of said Tract A to the Southeast corner of said Tract A, Valle Prado Unit 2; Thence along the Southerly boundary of said Tract A for the following eight (8) courses:

N 27° 16' 08" W, 60.99 feet to a point; Thence,

S 48° 22' 25" W, 120.42 feet to a point; Thence,

Northwesterly, 98.55 feet on the arc of a curve to the left (said curve having a radius of 373.50 feet, a central angle of 15° 07' 05" and a chord which bears N 49° 11' 07" W, 98.27 feet to a point of reverse curvature; Thence,

Northwesterly, 33.46 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 76° 41' 22" and a chord which bears N 18° 23' 58" W, 31.02 feet to a point of tangency; Thence,

N 48° 19' 15" W, 50.60 feet to a point of curvature; Thence,

Southwesterly, 45.61 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 104° 31' 52" and a chord which bears S 72° 12' 39" W, 39.54 feet to a point of compound curve; Thence,

Northwesterly, 64.63 feet on the arc of a curve to the right (said curve having a radius of 326.50 feet, a central angle of 11° 20' 31" and a chord which bears N 49° 51' 10" W, 64.53 feet to a point of tangency; Thence,

N 44° 10' 54" W, 12.24 feet to a point; Thence,

S 45° 49' 06" W, 152.00 feet to an angle point in the Easterly boundary of said Tract F, Valle Prado Unit 1; Thence along the Easterly and Southerly boundary of said Tract F for the following twenty (20) courses:

S 44° 10' 54" E, 325.79 feet to a point; Thence,

S 45° 09' 06" W, 80.00 feet to a point of curvature; Thence,

Northwesterly, 39.27 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord which bears N 89° 10' 54" W, 35.36 feet to a point of tangency; Thence,

S 45° 09' 06" W, 47.00 feet to a point of curvature; Thence,

Southwesterly, 39.27 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord which bears S 00° 49' 06" W, 35.36 feet to a point of tangency; Thence,

S 45° 09' 06" W, 160.00 feet to a point of curvature; Thence,

Northwesterly, 39.27 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord which bears N 89° 10' 54" W, 35.36 feet to a point of tangency; Thence,

S 45° 09' 06" W, 47.00 feet to a point; Thence,

S 44° 10' 54" E, 67.71 feet to a point; Thence,

S 45° 49' 06" W, 105.00 feet to a point; Thence,

S 44° 10' 54" E, 172.00 feet to a point of curvature; Thence,

Southeasterly, 36.33 feet on the arc of a curve to the left (said curve having a radius of 394.00 feet, a central angle of 05° 16' 57" and a chord which bears S 46° 49' 23" E, 36.31 feet to a non tangent point on curve; Thence,

S 40° 32' 09" W, 105.00 feet to a non tangent point on curve; Thence,

Northwesterly, 8.58 feet on the arc of a curve to the right (said curve having a radius of 499.00 feet, a central angle of 00° 59' 06" and a chord which bears N 48° 58' 18" W, 8.58 feet to a point of tangency; Thence,

S 41° 31' 15" W, 47.00 feet to a point of curvature; Thence,

Southeasterly, 36.29 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 83° 09' 38" and a chord which bears S 06° 53' 56" E, 33.18 feet to a point of tangency; Thence,

S 34° 40' 53" W, 49.76 feet to a point of curvature; Thence,

Southwesterly, 50.66 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 96° 45' 03" and a chord which bears S 83° 03' 24" W, 44.85 feet to a point of compound curvature on the Northerly right of way line of Woodmont Avenue N.W; Thence along said Northerly right of way line of Woodmont Avenue N.W for the following two courses:

Northwesterly, 49.83 feet on the arc of a curve to the right (said curve having a radius of 651.00 feet, a central angle of 04° 23' 10" and a chord which bears N 42° 46' 47" W, 49.82 feet to a point of tangency; Thence,

N 44° 10' 54" W, 169.01 feet to the Southwest corner of said Tract F, Valle Prado Unit 1; Thence Northeasterly along the Westerly boundary of said Tract F for the following two courses:

N 00° 00' 00" E, 803.67 feet to a point; Thence,

N 04° 25' 48" E, 249.53 feet to the Northwest corner of said Tract F and the Southwest corner of said Tract A, Valle Prado Unit 2; Thence Northeasterly along the Northerly boundary of said Tract A for the following six (6) courses:

N 17° 42' 46" E, 77.52 feet to a point; Thence,

N 12° 11' 46" E, 153.58 feet to a point; Thence,

N 32° 26' 33" E, 57.66 feet to a point; Thence,

N 51° 14' 55" E, 50.59 feet to a point; Thence,

N 64° 57' 37" E, 33.00 feet to a point; Thence,

N 89° 01' 47" E, 250.90 feet to the point of beginning of the parcel herein described.

Said parcel contains 14.5617 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF VALLE PRADO UNIT 1 (BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

WOODMONT-PASEO, LLC

By: [Signature] 11/10/15
Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: [Signature] 11/10/15
Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 10th day of November, 2015, by, Kelly Calhoun, as Manager of Woodmont-Paseo, LLC.

[Signature] 11/25/16
Notary Public My commission expires



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 10th day of November, 2015, by, Kelly Calhoun, as President of The Trails Community Association, Inc.

[Signature] 11/25/16
Notary Public My commission expires



VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

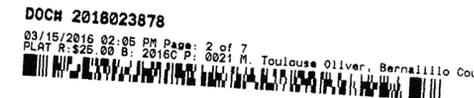
NOVEMBER, 2015

DEDICATION

- 1. Tracts A and B shall be conveyed to The Trails Community Association, Inc. in fee simple and shall be maintained by The Trails Community Association, Inc.
2. Tracts A and B are Private Open Space Area to be conveyed to The Trails Community Association, Inc. Maintenance of said Tract shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

Albuquerque Control Survey Monument "UNION" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1,923,503.475 E=1,493,655.030 Ground to grid factor= 0.999664360 Delta Alpha= -00'16"58.96 Elevation= 5524.950

TRACT 4 THE TRAILS UNIT 3A Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT OS-2 THE TRAILS UNIT 3A Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT OS-2 THE TRAILS UNIT 3A Filed December 21, 2007 in Plat Book 2007C, Page 352

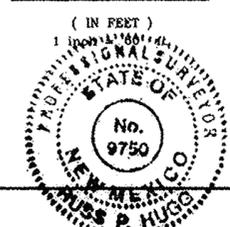
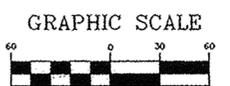
TRACT A VALLE PRADO UNIT 2 Filed August 11, 2015 in Plat Book 2015C, Page 92

Existing 50' Southern Union Gas Company Right of way Easement filed September 16, 1930 in Book 112, page 518 and filed March 29, 1956 in Book 0346, page 356 as Document No. 90568 and N.M. State Land Office Deed of right of way and Easement no. 646, dated October 3, 1930.

30' Public Pedestrian Access Easement granted by plat filed December 21, 2007 in Plat Book 2007C, Page 352 Said easement to be maintained by the Trails Community Association.

- EXISTING EASEMENT NOTES
1 - Existing 10' Public Utility Easement granted by plat filed 8-11-15 in Plat Book 2015C, Page 92.
2 - Existing Public Drainage Easement granted to the City of Albuquerque by plat filed 8-11-15 in Plat Book 2015C, Page 92. EASEMENT VACATED BY 15DRB-70387.
3 - Portions of Existing Public Roadway Easement granted to the City of Albuquerque by plat filed 12-21-07 in Plat Book 2007C, Page 352. SHADED PORTIONS OF EASEMENT VACATED BY 14DRB-70365.
4 - Existing 10' Public Utility Easement granted by plat filed 12-19-14 in Plat Book 2014C, Page 138.

Property Corner Legend
- Existing 3-1/2" standard City of Albuquerque aluminum centerline monument found in place. Stamped "L.S. 9750"
- Existing 5/8" Rebar and cap stamped "L.S. 9750" found in place. (typical)



SURVOTEK, INC. Consulting Surveyors

9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

SEE SHEET 4

TRACT 6
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plot Book 2007C, Page 352

SEE SHEET 3

TRACT F
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plot Book 2014C, Page 138

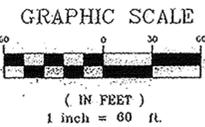
TRACT THE T
Filed
Plot Book 201

TRACT D
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plot Book 2014C, Page 1

VALLE PRADO UNIT 2
Filed 8-11-15 in Plot Book 2015C, Page 92

TRACT F
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plot Book 2014C, Page 138

VALLE PRADO UNIT 1
Filed 12-19-14 in Plot Book 2014C, Page 138



Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)

Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)

Property Corner Legend

- Existing 3-1/2" standard City of Albuquerque aluminum centerline monument found in place. Stamped "L.S. 9750"
- Existing 5/8" Rebar and cap stamped "L.S. 9750" found in place. (typical)



WOODMONT AVENUE

803.67'
100'00.00'E

CORRECTION PLAT

VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

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12/04/2015 08:31 AM Page 4 of 7
PLAT R: 526.00 B: 2015C
Toulouse Oliver, Bernalillo Cour

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02/15/2016 02:05 PM Page: 4 of 7
PLAT R: 526.00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cour

SHEET 4 OF 6

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377

VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2015

TRACT OS-2 THE TRAILS UNIT 3A

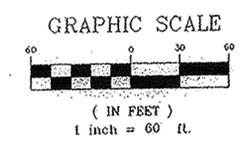
Filed December 21, 2007 in Plot Book 2007C, Page 352

Albuquerque Control Survey Monument "UNION" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1,523,503.475 E=1,493,655.030 Ground to grid factor= 0.999664360 Delta Alpha = -0016'58.96 Elevation= 5524.950 (NAVD 86)

Existing 50' Southern Union Gas Company Right of way Easement filed September 16, 1930 in Book 112, page 515 and filed March 29, 1956 in Book D346, page 356 as Document No. 90568 and N.M. State Land Office Deed of right of way and Easement no. 646, dated October 3, 1930.

TRACT OS-2 THE TRAILS UNIT 3A Filed December 21, 2007 in Plot Book 2007C, Page 352

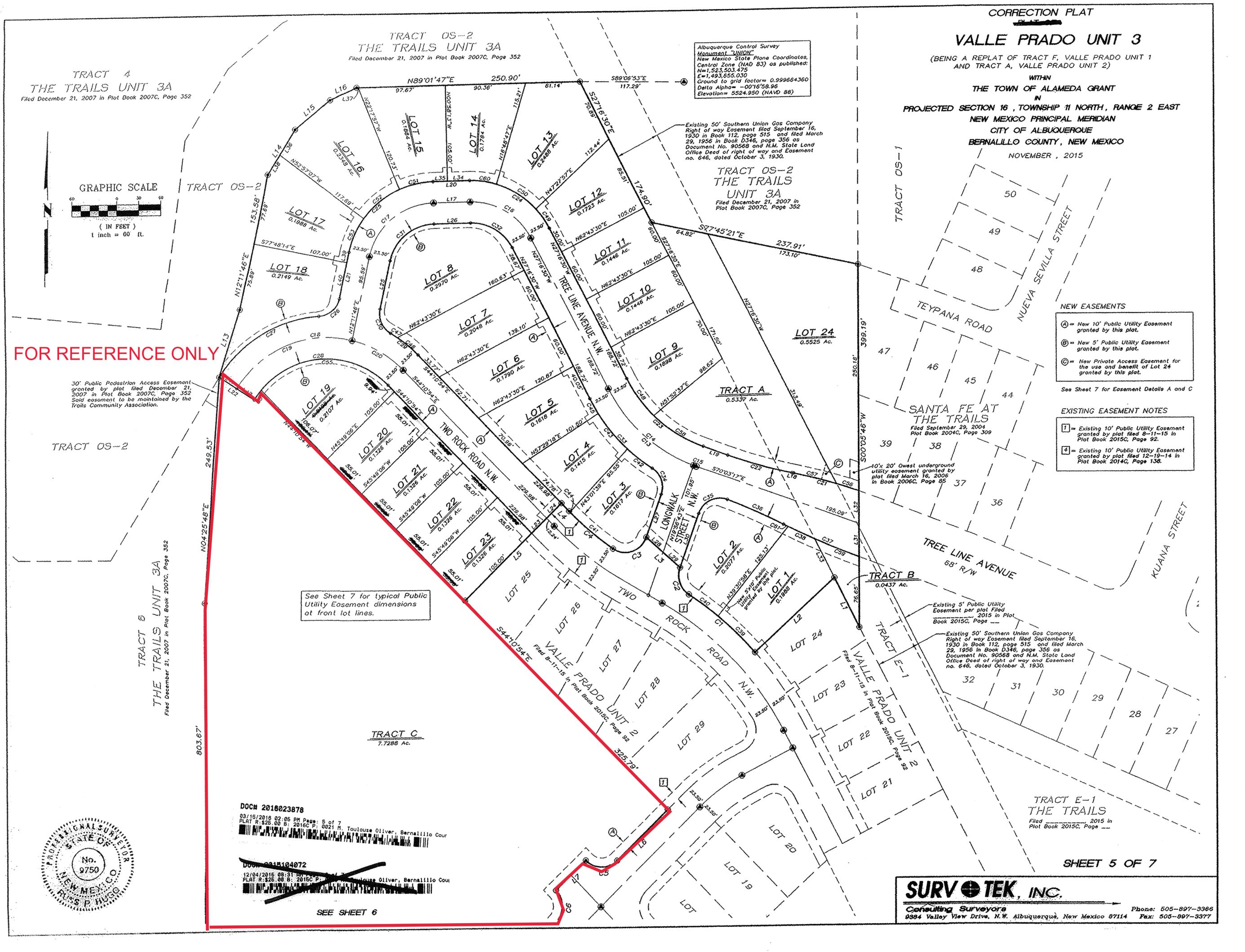
TRACT 4 THE TRAILS UNIT 3A Filed December 21, 2007 in Plot Book 2007C, Page 352



FOR REFERENCE ONLY

30' Public Pedestrian Access Easement granted by plat filed December 21, 2007 in Plot Book 2007C, Page 352 Said easement to be maintained by the Trails Community Association.

- NEW EASEMENTS**
- Ⓐ = New 10' Public Utility Easement granted by this plat.
 - Ⓑ = New 5' Public Utility Easement granted by this plat.
 - Ⓒ = New Private Access Easement for the use and benefit of Lot 24 granted by this plat.
- See Sheet 7 for Easement Details A and C
- EXISTING EASEMENT NOTES**
- Ⓘ = Existing 10' Public Utility Easement granted by plat filed 8-11-15 in Plot Book 2015C, Page 92.
 - Ⓚ = Existing 10' Public Utility Easement granted by plat filed 12-19-14 in Plot Book 2014C, Page 138.

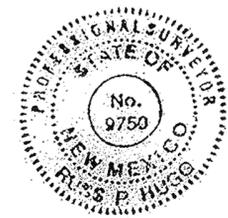


See Sheet 7 for typical Public Utility Easement dimensions at front lot lines.

DOCH 2018023878 09/19/2018 02:05 PM Page: 5 of 7 PLAT R-325, 00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cour

DOCH 2015104072 12/04/2015 08:31 PM PLAT R-325, 00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cour

SEE SHEET 6

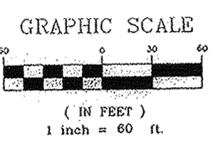


SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015



FOR REFERENCE ONLY

TRACT 6
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

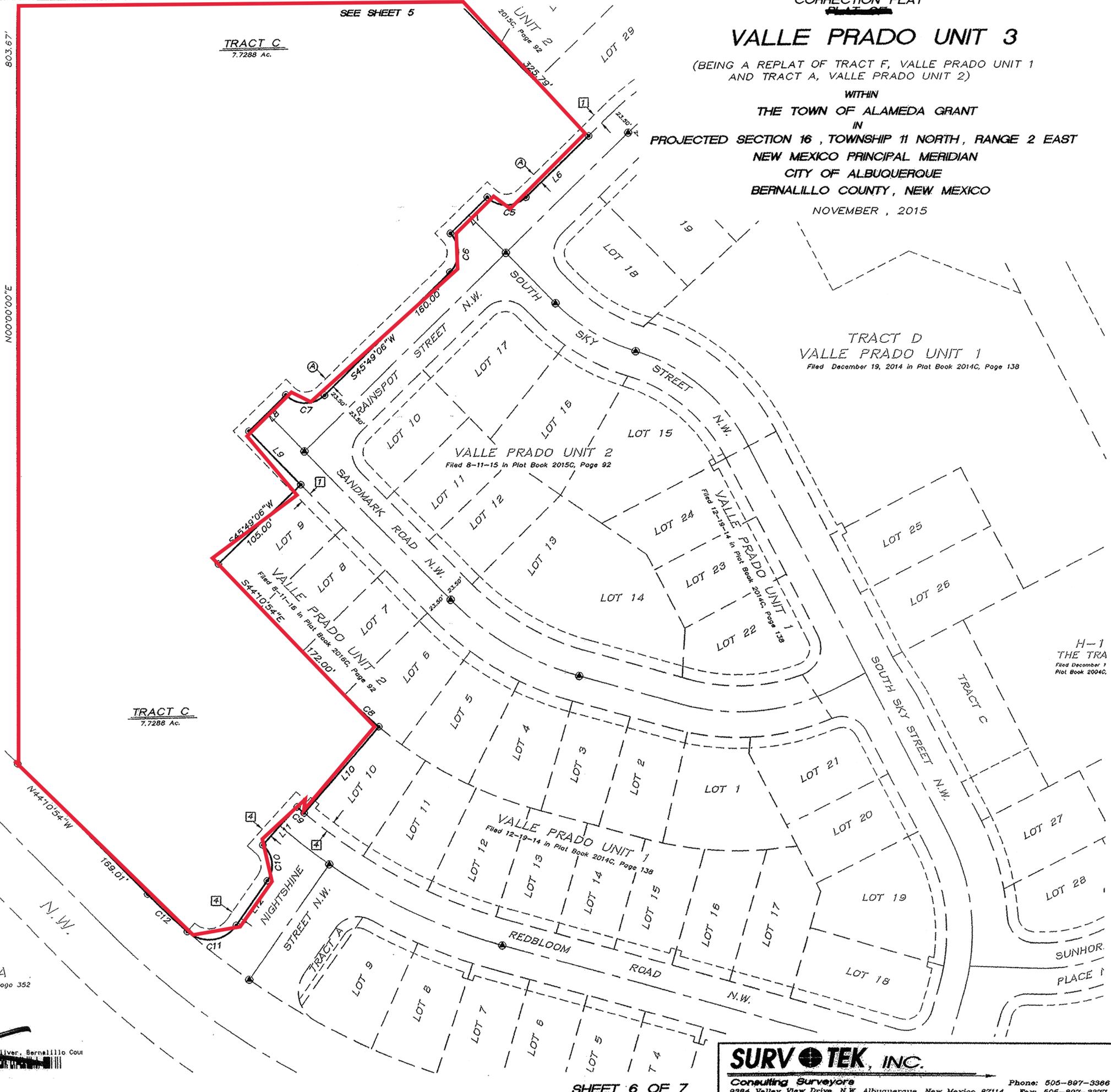
TRACT 7
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT C
7.7288 Ac.

TRACT C
7.7288 Ac.

TRACT D
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, Page 138

H-1
THE TRAILS UNIT 3A
Filed December 19, 2014 in Plat Book 2014C, Page 138



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12/04/2016 08:31 AM Page 6 of 7
PLAT R: \$26.00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cour

DOCN 2016023878
03/16/2016 02:05 PM Page: 6 of 7
PLAT R: \$26.00 B: 2016C P: 0021 M. Toulouse Oliver, Bernalillo Cour

VALLE PRADO UNIT 3

(BEING A REPLAT OF TRACT F, VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

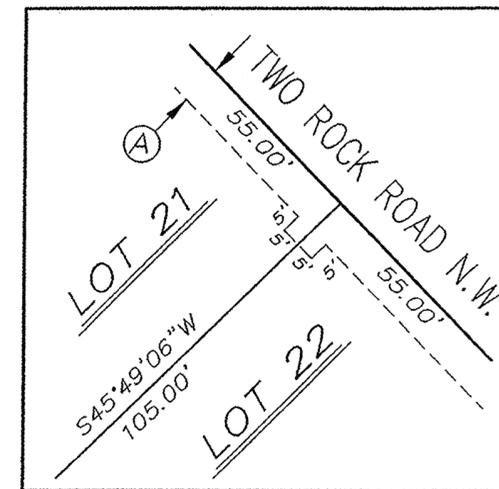
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

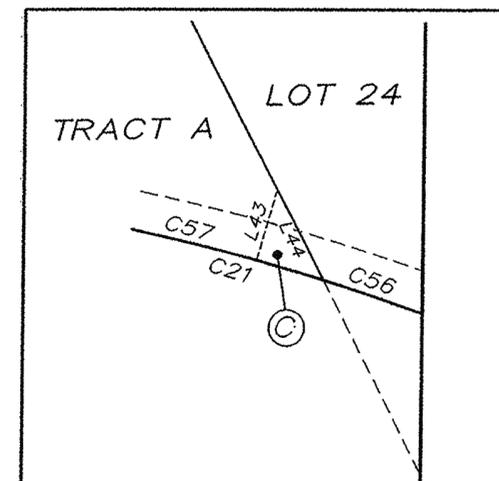
NOVEMBER, 2015

DETAIL A



TYPICAL EASEMENT DETAIL AT LOT LINES

DETAIL C



PRIVATE ACCESS EASEMENT

LINE	LENGTH	BEARING
L1	60.99'	N27°16'08"W
L2	120.42'	S48°22'25"W
L3	50.60'	N48°19'15"W
L4	12.24'	N44°10'54"W
L5	152.00'	S45°49'06"W
L6	80.00'	S45°49'06"W
L7	47.00'	S45°49'06"W
L8	47.00'	S45°49'06"W
L9	67.71'	S44°10'54"E
L10	105.00'	S40°32'09"W
L11	47.00'	S41°31'15"W
L12	49.76'	S34°40'53"W
L13	77.52'	N17°42'46"E
L14	57.66'	N32°26'33"E
L15	50.59'	N51°14'55"E
L16	33.00'	N64°57'37"E
L17	41.25'	N89°01'47"E
L18	2.00'	S77°48'14"E
L19	29.42'	S70°03'17"E
L20	41.25'	N89°01'47"E
L21	53.11'	N12°11'46"E
L22	47.00'	S57°08'22"E
L23	23.50'	N45°49'06"E
L24	23.50'	N45°49'06"E
L25	55.32'	N12°11'46"E
L26	41.25'	N89°01'47"E
L27	49.99'	S19°56'43"W
L28	25.30'	S48°19'15"E
L29	25.30'	S48°19'15"E
L30	62.73'	N19°56'43"E
L31	36.21'	N00°05'47"E
L32	36.15'	N00°05'47"E
L33	48.01'	S27°16'32"E
L34	25.09'	S89°01'47"W
L35	16.16'	S89°01'47"W
L36	32.22'	N32°26'33"E
L37	1.73'	S89°01'47"W
L38	25.44'	N32°26'33"E
L39	11.84'	S12°11'46"W
L40	41.27'	S12°11'46"W
L41	23.50'	S57°08'22"E
L42	23.50'	S57°08'22"E
L43	18.81'	N15°39'30"E
L44	25.90'	S27°16'30"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	98.55'	373.50'	49.56'	98.27'	S49°11'07"E	15°07'05"
C2	33.46'	25.00'	19.78'	31.02'	N18°23'58"W	76°41'22"
C3	45.61'	25.00'	32.31'	39.54'	S72°12'39"W	104°31'52"
C4	64.63'	326.50'	32.42'	64.53'	N49°51'10"W	11°20'31"
C5	39.27'	25.00'	25.00'	35.36'	N89°10'54"W	90°00'00"
C6	39.27'	25.00'	25.00'	35.36'	S00°49'06"W	90°00'00"
C7	39.27'	25.00'	25.00'	35.36'	N89°10'54"W	90°00'00"
C8	36.33'	394.00'	18.18'	36.31'	S46°49'23"E	5°16'57"
C9	8.58'	499.00'	4.29'	8.58'	N48°58'18"W	0°59'06"
C10	36.29'	25.00'	22.18'	33.18'	S06°53'56"E	83°09'38"
C11	50.66'	30.00'	33.76'	44.85'	S83°03'24"W	96°45'03"
C12	49.83'	651.00'	24.93'	49.82'	N46°22'29"W	4°23'10"
C13	134.40'	180.00'	70.50'	131.30'	S48°39'53"E	42°46'47"
C14	131.15'	180.00'	68.64'	128.27'	S48°08'56"E	41°44'53"
C15	3.24'	180.00'	1.62'	3.24'	S69°32'20"E	1°01'55"
C16	83.38'	75.00'	46.59'	79.15'	N59°07'21"W	63°41'43"
C17	100.58'	75.00'	59.48'	93.21'	S50°36'47"W	76°50'01"
C18	215.63'	120.00'	150.75'	187.77'	S84°20'22"W	102°57'27"
C19	148.89'	120.00'	85.74'	139.52'	S68°24'22"W	71°05'27"
C20	66.74'	120.00'	34.26'	65.88'	N60°06'55"W	31°52'01"
C21	76.37'	609.50'	38.24'	76.32'	N74°07'14"W	7°10'45"
C22	75.49'	590.50'	37.80'	75.44'	S73°43'02"E	7°19'30"
C23	116.85'	156.50'	61.30'	114.16'	S48°39'53"E	42°46'47"
C24	109.50'	98.50'	61.19'	103.95'	N59°07'21"W	63°41'43"
C25	132.09'	98.50'	78.12'	122.41'	S50°36'47"W	76°50'01"
C26	32.54'	25.00'	19.04'	30.29'	N49°28'56"E	74°34'21"
C27	135.01'	143.50'	72.97'	130.09'	S59°48'52"W	53°54'29"
C28	173.41'	96.50'	121.23'	151.00'	S84°20'22"W	102°57'27"
C29	39.03'	143.50'	19.64'	38.91'	N51°58'26"W	15°35'03"
C30	31.40'	25.00'	18.15'	29.38'	S23°47'06"E	71°57'43"
C31	69.06'	51.50'	40.84'	64.00'	S50°36'47"W	76°50'01"
C32	57.25'	51.50'	31.99'	54.35'	N59°07'21"W	63°41'43"
C33	105.46'	203.50'	53.94'	104.28'	S42°07'16"E	29°41'32"
C34	33.56'	25.00'	19.85'	31.10'	N18°30'39"W	76°54'45"
C35	39.63'	25.00'	25.36'	35.61'	S65°21'13"W	90°49'01"
C36	69.48'	590.50'	34.78'	69.44'	N65°52'01"W	6°44'31"
C37	92.72'	855.06'	46.40'	92.67'	S66°41'45"E	6°12'46"
C38	32.99'	855.06'	16.50'	32.99'	S65°04'38"E	2°12'39"
C39	57.74'	373.50'	28.93'	57.68'	N46°03'18"W	8°51'27"
C40	40.81'	373.50'	20.43'	40.79'	N53°36'51"W	6°15'37"
C41	63.16'	326.50'	31.68'	63.06'	S49°58'55"E	11°05'00"
C42	35.50'	203.50'	17.79'	35.45'	S51°58'11"E	9°59'41"
C43	51.36'	203.50'	25.82'	51.22'	S39°44'32"E	14°27'38"
C44	1.47'	326.50'	0.74'	1.47'	S44°18'40"E	0°15'31"
C45	18.60'	203.50'	9.31'	18.59'	S29°53'36"E	5°14'13"
C46	30.12'	143.50'	15.11'	30.06'	N50°11'39"W	12°01'29"
C47	8.91'	143.50'	4.46'	8.91'	N57°59'11"W	3°33'33"
C48	50.72'	156.50'	25.58'	50.50'	S36°33'34"E	18°34'08"
C49	26.23'	98.50'	13.19'	26.16'	N34°54'16"W	15°15'33"
C50	52.70'	98.50'	27.00'	52.07'	N57°51'38"W	30°39'10"
C51	38.58'	98.50'	19.54'	38.34'	S77°48'32"W	22°26'31"
C52	52.05'	98.50'	26.65'	51.44'	S51°27'00"W	30°16'32"
C53	41.46'	98.50'	21.04'	41.15'	S24°15'15"W	24°06'58"
C54	13.31'	96.50'	6.67'	13.30'	S36°48'46"W	7°54'15"
C55	160.09'	96.50'	105.41'	142.36'	S88°17'30"W	95°03'12"
C56	26.41'	609.50'	13.21'	26.40'	N71°46'20"W	2°28'56"
C57	49.96'	609.50'	25.00'	49.95'	N75°21'43"W	4°41'49"
C58	66.13'	156.50'	33.57'	65.64'	S57°56'58"E	24°12'39"
C59	54.02'	855.06'	27.02'	54.01'	S67°59'33"E	3°37'11"
C60	30.57'	98.50'	15.41'	30.45'	N82°04'43"W	17°47'00"
C61	5.70'	855.06'	2.85'	5.70'	S63°46'50"E	0°22'56"



Doc# 2015104072
 12/04/2015 08:31 AM
 PLAT R: 525, 08 B: 2015C
 Toulouise Oliver, Bernalillo Cour

Doc# 2016023878
 03/15/2016 02:55 PM Page: 7 of 7
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SURV TEK, INC.
 Consulting Surveyors
 9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

2015-2016

1-009-06404025730203 parcel ABOVE
Woodmont Paseo LLC

George Stone 2-12-16
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- 1. Create 31 new Lots and 8 Tracts as shown hereon.
- 2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- 3. Grant the new Public easements as shown hereon.
- 4. Show the easements vacated by 15DRB-70098

SHEET INDEX

SHEET 1	Approvals, General Notes, Etc...
SHEET 2	Legal Description, Free consent and dedication
SHEET 3	Existing Tract Boundaries and Vacated Easements
SHEETS 4 THRU 6	Durango Unit 1 @ 1"=60'
SHEET 7	Curve and Line Tables

DOCH 2016013834

02/12/2016 03:45 PM Page: 1 of 7
PLAT R: \$25.00 B: 2016C P: 0012 M. Toulouse Oliver, Bernalillo Cour

**PLAT OF
DURANGO UNIT 1**

(BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

PROJECT NUMBER: 1010401

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil 2-3-16
Public Service Company of New Mexico Date

Chris Salgado 2/1/16
New Mexico Gas Company Date

[Signature] 2/5/16
Qwest Corporation d/b/a CenturyLink QC. Date

[Signature] 2/2/16
Comcast Date

CITY APPROVALS:

Steven J. Rindfleisch P.S. 1/25/16
City Surveyor Date
Department of Municipal Development

J/A 2-12-16
Real Property Division Date

J/A 2-12-16
Environmental Health Department Date

John B. Mumb 2-3-16
Traffic Engineering, Transportation Division Date

Windy Gade 02/03/16
ABCWUA Date

Carol S. Dumont 2-3-16
Parks and Recreation Department Date

Lynn M. Mason 2-1-16
AMAFCA Date

[Signature] 2-3-16
City Engineer Date

Yad Cho 2-12-16
DRB Chairperson, Planning Department Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

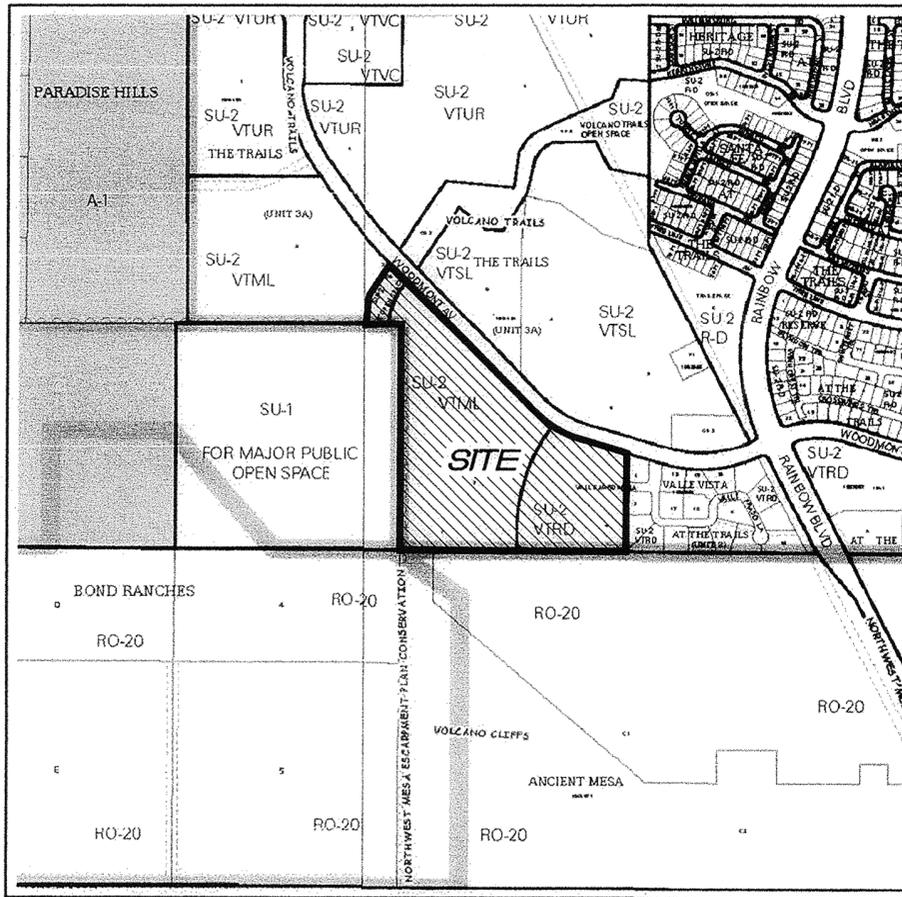
[Signature]
Russ P. Hugg
NMRS No. 9750
January 25, 2016



SHEET 1 OF 7

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



VICINITY MAP
Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Plat bearings and distances as shown hereon do not differ from those established by the prior plat of record filed December 27, 2007 in Plat Book 2007C, Page 352.
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page C-9-Z.
- 8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 9. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 2
- 2. Total number of Lots created: 31
- 3. Total number of HOA Tracts created: 6
- 4. Total number of Remainer Tracts created: 2
- 5. Total mileage of full width streets created: .35 miles
- 6. Gross Subdivision acreage: 30.2111 acres.
- 7. Total Public Street R/W dedicated: 2.1973 Ac.

PLAT OF
DURANGO UNIT 1

(BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

LEGAL DESCRIPTION

Tracts Seven (7) and Eight (8) of The TRAILS UNIT 3A, as the same are shown and designated on the Plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF DURANGO UNIT 1 (BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

WOODMONT-PASEO, LLC

By: Kelzy 1/25/16
Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: Kelzy 1/25/16
Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
day of January, 2016, by, Kelly Calhoun, as Manager
of Woodmont-Paseo, LLC.

Sara S. Hummel 1/25/16
Notary Public My commission expires

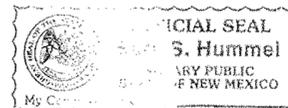


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
day of January, 2016, by, Kelly Calhoun, as President of
The Trails Community Association, Inc.

Sara S. Hummel 1/25/16
Notary Public My commission expires



DEDICATION

1. Tracts A thru F shall be conveyed to The Trails Community Association, Inc. in fee simple and shall be maintained by The Trails Community Association, Inc.
2. Tracts A thru F are Private Open Space Area to be conveyed to The Trails Community Association, Inc. Maintenance of said Tract shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
3. Tracts G and H shall be retained by Woodmont-Paseo, LLC.
4. Tract E shall be subject to a Public Blanket Pedestrian Access Easement granted by this plat.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCH 2016013834
02/12/2016 03:45 PM Page: 2 of 7
PLAT R:826.00 S: 2016C P: 0012 M. Toulouse Oliver, Bernalillo Cour



SHEET 2 OF 7

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF DURANGO UNIT 1

(BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	256.74'	391.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
C2	37.61'	25.00'	23.39'	34.16'	N01°05'11"W	86°11'28"
C3	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"

Curve Data does not differ from prior plat of record

TRACT F
 VALLE PRADO UNIT 1
 Filed December 19, 2014 in Plat Book 2014C, page 138

TRACT 6
 THE TRAILS UNIT 3A
 Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT 7
 THE TRAILS UNIT 3A
 Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT 8
 THE TRAILS UNIT 3A
 Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT C-2
 ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

TRACT C-1
 ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

10' Public Utility Easement granted by plat filed February 2, 2008 in Plat Book 2008C, Page 31

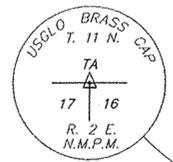
20' Public Waterline Easement granted by plat filed February 2, 2008 in Plat Book 2008C, Page 31

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1,923,303.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96
 Elevation= 5524.950

NOTE (C)
 50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by plat filed December 21, 2007 in Plat Book 2007C, Page 352

NOTE (A)
 46' Public Roadway Easement reserved by this platting action to be granted in the future; upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
 Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time. As noted on Plat filed December 21, 2007 in Plat Book 2007C, Page 352.

Found 3-1/4" Brass cap in place.
 (0.84' North of Grant Line)



Fd. 5/8" Rebar and cap stamped "L.S. 11184"
 (0.84' South of brass cap)

Public Roadway Easement See NOTE (A) this sheet

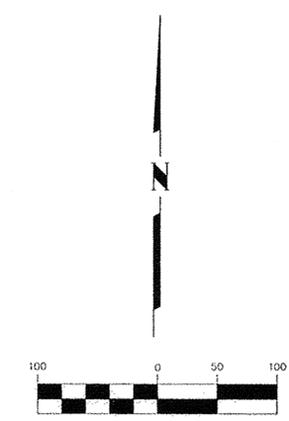
Existing Tract Line eliminated by this plat.

Temporary Public Drainage Easement granted to the City of Albuquerque by plat filed December 21, 2007 in Plat Book 2007C, Page 352 VACATED BY 15DRB-70098

Existing Public Utility Easement filed January 21, 2016 as Doc. No. 2016006285.

Temporary Public Drainage Easement granted to the City of Albuquerque per Plat filed December 21, 2007 in Plat Book 2007C, Page 352 VACATED BY 15DRB-70098

Existing 10' Public Utility Easement filed June 8, 2009 as Document No. 2009063589.



SHEET 3 OF 7

SURV+TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

EASEMENT LEGEND

- (A) = New 10' and 5' Public Utility Easement granted by this plat.
- (B) = Existing 10' Public Utility Easement filed June 8, 2009 as Document No. 2009063589.
- (C) = Existing 50' Public Roadway and Drainage Easement granted to the City of Albuquerque and a 68' Public Water and Sanitary Sewer easement granted to NMUI by plat filed December 21, 2007 in Plat Book 2007C, Page 352.
- (D) = Existing Roadway Easement: Centerline of 46' Public Roadway Easement, reserved by Bulk Land Plat of the Trails Unit 3A, filed December 21, 2007 in Plat Book 2007C, Page 352 as Document No. 2007171107.
Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at the time of platting tract 7 as noted on the Bulk Land Plat of The Trails Unit 3A.
- (E) = New Blanket Public Drainage Easement over Tract E granted to the City of Albuquerque by this plat.
- (F) = New Public Storm Sewer Easement granted to the City of Albuquerque by this plat.
- (G) = New 30' Temporary Public Roadway Easement granted to the City of Albuquerque by this plat.
- (H) = New Public Water Easement granted to the ABCWUA by this plat.
- (I) = New Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.
- (J) = New 20' Public Water Easement granted to the ABCWUA by this plat.
- (K) = Existing Public Public Service Company of New Mexico Easement filed January 21, 2016 as Document No. 201606285.

See Sheet 7 for Easement Detail A

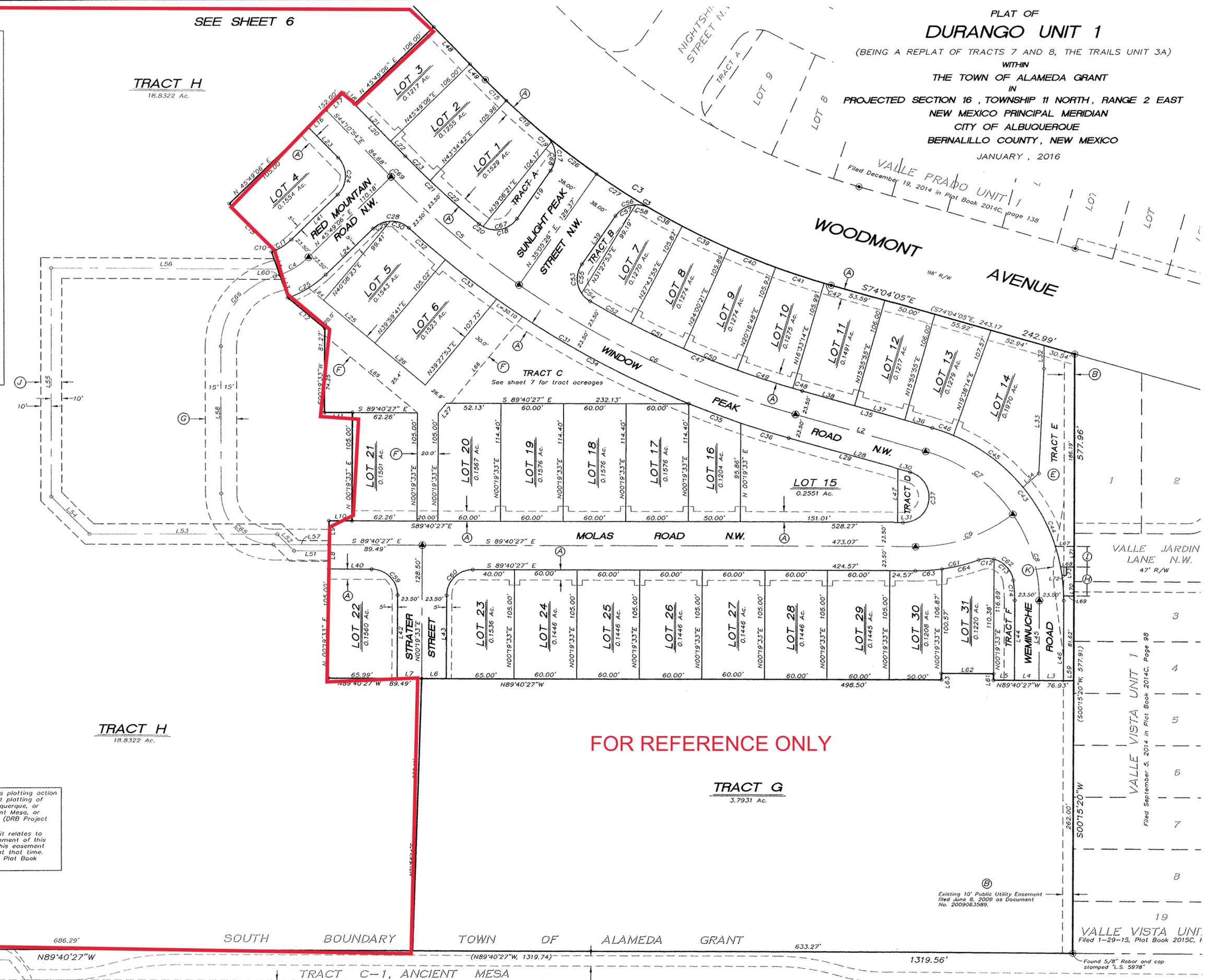
SEE SHEET 6

TRACT H
18.8322 Ac.

PLAT OF
DURANGO UNIT 1

(BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

Filed December 19, 2014 in Plat Book 2014C, page 138
VALLE PRADO UNIT 1



SEE SHEET 5

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

TRACT H
18.8322 Ac.

FOR REFERENCE ONLY

TRACT G
3.7931 Ac.

NOTE (D)

46' Public Roadway Easement reserved by this platting action to be granted in the future: upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time. As noted on Plat filed December 21, 2007 in Plat Book 2007C, Page 352

C-2
T MESA
y 21, 2008 in
208C, Page 31

150328_UNIT 1 SHEET 4 DWG

Public Roadway Easement
granted by plat filed
February 2, 2008 in Plat

TRACT C-1, ANCIENT MESA
Filed February 21, 2008 in Plat Book 2008C, Page 31

20' Public Waterline Easement
granted by plat filed February 2, 2008
in Plat Book 2008C, Page 31

10' Public Utility Easement
granted by plat filed February 2, 2008
in Plat Book 2008C, Page 31

SHEET 4 OF 7

DOCM 2016013834

02/12/2016 03:45 PM Page: 4 of 7
PLAT R-525, 08 B: 2016013834 M. Toulouse Oliver, Bernalillo Cour

SURV TEK, INC.
Consulting Surveyors

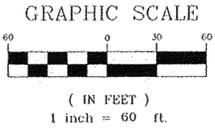
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

19
VALLE VISTA UNIT 1
Filed 1-29-15, Plat Book 2015C, I
Found 5/8" Rebor and cap
stamped "L.S. 5978"

SEE SHEET 6

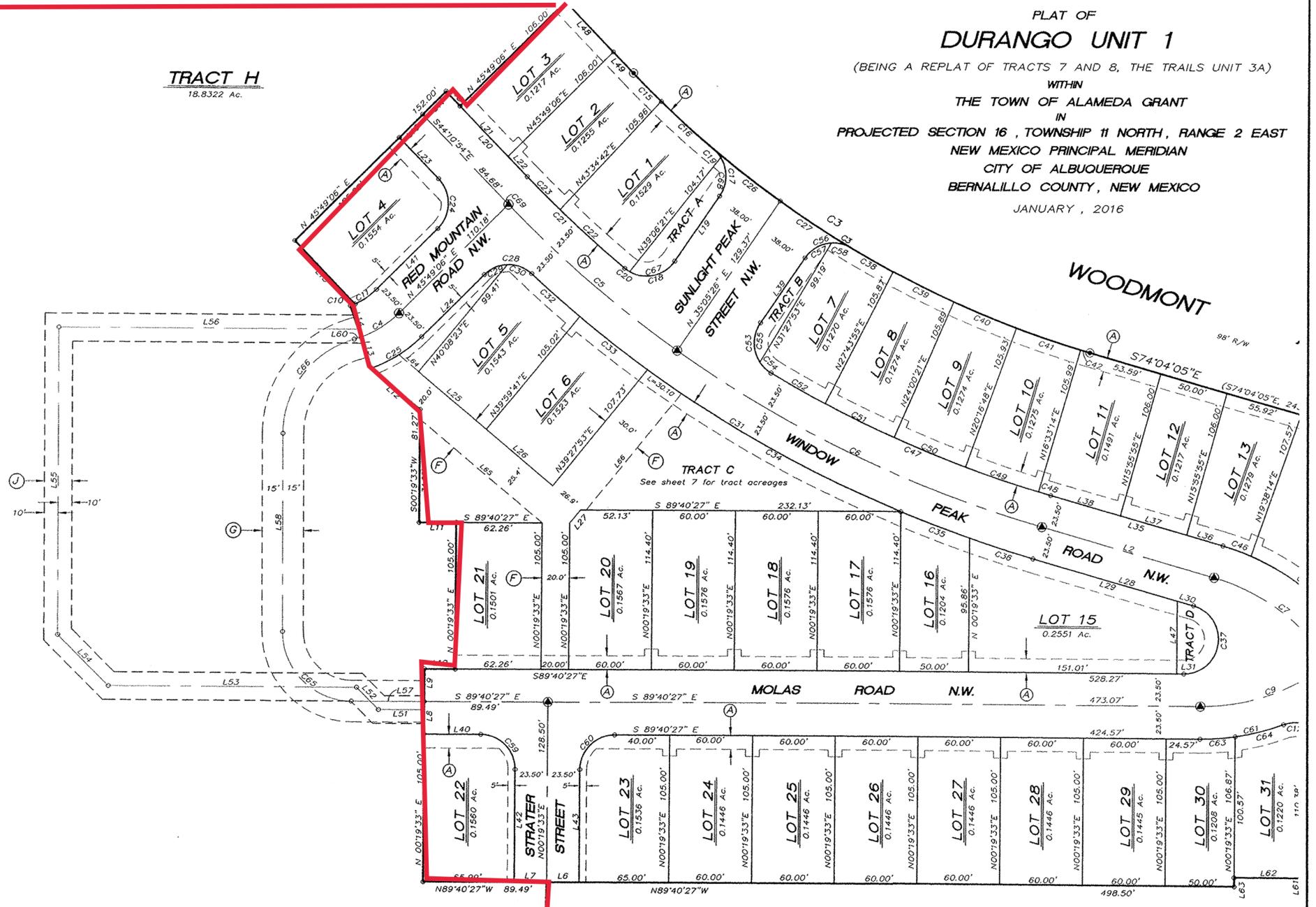
PLAT OF
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2016

TRACT H
 18.8322 Ac.



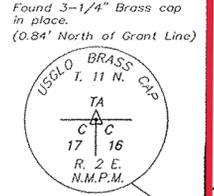
TRACT 5
 BLACK RANCH
 UNPLATTED

PETROGLYPH NATIONAL MONUMENT



FOR REFERENCE ONLY

NOTE (D)
 46' Public Roadway Easement reserved by this platting action to be granted in the future: upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
 Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time. As noted on Plat filed December 21, 2007 in Plat Book 2007C, Page 352.



Found 5/8" Rebar and cap stamped 'L.S. 11184' (0.84' South of brass cap)

**TRACT C-2
 ANCIENT MESA**
 Filed February 21, 2008 in Plat Book 2008C, Page 31

TRACT C-1, ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

TRACT G
 3.7931 Ac.

Public Roadway Easement granted by plat filed February 2, 2008 in Plat Book 2008C, Page 31

20' Public Waterline Easement granted by plat filed February 2, 2008 in Plat Book 2008C, Page 31

10' Public Utility Easement granted by plat filed February 2, 2008 in Plat Book 2008C, Page 31

SHEET 5 OF 7

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3566 Fax: 505-897-3377

SEE SHEET 4

PLAT OF
DURANGO UNIT 1

(BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A)
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

Albuquerque Control Survey
Monument "UNION"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'16"58.96
Elevation= 5524.950

TRACT 5
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTE ©
50' Public Roadway and Drainage Easement
granted to the City of Albuquerque and 68'
Public Water and Sanitary Sewer Easement
granted to NMUI by plat filed December 21,
2007 in Plat Book 2007C, Page 352

TRACT H
18.8322 Ac.

WOODMONT AVENUE
(S44°10'54"E, 1051.77')
98' R/W
980.65'

FOR REFERENCE ONLY

TRACT F
VALLE PRADO UNIT 1
Filed December 19, 2014 in Plat Book 2014C, page 138

TRACT E
VALLE PRADO
Filed December 19, 2014 in Plat Book

PETROGLYPH NATIONAL MONUMENT

TRACT H
18.8322 Ac.

TRACT 5
ACK RANCH
UNPLATTED

DOCM 2016013834

02/12/2016 03:45 PM Page: 6 of 7
PLAT #: 26, 00 B, 2016C P: 0012 M. Toulouse Oliver, Bernalillo Cour



SEE SHEET 5

SURVOTEK, INC.

SHEET 6 OF 7

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

PLAT OF
DURANGO UNIT 1
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 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

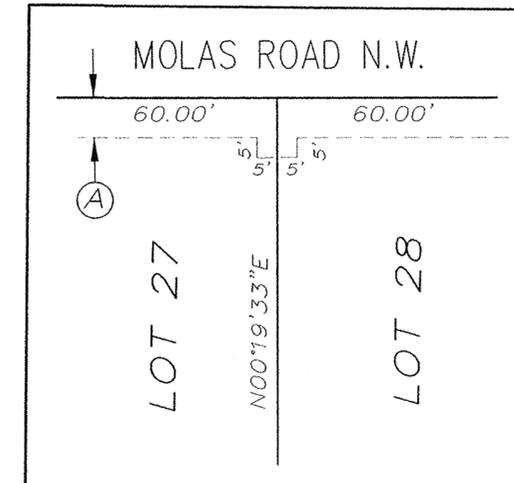
JANUARY, 2016

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	256.74'	351.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
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C3	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C4	32.62'	75.00'	16.57'	32.36'	N58°16'40"E	24°55'09"
C5	165.54'	882.50'	83.01'	165.29'	S49°33'20"E	10°44'51"
C6	294.79'	882.50'	148.78'	293.42'	S64°29'55"E	19°08'20"
C7	105.53'	150.00'	55.05'	103.37'	N53°54'47"W	40°18'34"
C8	89.05'	150.00'	45.88'	87.75'	N16°45'05"W	34°00'50"
C9	100.53'	150.00'	52.23'	98.66'	N71°07'37"E	38°23'54"
C10	3.66'	51.50'	1.83'	3.66'	N68°42'10"E	4°04'10"
C11	18.74'	51.50'	9.48'	18.64'	N56°14'35"E	20°50'59"
C12	15.17'	25.00'	7.82'	14.94'	S87°17'35"W	34°45'36"
C13	29.16'	25.00'	16.49'	27.53'	N41°54'59"W	66°49'15"
C14	19.34'	126.50'	9.69'	19.32'	N04°07'31"W	8°45'41"
C15	28.37'	749.00'	14.19'	28.37'	S45°16'01"E	2°10'13"
C16	50.83'	749.00'	25.43'	50.82'	S48°17'47"E	3°53'19"
C17	37.23'	25.00'	23.04'	33.89'	N07°34'30"W	85°19'52"
C18	41.15'	25.00'	26.96'	36.66'	N82°14'46"E	94°18'41"
C19	8.11'	25.00'	4.09'	8.07'	N40°56'56"W	18°35'00"
C20	4.46'	25.00'	2.24'	4.46'	S55°42'36"E	2°13'25"
C21	96.20'	859.00'	48.15'	96.15'	S47°23'24"E	6°24'59"
C22	62.61'	859.00'	31.32'	62.60'	S48°30'36"E	4°10'35"
C23	33.58'	859.00'	16.79'	33.58'	S45°18'06"E	2°14'24"
C24	39.27'	25.00'	25.00'	35.36'	N00°49'06"E	90°00'00"
C25	42.84'	98.50'	21.76'	42.50'	N58°16'40"E	24°55'09"
C26	61.03'	749.00'	30.53'	61.02'	S52°34'30"E	4°40'08"
C27	61.03'	749.00'	30.53'	61.02'	S57°14'38"E	4°40'08"
C28	37.84'	25.00'	23.61'	34.33'	S89°10'42"W	86°43'13"
C29	18.51'	25.00'	9.70'	18.09'	S67°01'59"W	42°25'46"
C30	19.33'	25.00'	10.17'	18.85'	N69°36'25"W	44°17'27"
C31	420.72'	906.00'	214.22'	416.95'	S60°45'53"E	26°36'23"
C32	46.22'	906.00'	23.12'	46.22'	S48°55'23"E	2°55'24"
C33	62.11'	906.00'	31.07'	62.10'	S52°20'56"E	3°55'41"
C34	210.88'	906.00'	105.92'	210.40'	S60°58'51"E	13°20'10"
C35	53.33'	906.00'	26.67'	53.32'	S69°20'07"E	3°22'22"
C36	48.17'	906.00'	24.09'	48.16'	S72°32'41"E	3°02'47"
C37	71.73'	25.00'	182.43'	49.54'	N08°07'44"E	164°23'38"
C38	35.39'	749.00'	17.70'	35.39'	S60°55'55"E	2°42'26"
C39	48.98'	749.00'	24.50'	48.97'	S64°09'31"E	3°44'47"
C40	48.97'	749.00'	24.50'	48.97'	S67°54'18"E	3°44'47"
C41	48.97'	749.00'	24.49'	48.96'	S71°39'05"E	3°44'46"
C42	7.11'	749.00'	3.55'	7.11'	S73°47'46"E	0°32'37"
C43	225.06'	173.50'	131.51'	209.61'	N36°54'22"W	74°19'24"
C44	119.39'	173.50'	62.17'	117.05'	N19°27'29"W	39°25'37"
C45	84.08'	173.50'	42.88'	83.26'	N53°03'17"W	27°46'00"
C46	21.59'	173.50'	10.81'	21.58'	N70°30'11"W	7°07'48"
C47	221.97'	859.00'	111.61'	221.35'	S66°39'55"E	14°48'19"
C48	9.32'	859.00'	4.66'	9.32'	S73°45'25"E	0°37'19"
C49	55.86'	859.00'	27.94'	55.85'	S71°34'59"E	3°43'34"
C50	55.86'	859.00'	27.94'	55.85'	S67°51'25"E	3°43'34"
C51	55.86'	859.00'	27.94'	55.85'	S64°07'52"E	3°43'34"
C52	45.06'	859.00'	22.53'	45.05'	S60°45'55"E	3°00'20"
C53	41.17'	25.00'	26.98'	36.67'	S12°05'10"E	94°21'11"
C54	11.25'	25.00'	5.72'	11.15'	S46°22'17"E	25°46'56"
C55	29.92'	25.00'	17.04'	28.17'	S00°48'18"W	68°34'15"
C56	37.23'	25.00'	23.04'	33.89'	S77°45'22"W	85°19'53"
C57	22.67'	25.00'	12.18'	21.90'	S61°04'08"W	51°57'20"
C58	14.56'	25.00'	7.49'	14.36'	N76°15'57"W	33°22'31"
C59	39.27'	25.00'	25.00'	35.36'	N44°40'27"W	90°00'00"
C60	39.27'	25.00'	25.00'	35.36'	S45°19'33"W	90°00'00"
C61	61.81'	173.50'	31.24'	61.49'	N80°07'10"E	20°24'46"
C62	44.32'	25.00'	30.64'	38.74'	N59°17'47"W	101°34'52"
C63	25.52'	173.50'	12.78'	25.50'	N86°06'44"E	8°25'39"
C64	36.29'	173.50'	18.21'	36.23'	N75°54'21"E	11°59'07"
C65	78.26'	50.00'	49.72'	70.51'	S44°50'13"E	89°40'27"
C66	91.12'	70.00'	53.31'	84.82'	S37°17'31"W	74°35'02"
C67	36.69'	25.00'	22.54'	33.48'	N77°08'04"E	84°05'15"
C68	29.12'	25.00'	16.47'	27.51'	N01°43'00"E	66°44'53"
C69	4.76'	882.50'	2.38'	4.76'	S44°20'11"E	0°18'33"

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.00	S89°41'41"E
L2	129.95	N74°04'05"W
L3	23.50	N89°40'27"W
L4	23.50	N89°40'27"W
L5	20.10	N89°40'27"W
L6	23.50	N89°40'27"W
L7	23.50	N89°40'27"W
L8	23.50	N00°19'33"E
L9	23.50	N00°19'33"E
L10	22.08	S89°40'27"E
L11	26.81	S89°40'27"E
L12	45.96	S49°51'37"E
L13	23.50	N19°15'45"W
L14	23.50	N19°15'45"W
L15	62.57	N44°10'54"W
L16	23.50	N45°49'06"E
L17	23.50	N45°49'06"E
L18	14.62	S44°10'54"E
L19	56.08	N35°05'26"E
L20	70.05	N44°10'54"W
L21	50.00	S44°10'54"E
L22	20.05	S44°10'54"E
L23	40.94	N44°10'54"W
L24	63.20	N45°49'06"E
L25	64.22	N49°51'37"W
L26	63.05	N49°51'37"W
L27	12.26	N40°16'57"E
L28	121.18	N74°04'05"W
L29	109.00	S74°04'05"E
L30	12.17	S74°04'05"E
L31	5.00	S89°40'27"E
L32	22.58	S00°15'20"W
L33	100.97	S02°57'11"W
L34	20.27	S48°36'04"W
L35	129.95	N74°04'05"W
L36	27.43	S74°04'05"E
L37	50.00	S74°04'05"E
L38	52.52	S74°04'05"E
L39	56.03	N35°05'26"E
L40	40.99	S89°40'27"E
L41	61.67	S45°49'06"W
L42	80.00	N00°19'33"E
L43	80.00	N00°19'33"E
L44	77.04	N00°15'20"E
L45	77.07	N00°15'20"E
L46	77.09	N00°15'20"E
L47	52.35	S00°19'33"W
L48	50.00	S44°10'54"E
L49	21.12	S44°10'54"E
L51	33.22	S89°40'27"E
L52	22.63	S44°40'27"E
L53	179.52	S89°40'27"E
L54	51.85	S44°54'03"E
L55	220.48	S00°05'57"W
L56	216.51	S89°39'51"E
L57	53.00	S89°40'27"E
L58	142.30	S00°00'00"E
L59	9.82	S89°40'27"E
L60	5.13	N72°41'48"E
L61	6.30	N00°19'33"E
L62	50.00	N89°40'27"W
L63	6.30	S00°19'33"W
L64	18.68	S49°51'37"E
L65	115.96	S49°51'37"E
L66	108.31	N39°27'53"E
L67	18.01	S89°44'40"E
L68	12.93	S89°44'40"E
L69	9.88	S89°44'40"E
L70	28.15	N00°06'11"W
L71	20.00	N00°15'20"E
L72	4.28	S89°44'40"E
L73	8.15	N00°04'53"W

TRACT ACREAGES	
TRACT A	0.0396 Ac.
TRACT B	0.0253 Ac.
TRACT C	0.5280 Ac.
TRACT D	0.0285 Ac.
TRACT E	0.1728 Ac.
TRACT F	0.0502 Ac.
TRACT G	3.7871 Ac.
TRACT H	18.8322 Ac.

DETAIL A



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 PLAT R: 826.00 S: 2016C P: 0012 M. Toulouse Oliver, Bernalillo Cour

SHEET 7 OF 7

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368
 Fax: 505-897-3377

ADDITIONAL STAFF INFORMATION

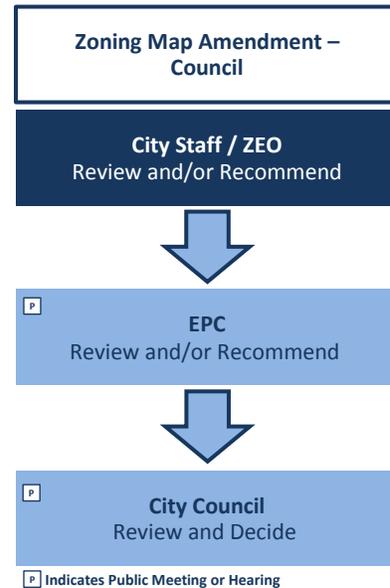
6-7(G) ZONING MAP AMENDMENT – COUNCIL

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

6-7(G)(1) Applicability

This Subsection 14-16-6-7(G) applies to any of the following:

- 6-7(G)(1)(a) An application that would amend the Official Zoning Map to change 10 gross acres of land or more located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended) or 20 gross acres of land or more in any zone district located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a different zone district.



- 6-7(G)(1)(b) An application that would create or amend the text and/or boundaries of any Overlay zone other than an HPO zone.
- 6-7(G)(1)(c) An application for a Zoning Map Amendment – EPC for which a protest of the final action has been received that meets all of the following criteria:
 1. All of the equitable owners of land that comprises at least 20 percent of the area proposed for change or 20 percent of the area within 100 feet (excluding public right-of-way) of the area proposed for change have protested in writing the proposed amendment to the Official Zoning Map.
 2. The persons filing the protest have shown that this Subsection 14-16-6-7(G)(1)(c) applies through clear and convincing evidence.
- 6-7(G)(1)(d) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 12 consecutive months after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

6-7(G)(2) Procedure

- 6-7(G)(2)(a) City Planning Department staff shall review the application, including any specific regulations applicable to a proposed Overlay zone, and forward a recommendation to the EPC pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(G)(2)(b) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).

- 6-7(G)(2)(c) The City Council shall conduct a public hearing and make a decision on the application pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(G)(2)(d) If the application is for a zone change to the NR-BP zone district, an associated Master Development Plan shall be reviewed and decided simultaneously, pursuant to all applicable provisions of Subsection 14-16-6-6(F) (Master Development Plan). A denial of either requested action shall result in denial of all associated requests.
- 6-7(G)(2)(e) If the application is for the creation of a PC zone district, a Framework Plan shall be reviewed and decided simultaneously and the approved Framework Plan shall be binding on future development on all property within the PC zone district.
- 6-7(G)(2)(f) If the application is for a zone change to an MX-FB, NR-SU, or PD zone district, the associated Site Plan – EPC shall be reviewed and decided simultaneously pursuant to all applicable provisions of Section 14-16-6-6(H) (Site Plan – EPC). A denial of either requested action shall result in the denial of all associated requests.
- 6-7(G)(2)(g) The City shall provide a zoning certificate to the applicant that documents the new zone district designation.
- 6-7(G)(2)(h) If a protest has been received pursuant to Subsection 14-16-6-7(G)(1)(c), the application shall be processed as a Zoning Map Amendment – Council.
1. The final action of the EPC becomes the recommendation to Council.
 2. The application may only be approved if a majority of the membership of the City Council vote to approve the request.

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment – Council shall be approved if it meets all of the following criteria, as applicable:

- 6-7(G)(3)(a) The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-6-7(F)(3).
- 6-7(G)(3)(b) If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria:
1. The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the City better, than could be achieved without the NR-BP zone district.
 2. The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.

3. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.

6-7(G)(3)(c) If the application is for the creation or amendment of a PC zone district, all of the following requirements must be met:

1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.
2. The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City’s existing system.
3. The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.
4. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City resident, or the applicant has made adequate financial commitments to ensure this result.

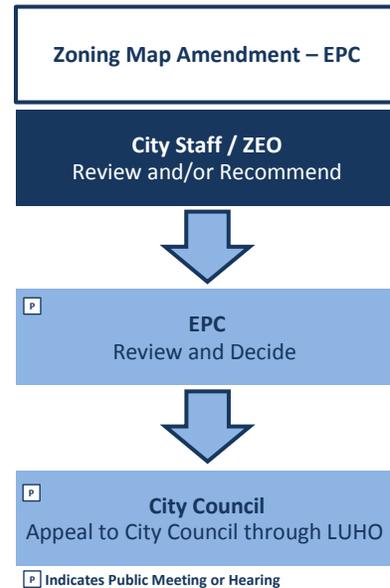
6-7(F) ZONING MAP AMENDMENT – EPC

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

6-7(F)(1) Applicability

6-7(F)(1)(a) This Subsection 14-16-6-7(F) applies to any application:

1. That would amend the Official Zoning Map to change less than 10 gross acres of land located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended) or less than 20 gross acres of land in any zone district located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a different zone district.
2. That does not create or amend any text or map of any Overlay zone.



6-7(F)(1)(b) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 12 consecutive months after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

6-7(F)(2) Procedure

- 6-7(F)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the EPC pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(F)(2)(b) If the application is for a zone change to an MX-FB, NR-SU, or PD zone district, the associated Site Plan – EPC shall be reviewed and decided simultaneously pursuant to all applicable provisions of Section 14-16-6-6(H) (Site Plan – EPC). A denial of either requested action shall result in the denial of all associated requests.
- 6-7(F)(2)(c) The EPC shall conduct a public hearing on the application and shall make a decision on the application pursuant to all applicable provisions of Section 14-16-6-4 (General Procedures).
- 6-7(F)(2)(d) The City shall provide a zoning certificate to the applicant that documents the new zone district designation.
- 6-7(F)(2)(e) A final decision by EPC can be protested pursuant to Subsection 14-16-6-7(G)(1)(c), in which case, the application shall proceed through the process set forth in Subsection 14-16-6-7(G)(2)(h) (Procedure).

6-7(F)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

- 6-7(F)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.
- 6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- 6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- 6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

- 6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.
- 6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.
- 6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.
- 6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.