



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1006520
Case Number: 18EPC- 40027
Hearing Date: June 14, 2018**

Staff Report

Agent	William Fanning Architect
Applicant	Episcopal Diocese of the Rio Grande
Request	Amendment to Site Development Plan for Subdivision
Legal Description	Hope Plaza Subdivision
Location	Signal Avenue NE, between Barstow Street NE and Street Ventura NE
Size	Approximately 6.5 acres
Existing Zoning	SU-2 for O-1 and R-T
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project # 1006520
Case # 18EPC-40027
based on the Findings and subject to the Conditions of Approval included within this report

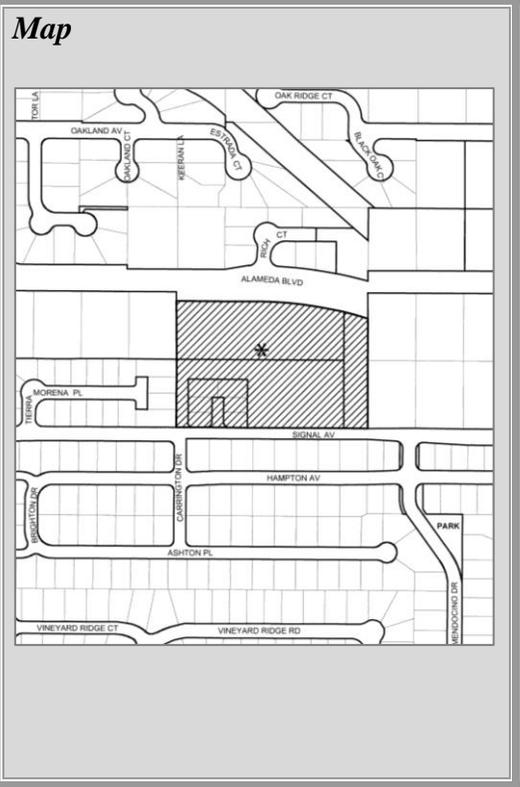
**Staff Planner
Cheryl Somerfeldt**

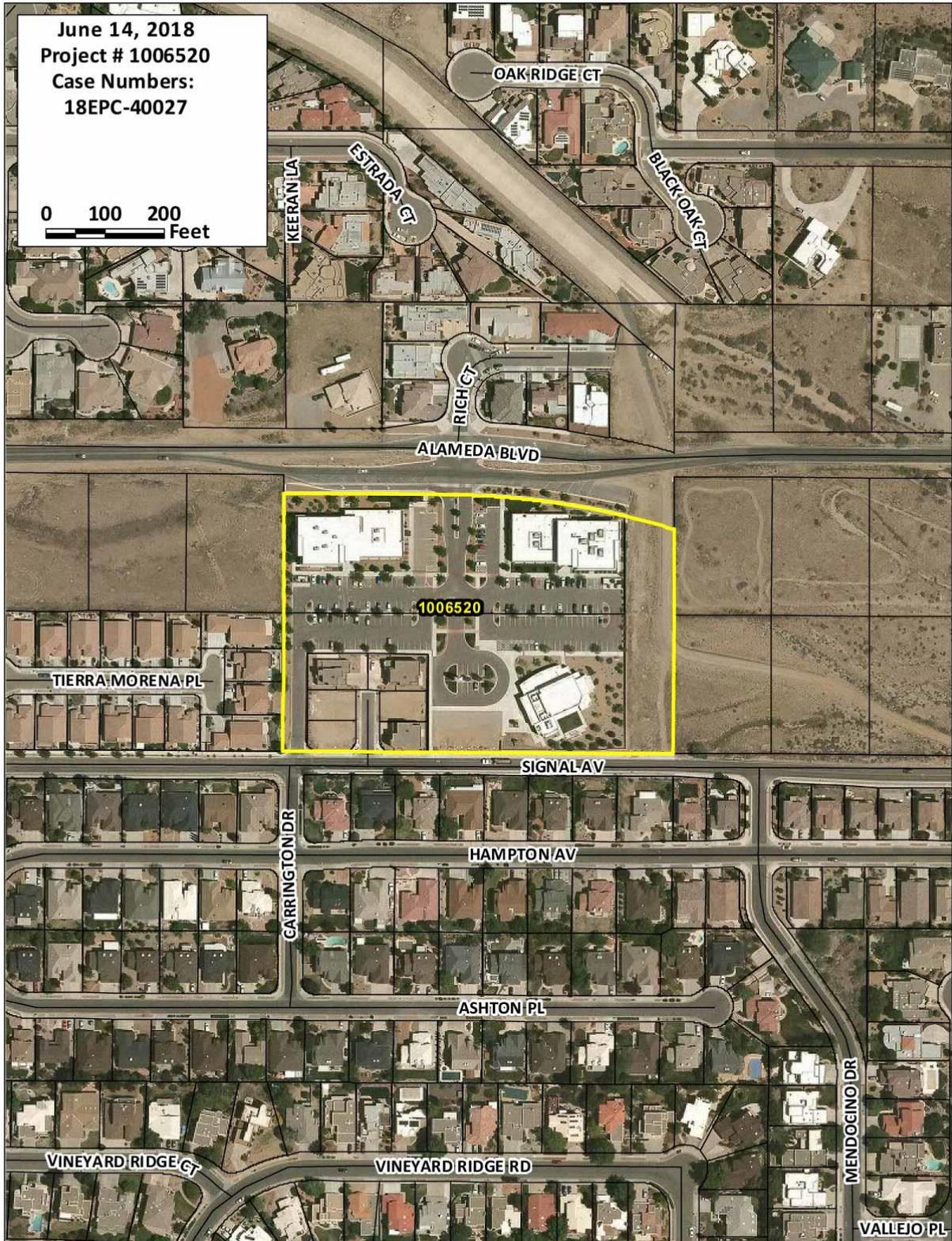
Summary of Analysis

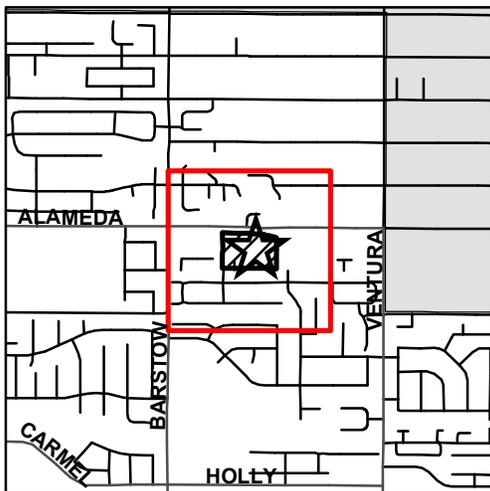
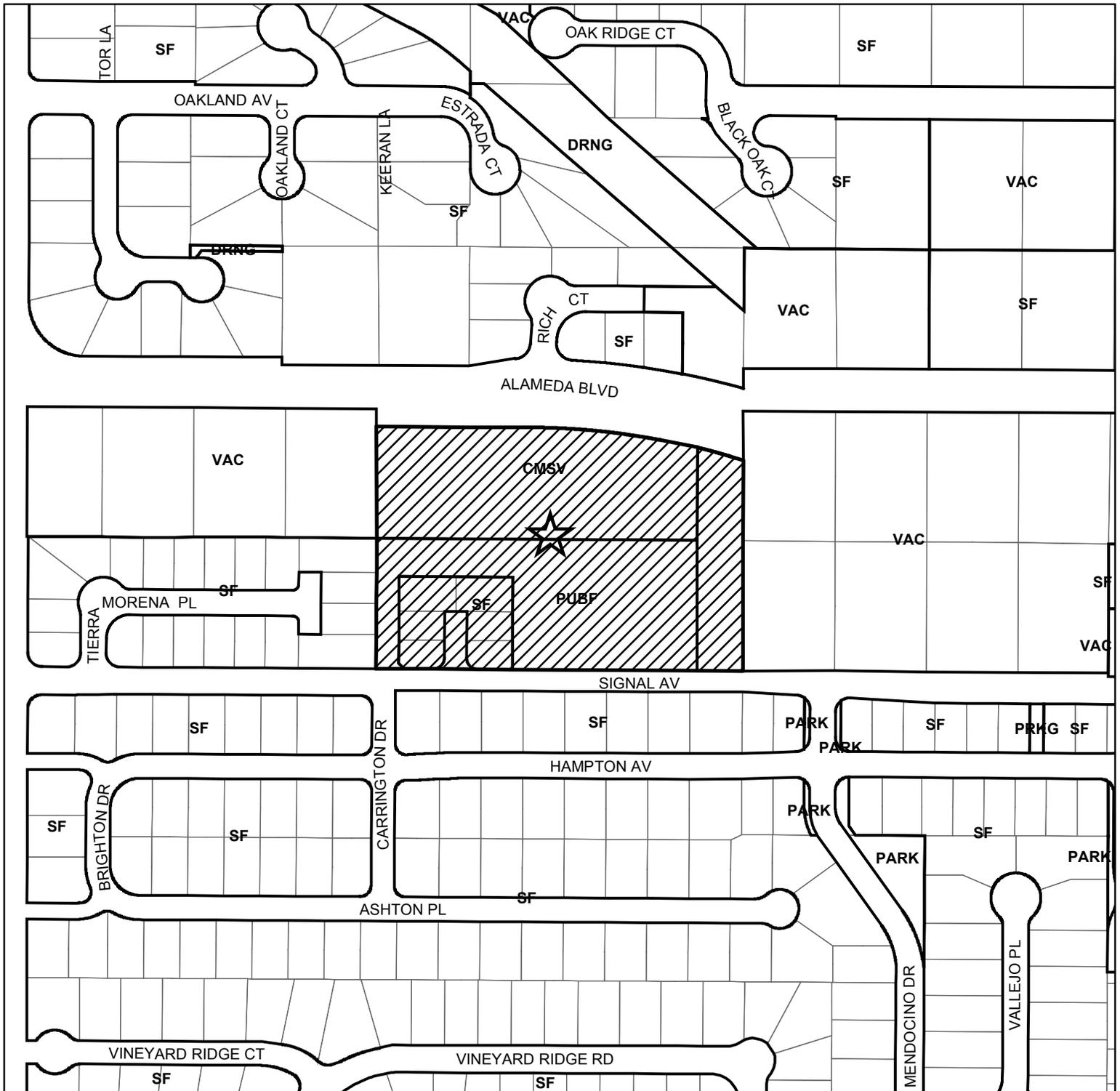
This request is for a Site Development Plan for Subdivision Amendment for Tract B-1-A of the Hope Plaza Subdivision. The subject site is within the boundaries of the Vineyard Sector Development Plan which overlaps with the La Cueva Sector Development Plan. The applicant proposes to create two new lots in the southeast corner of the property for single-family residential development, which is a permitted use in the existing SU-2 for O-1 and R-T zone.

The Vineyard Estates NA, the Nor Este NA, and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the subdivision were notified as required. A facilitated meeting was held on May 31, 2018.

The request generally furthers a preponderance of applicable policies of the Comprehensive Plan and the Vineyard Sector Development Plan, and staff recommends approval.







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 = 250 feet

Project Number:

1006520

Hearing Date:

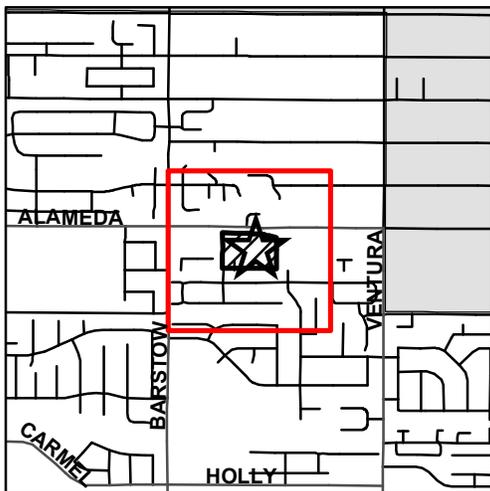
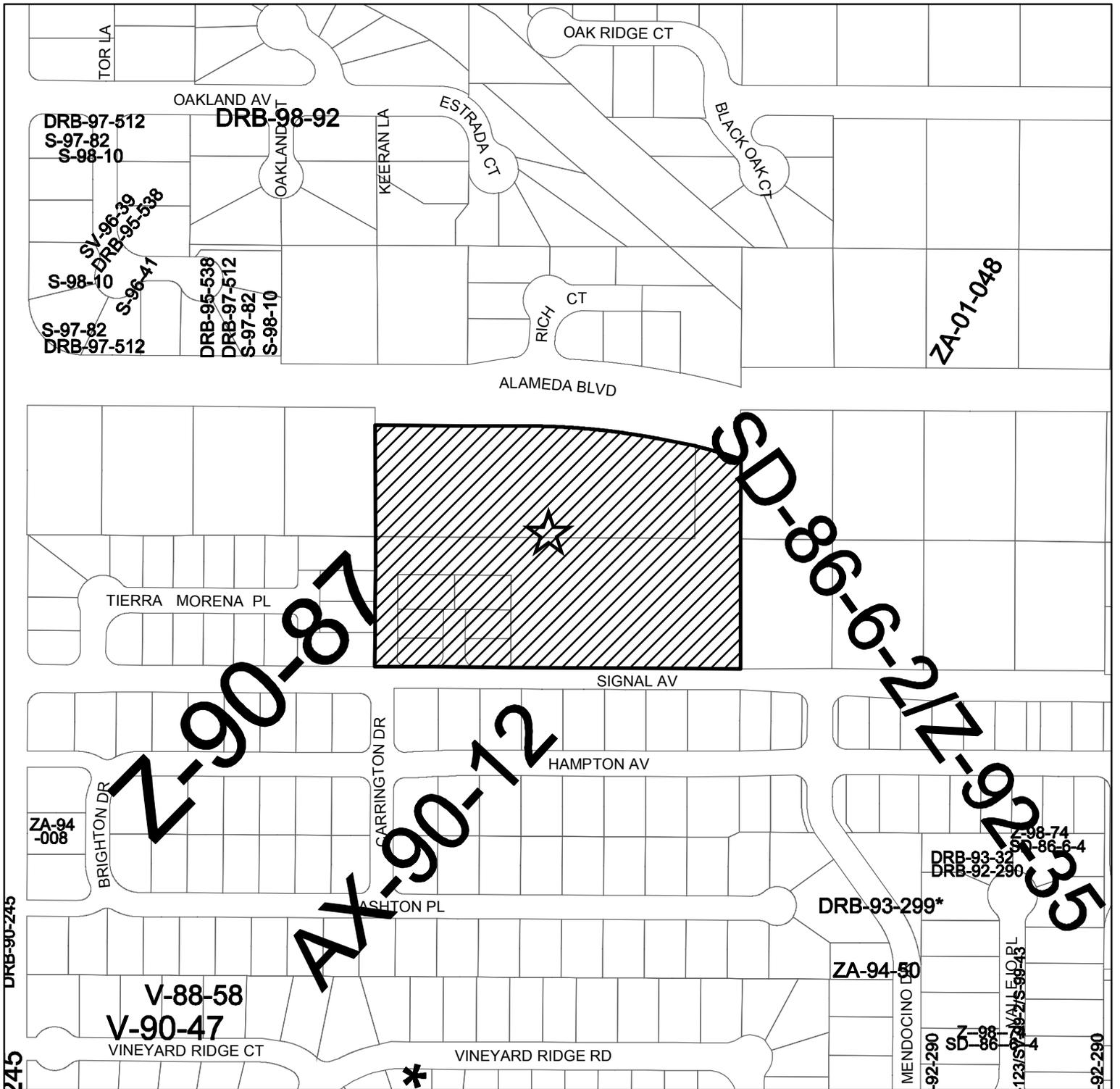
6/14/2018

Zone Map Page:

C-20

Application Case Numbers:

18EPC-40027



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Project Number:

1006520

Hearing Date:

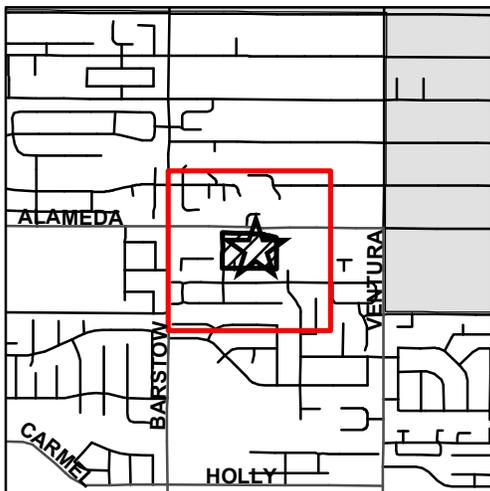
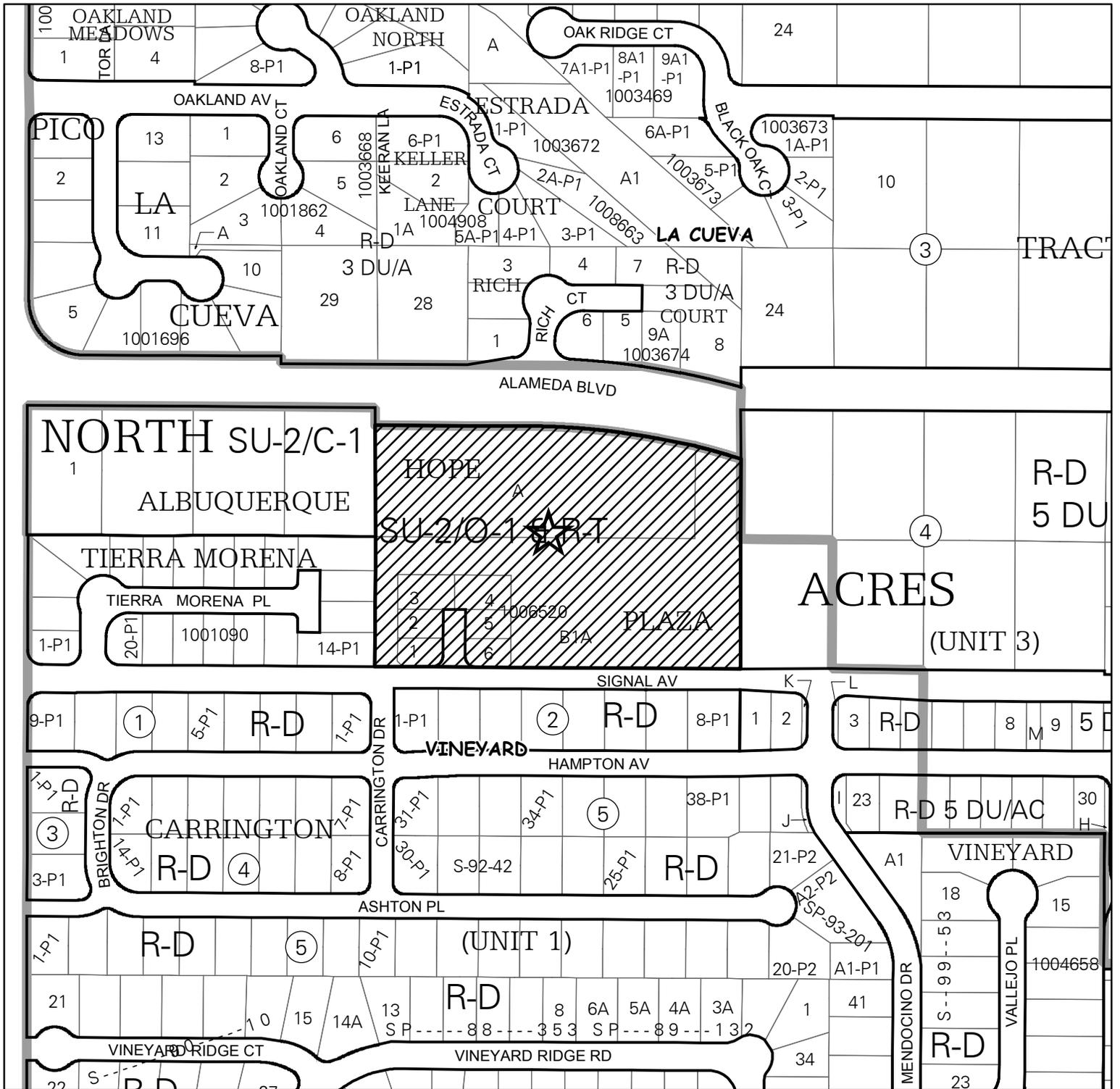
6/14/2018

Zone Map Page:

C-20

Application Case Numbers:

18EPC-40027



OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Project Number:

1006520

Hearing Date:

6/14/2018

Zone Map Page:

C-20

Application Case Numbers:

18EPC-40027

Table of Contents

INTRODUCTION	1
Surrounding zoning, plan designations, and land uses:	1
Proposal.....	1
EPC Role.....	2
History/Background.....	2
Context.....	2
Transportation System	2
ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES.....	4
Albuquerque Comprehensive Zoning Code.....	4
Definitions.....	4
Albuquerque / Bernalillo County Comprehensive Plan.....	4
The Vineyard Sector Development Plan (Vineyard SDP) (Rank III).....	6
La Cueva Sector Development Plan (La Cueva SDP) (Rank III).....	7
SITE DEVELOPMENT PLAN FOR SUBDIVISION.....	8
Setbacks	8
Height.....	8
Vehicular Access, Circulation and Parking	8
Open Space	9
Walls	9
Architecture.....	9
AGENCY & NEIGHBORHOOD CONCERNS	9
Reviewing Agencies/Pre-Hearing Discussion	9
Neighborhood/Public	9
CONCLUSION.....	9
FINDINGS, Site Development Plan for Subdivision	10
RECOMMENDATION	12
CONDITIONS OF APPROVAL, Site Development Plan for Subdivision	13
AGENCY COMMENTS	15

INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 for O-1 and R-T	Area of Consistency, Vineyard Sector Development Plan	Vacant
<i>North</i>	R-D	Area of Consistency, Vineyard Sector Development Plan	Single Family
<i>South</i>	R-D	Area of Consistency, Vineyard Sector Development Plan	Single Family
<i>East</i>	R-D	Area of Consistency, Vineyard Sector Development Plan	Vacant
<i>West</i>	SU-2 for O-1 and R-T and SU-2 for C-1	Area of Consistency, Vineyard Sector Development Plan	Public / Institutional, Single Family, and Vacant

Proposal

This is a request for a Site Development Plan for Subdivision amendment for Tract B-1-A, a vacant portion of the Hope Plaza Subdivision, the “subject site”. The subject site is located between Alameda Boulevard NE on the north and Signal Avenue NE on the south with Barstow Street NE located farther to the west and Ventura Street NE located farther to the east. The subject site is zoned SU-2 for O-1 and R-T and located within the boundaries of the Vineyard Sector Development Plan and governed by the design regulations in the La Cueva Sector Development Plan.

The applicant wishes to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide subject to the La Cueva Sector Plan design regulations. The applicant has provided a Site Development Plan for Subdivision for the subject site showing ingress and egress from Signal Avenue NE. If approved, the existing Tract B-1-A will be re-platted into Tract B-1-A1, and Lots 7 and 8, consisting of approximately 1/8 acre each. The applicant requests that subsequent to approval of this Site Development Plan for Subdivision, future Site Development Plan for Building Permits for each of the home sites will be delegated to the Administrative Approval process.

The Vineyard Estates Neighborhood Association, the Nor Este Neighborhood Association, and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. A facilitated meeting was requested and occurred on Thursday May 31, 2018. Staff did not receive telephone calls or written comment in support or opposition to the request.

EPC Role

The requested approval of the Site Plan for Subdivision amendment is required to be heard by the EPC, per the Vineyard SDP. Because the applicant is not asking for a zone change, the request is not required to be forwarded to the City Council. If the EPC decision is appealed, it will go to the Land Use Hearing Officer (LUHO) for recommendation to the City Council. This is a quasi-judicial matter.

History/Background

In 1991, the subject site along with 52.2 acres was annexed into the City, and the SU-2 zoning was established by an amendment to the Vineyard Sector Development Plan.

In 2007, the EPC approved a Site Development Plan for Subdivision (Project No. 1006520 Case No. 07EPC-40001) for division of the property into three lots, and construction of a church, healing center (hospice), administrative offices for the church, and two ‘non-church’ buildings. The EPC also approved a Site Development Plan for Building Permit (Project No. 1006520 Case No. 07EPC-40002). In addition to the main church structure, two office buildings of approximately 21,868-square feet each were constructed.

In 2013, the EPC approved a Site Development Plan for Subdivision Amendment to remove the church’s healing center (hospice) building and parking lot which was never constructed, and to reduce the size of the administration building, in order to provide for six single-family residential lots along with right-of-way dedication for the access driveway. The Site Development Plan for Subdivision was completed through the DRB process in 2014, and all six of the resulting lots have been developed with single-family homes as of this writing.

Context

The subject site is located in the far northeast section of the City with Alameda Boulevard NE to the north, Signal Avenue NE to the south, Barstow Street NE to the west, and Ventura Street NE to the east at the Bernalillo county line. The subject site is in an area where most of the land to the west and south of the subject site has been assembled and platted into residential subdivisions, including the Carrington Subdivision adjacent to and south of the subject site, and the Tierra Morena Subdivision adjacent to the west. Large vacant tracts of land and large-lot residential uses are north and east, especially across the county line. The two proposed residential lots will be accessed directly from Signal Avenue NE.

Transportation System

The Vineyard Sector Development Plan is consistent with the Long Range Major Street plan, Bikeways Master Plan, and the Transit Development Program. A curvilinear alignment for Alameda Boulevard, as shown on the Long Range Major Street Plan, forms the north boundary of this sector plan area.

The functional classification of Alameda Boulevard is a principal arterial and the associated street width requires 124 feet of right-of-way. Barstow Street is a collector requiring 68 feet of right-of-way for the street section plus an additional 12 feet for bikeway. Ventura Street is a minor arterial requiring 86 feet of right-of-way. Direct access to all three of these streets is limited. Single family residential driveways off Alameda Boulevard, Ventura Street, and Barstow Street are prohibited.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS map designates Alameda Boulevard NE, connecting to Signal Avenue NE, as a Proposed Principal Arterial. Signal Avenue NE is classified as Local.

Comprehensive Plan Corridor Designation

The Comprehensive Plan identifies Alameda Boulevard NE as a Commuter Corridor, which is intended to prioritize automobile travel to ensure efficient crosstown movement for vehicles.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS map designates Alameda Boulevard NE with a Proposed Trail, Barstow Street NE with an Existing Bicycle Lane, and Ventura Street NE with a Proposed Bicycle Lane.

The Bikeways Master Plan shows a bike lane within the Alameda Boulevard NE right-of-way. The Nor Este Sector Development Plan proposed to incorporate the bikeway function into the design of the La Cueva Arroyo Linear Park.

Transit

Alameda Boulevard NE has a Secondary route that runs approximately every 25 minutes. Specifically, Variable Route 2 runs along Ventura Street NE and then along Alameda Boulevard NE, providing peak-period weekday service past the subject site, east-west on Alameda Boulevard and in a loop around La Cueva High School two blocks west of the subject site.

Public Facilities/Community Services

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

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2 for O-1 and R-T, pursuant to the Vineyard Sector Development Plan. The requested single-family use is permitted in the existing zone and a zone change is not required.

The Vineyard Sector Development Plan established the SU-2 for O-1 and R-T (Office and Townhouse) zoning, which was intended to buffer the lower residential densities from the harmful effects of street noise that will likely occur on Alameda. Along with the typical uses of the O-1 and R-T zones, this zone also allows home-based businesses with a limited number of employees. Permissive and conditional uses of the O-1 and R-T zones as described in the City Zoning Code are allowed with the following exceptions:

- Home Occupations are allowed as regulated in the R-1 zone, except that up to two non-family members may be employed in the business, and up to 50 percent of the floor area may be devoted to the home occupation.
- The Design Regulations of the La Cueva Sector Development Plan (Section 5.4.6, page 30) applies to all properties zoned SU-2 O-1 and R-T in the Vineyard Plan.
- Sites are subject to Site Development Plan approval by the EPC.

Definitions

SU-2 Special Neighborhood Zone (§14-16-2-23): This zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

R-T Residential Zone (§14-16-2-9): This zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

O-1 Office and Institution Zone (§14-16-2-15): This zone provides sites suitable for office, service, institutional, and dwelling uses.

Site Development Plan for Subdivision (§14-16-1-5): An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan's goals and policies serve as a means to evaluate development proposals such as this.

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

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

Applicable policies from the Comprehensive Plan are provided below:

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

a) Respect existing neighborhood values and social, cultural, recreational resources.

The location and intensity of the request will respect existing neighborhood values and social, cultural, and recreational resources. The subject site has existing office and church uses, and is adjacent to existing urban facilities, infrastructure, and services. The general area is characterized by low- to moderate-density single family residential development. The request would not compromise the integrity of existing neighborhoods. The request furthers Policy 4.1.4.

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

POLICY 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The request is infill development since it is surrounded by existing City infrastructure and services such as schools, churches, commercial, and employment/offices. The proposed single family use would be infill development on a vacant site within an area of existing single family residential subdivisions and large-lot residential uses, and would be consistent with surrounding neighborhoods although at a higher density. The request would allow infill development of residential uses on a vacant portion of a larger site which already contains a mix of office and institutional (church) uses, within a developing area of the City. The request furthers Policy 5.3.1.

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. [A]

The request is consistent with the existing character of the surrounding single-family neighborhoods. The request furthers Policy 5.6.3.

GOAL 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

The applicant will provide a private agreement between property owners (Restrictive Building Covenants) that will require the house designs to be context sensitive and compatible with the other buildings in Hope Plaza with contemporary pueblo style and stucco colors in muted earth tones. The request furthers Policy 7.3.4.

GOAL 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

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]

The request will provide a high-quality housing type, and will add to the variety of income levels and types of residents that is currently provided in the area. The request furthers Policy 9.1.1.

The Vineyard Sector Development Plan (Vineyard SDP) (Rank III)

In general the request furthers policies in the Vineyard SDP; however, since the last update of the Vineyard Sector Plan was in 2000 and the Comprehensive Plan was updated in 2017, the Rank I Comprehensive Plan policies supersede the Rank III Vineyard Sector Development Plan policies.

The Vineyard SDP was adopted in September 1987, amended in 1991, in 1992, in 1994 with annexations and expanded Plan boundaries, and last amended in August of 2000 to rezone certain lots within the Sector Plan area from RO-1 to R-D. The main purpose of the Vineyard SDP is to realize the potential of North Albuquerque Acres by utilizing cooperation between the public and private sector. The Vineyard SDP states that North Albuquerque Acres presents a unique opportunity for urban development, a desirable location, and maximum utilization of utility systems and the transportation network. The Vineyard SDP refers to the La Cueva SDP for development design regulations.

Note: Sector Development Plan policy text is in regular font; *staff's analysis is in bold italics*. Some of the relevant policies are:

Policy 2.m: Quality architectural design shall be encouraged in all new development. (p 2.2)

The Integrated Development Ordinance (IDO) and the Restrictive Building Covenants will regulate and encourage quality architectural design. The request furthers Policy 2.m.

Policy 5.a: Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel.

The request would result in a mix of residential, office, institutional (church) land uses in close proximity. There are no identified adverse impacts resulting from the mix of uses. Transit service is available along Alameda Avenue NE and Wyoming Boulevard NE within the site's vicinity. The request furthers Policy 5.a.

La Cueva Sector Development Plan (La Cueva SDP) (Rank III)

The La Cueva SDP was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. The La Cueva SDP rezoned the area in order to provide a mix of uses more suitable for a developing urban area. Exhibit 15 of the La Cueva SDP shows the subject site as part of the Vineyard SDP and zoned SU-2 O-1/R-T. The La Cueva SDP established permissive and conditional uses, principles, and design regulations for SU-2 zones within the La Cueva SDP and the Vineyard SDP. The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the La Cueva SDP. The following are applicable to the current request:

Note: Sector Development Plan regulation and guideline text is in regular font; *staff's analysis is in bold italics.*

5.1-Guiding Principles (p 25)

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

The proposal would result in the development of a two single-family homes, which are compatible with the existing residential, institutional, and commercial development in the area. The proposal furthers Principle 2.

Principle 8: The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The proposed buildings will be one-story with a maximum height of 15-feet, and the church buildings to the west are two-story, so views from the surrounding area will be preserved. The proposal furthers Principle 8.

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

The proposed development will comply with the design requirements of the La Cueva SDP and will be compatible with existing development because it will be of a similar architectural style, quality of design, and compatible with the natural landscape. The proposal furthers Principle 9.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

The applicant proposes to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide, approximately 1/8 acre each. Access driveways will be off of Signal Avenue NE on the south property line.

The completion of the requested Site Development Plan for Subdivision and the re-plat of the site into separate lots will go to the Development Review Board (DRB). The Site Development Plan for Building Permit will be delegated to go through the Administrative Approval process and be subject to the Integrated Development Ordinance (IDO) standards and regulations where the site plan is silent. Staff recommends that the requested Site Development Plan for Subdivision be conditioned to remove references to the Vineyard SDP and La Cueva SDP design regulations and guidelines as well as the Zoning Code reference 14-16-2-9, which references R-T standards from the old Zoning Code. The subject site will convert to the MX-T District of the Integrated Development Ordinance (IDO).

The applicant will implement private Restrictive Building Covenants (see attached), which will apply restrictions in addition to what is required by the MX-T zone. The Restrictive Building Covenants will remain a private agreement between the property owners and not enforced by City Code Enforcement. Of the specific regulations described below, whichever is more restrictive will apply:

Setbacks

- The MX-T zone requires the following setbacks: Front 5-ft, Side 0-ft, Rear 15-ft.
- The private Restrictive Building Covenants requires Front 20-ft, Side 5-ft, and Rear 15-ft.

Height

- The MX-T zone limits height to 30-feet.
- The private Restrictive Building Covenants limits the height to 15-6" for one-story houses.

Vehicular Access, Circulation and Parking

- The MX-T zone requires 2 parking spaces for a dwelling unit with 3 or more bedrooms.
- The private Restrictive Building Covenants calls for a two-car garage with a double-width driveway for a total of 4 off-street parking spaces per house.

Open Space

- The MX-T zone requires 300 square foot minimum for 3 or more bedrooms.

Walls

- The IDO limits wall heights in the front yard or street side yard to 3-feet, and in other locations to 8-feet.
- The private Restrictive Building Covenants restricts perimeter walls to a maximum of 8-feet, and to be constructed of 6-inch wide concrete masonry units with stucco.

Architecture

- The private Restrictive Building Covenants states that house designs shall be compatible with the contemporary pueblo style of other buildings in Hope Plaza, and stucco colors shall be muted earth tones compatible with other building colors.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

All of the reviewing agency comments have been discussed herein and are addressed as revisions to the request or as recommended conditions of approval.

Neighborhood/Public

Representatives from the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated Meeting occurred on May 31, 2018, and no meeting attendees opposed the project. The primary focus of concern was traffic congestion on Signal Avenue NE.

CONCLUSION

This is a request for a Site Development Plan for Subdivision Amendment for Tract B-1-A, a vacant portion of the Hope Plaza Subdivision, the “subject site”. The applicant wishes to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide, approximately 1/8 acre each. If approved, the existing Tract B-1-A will be re-platted into Tract B-1-A1, and Lots 7 and 8.

The request furthers a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan and the Vineyard SDP, and the La Cueva SDP principles. A Facilitated Meeting was held and there is no known opposition to the request. Staff recommends approval subject to conditions.

FINDINGS, Site Development Plan for Subdivision

Project # 1006520, Case # 18EPC--40027

1. This is a request for an Amendment to the Site Development Plan for Subdivision for Hope Plaza Subdivision located on Signal Avenue NE south of Alameda Boulevard NE, between Barstow Street NE and Street Ventura NE, and containing approximately 6.5 acres.
2. The subject site is zoned SU-2 for O-1 and R-T pursuant to the Vineyard Sector Development Plan, and the requested single-family use is permitted by the existing zoning.
3. The existing Tract B-1-A will be re-platted into Tract B-1-A1, and Lots 7 and 8, consisting of approximately 1/8 acre each.
4. The applicant wishes to subdivide two parcels on the southeast corner of the Hope Plaza Subdivision into two single-family lots approximately 122-feet deep and 49-feet wide (approximately 1/8 acre each) with ingress and egress from Signal Avenue NE.
1. Annexation and establishment of zoning occurred in 1991, pursuant to an amendment to the Vineyard Sector Development Plan.
2. The Vineyard Sector Development Plan requires properties within its boundaries submit a Site Development Plan to be reviewed by the Environmental Planning Commission (EPC). This request for a Site Development Plan for Subdivision fulfills this requirement.
3. The project has been evaluated according to the Albuquerque / Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the Vineyard Sector Development Plan, and the guidelines and design regulations of the La Cueva Sector Development Plan, which are incorporated herein by reference and made part of the record for all purposes.
4. Section 14-16-3-11 of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The Albuquerque/Bernalillo County Comprehensive Plan (Rank I) designates the subject site as being within an Area of Consistency. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A) The request furthers Policy 4.1.4. The location and intensity of the request will respect existing neighborhood values and social, cultural, and recreational resources. The subject site has existing office and church uses, and is adjacent to existing urban facilities, infrastructure, and services. The general area is characterized by low- to moderate-density single family residential development. The request would not compromise the integrity of existing neighborhoods.

- B) The request furthers Policy 5.3.1. The request is infill development since it is surrounded by existing City infrastructure and services such as schools, churches, commercial, and employment/offices. The proposed single family use would be infill development on a vacant site within an area of existing single family residential subdivisions and large-lot residential uses, and would be consistent with surrounding neighborhoods although at a higher density. The request would allow infill development of residential uses on a vacant portion of a larger site which already contains a mix of office and institutional (church) uses, within a developing area of the City.
 - C) The request furthers Policy 5.6.3. The request is consistent with the existing character of the surrounding single-family neighborhoods.
 - D) The request furthers Policy 7.3.4. The applicant will provide a private agreement between property owners (Restrictive Building Covenants) that will require the house designs to be context sensitive and compatible with the other buildings in Hope Plaza with contemporary pueblo style and stucco colors in muted earth tones.
 - E) The request furthers Policy 9.1.1. The request will provide a high-quality housing type, and will add to the variety of income levels and types of residents that is currently provided in the area.
6. The subject site is within the boundaries of the Vineyard Sector Development Plan (Rank III). Applicable policies include:
- A) The request furthers Policy 2.m. The Integrated Development Ordinance (IDO) and the Restrictive Building Covenants will regulate and encourage quality architectural design.
 - B) The request furthers Policy 5.a. The request would result in a mix of residential, office, institutional (church) land uses in close proximity. There are no identified adverse impacts resulting from the mix of uses. Transit service is available along Alameda Avenue NE and Wyoming Boulevard NE within the site's vicinity.
7. The subject site is guided by the principles and design regulations within the La Cueva Sector Development Plan (Rank III). Applicable policies include:
- C) The proposal furthers Principle 2. The proposal would result in the development of a two single-family homes, which are compatible with the existing residential, institutional, and commercial development in the area.
 - D) The proposal furthers Principle 8. The proposed buildings will be one-story with a maximum height of 15-feet, and the church buildings to the west are two-story, so views from the surrounding area will be preserved.
 - E) The proposal furthers Principle 9. The proposed development will comply with the design requirements of the La Cueva SDP and will be compatible with existing development because it will be of a similar architectural style, quality of design, and compatible with the natural landscape.

8. The applicant requests that subsequent to approval of this Site Development Plan for Subdivision, future Site Development Plan for Building Permits for each of the home sites will be delegated to the Administrative Approval process.
9. The Vineyard Estates Neighborhood Association, the Nor Este Neighborhood Association, and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required.
10. A facilitated meeting was requested and occurred on Thursday May 31, 2018, and there was no opposition to the request. The primary focus of concern was traffic congestion on Signal Avenue NE. Staff did not receive telephone calls or written comment in support or opposition to the request.

RECOMMENDATION

APPROVAL of 18EPC-40027, a request for Site Development Plan for Subdivision for Hope Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1006520, Case # 18EPC--40027

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall contact the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan for Subdivision shall remove references to the Vineyard SDP and La Cueva SDP design regulations and guidelines as well as Zoning Code 14-16-2-9, which references R-T standards from the old Zoning Code.
4. Conditions of Approval from other Agencies:
 - CITY ENGINEER, Transportation Development
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Infrastructure and/or ROW dedications may be required at DRB.
 - All work within the public ROW must be constructed under a COA Work Order.
 - WATER UTILITY AUTHORITY, Utility Services
 - Prior availability statement 140602 was issued February 6, 2015 for the proposed development and has since expired. In that statement one of the requirements for service was a developer funded design and extension of the sanitary sewer system west of the site. When development is desired request an availability statement renewal at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - POLICE DEPARTMENT, Planning
 - Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
 - Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the homes to the street and the street to the

- homes. Also maintain natural surveillance between the homes and any future building(s).
 - Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
 - Ensure adequate locking devices on exterior doors (deadbolt lock with a 1” throw) and windows.
 - Consider providing anti-lift protection on windows and sliding glass doors.
 - Ensure that all exterior doors are of solid-core or metal construction.
 - Ensure that addresses are posted and clearly visible.
 - Create a clear transition from public to semi-public to semi-private to private space throughout the project.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO
 - PNM provided comments on this case number for EPC hearing for February 2014. The applicable comments are repeated below:
 - It is the applicant’s obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”

***Cheryl Somerfeldt
Planner***

Notice of Decision cc list:

Epicopal Diocese of the rio Grande, 6400 Coors Blvd. NW, ABQ, NM 87120
William Fanning Architect, 4202 Avenida La Resolana NE, ABQ, NM 87110
Vineyard Estates NA, Elizabeth Meek, 8301 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA, David Zarecki, 8405 Vintage Dr. NE, ABQ, NM 87122
Nor Este NA, Robert Smith, 8916 Olivine St NE, ABQ, NM 87113
Nor Este NA, Jim Griffee, P.O. Box 94115, ABQ, NM 87199
Dist. 4 Coalition of Neigh. Assoc., Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
Dist. 4 Coalition of Neigh. Assoc., Robert Stetson, 7112-69 Pan American Freeway NE, ABQ, NM 87109

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

Zoning on the property at time of submittal was established by the Vineyard Sector Development Plan. Under the IDO, this zoning converts to MX-T. The proposed single-family uses are allowed under the pre-existing zoning and would be allowed under the MX-T zone district. Given that the site has an institutional use, office uses, and single-family development, the proposed uses are consistent with the established mixed-use pattern.

The property is in an Area of Consistency, so policies on site layout should be carefully considered. The single-family homes along Signal Ave. NE are all accessed from other local streets. The two proposed lots would be breaking that pattern and might be disruptive of traffic along Signal Ave., although Signal is classified as an Urban Local, not a collector street.

CITY ENGINEER

Transportation Development

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations

No comment.

WATER UTILITY AUTHORITY

Utility Services

No adverse comments.

- Prior availability statement 140602 was issued February 6, 2015 for the proposed development and has since expired. In that statement one of the requirements for

service was a developer funded design and extension of the sanitary sewer system west of the site. When development is desired request an availability statement renewal at the link below:

- http://www.abcwua.org/Availability_Statements.aspx
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

POLICE DEPARTMENT, Planning

- Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the homes to the street and the street to the homes. Also maintain natural surveillance between the homes and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- Ensure adequate locking devices on exterior doors (deadbolt lock with a 1” throw) and windows.
- Consider providing anti-lift protection on windows and sliding glass doors.
- Ensure that all exterior doors are of solid-core or metal construction.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

SOLID WASTE MANAGEMENT DEPARTMENT

Proposed street configuration for lots 1-6, is not accessible for refuse truck. Will need to use Signal Ave NE to place residential trash carts for service. Add to amendment notes, that carts will be placed, by residents, on Signal Ave NE for refuse service.

This comment does not apply to the proposed amendment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No objections.

ALBUQUERQUE PUBLIC SCHOOLS

- APS Case Comments: Any residential lots in this area will have impacts to Dennis Chavez Elementary, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools have excess capacity.

School Capacity

School	2017-2018 40 th Day Enrollment	Facility Capacity	Space Available
Dennis Chavez ES	568	650	82
Desert Ridge MS	1016	1050	34
La Cueva HS	1765	1832	67

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- PNM provided comments on this case number for EPC hearing for February 2014. The applicable comments are repeated below:
- It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NMDOT has no comment.



View of the subject site looking north.



View of the subject site looking east.



View of the subject site looking south.



View of the subject site looking west.

HISTORY

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 WHEREAS, the Vineyard Sector Development Plan falls within the boundaries
2 of the La Cueva Sector Development Plan which was adopted by the Council on
3 June 19, 2000 approving urban densities more suitable to a Developing Urban
4 Area than the original platting; and

5 WHEREAS, RO-1 zoning and/or certain commercial use is no longer
6 appropriate along the old alignment of Alameda and the southern boundary of
7 the Vineyard Sector Development Plan. RO-1 zoning conflicts with the
8 intentions of the La Cueva Sector Development Plan regarding the urban
9 development of the surrounding area; and

10 WHEREAS, rezoning lands along the old Alameda alignment and the southern
11 boundary of the Vineyard Sector Development Plan is necessary and justified
12 pursuant to Resolution 270-1980; and

13 WHEREAS, the zone map amendment represents a balance of the goals
14 among the various stakeholders in the Plan area; and

15 WHEREAS, the Environmental Planning Commission, in its advisory role on
16 all matters related to planning, zoning and environmental protection
17 recommended approval of the Zone Map Amendment for the lots along the old
18 Alameda alignment at a public hearing on December 9, 1999; and

19 WHEREAS, at the May 24, 2000 Land Use, Planning and Zoning Committee
20 meeting, the Committee considered a proposal to also amend the zoning of all
21 five of the lots zoned RO-1 along the southern boundary of the Vineyard Sector
22 Development Plan; and

23 WHEREAS, the owners of the five RO-1 zoned lots along the southern
24 boundary of the Vineyard Sector Development Plan were properly notified of the
25 proposed zone map amendment in accordance with City ordinances and
26 notification procedures, and no property owners have objected to the proposed
27 zone map amendment.

28 **BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
29 **ALBUQUERQUE THAT:**

30 Section 1. The La Cueva Sector Development Plan contains the land use
31 and zoning revisions to the Vineyard Sector Development Plan in Exhibits 15A

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 and 15B, which Exhibits are attached hereto, incorporated herein, and hereby
2 approved. Exhibit 15A will replace Sheet 7.3, Land Use Map, in the Vineyard
3 Sector Development Plan and Exhibit 15B will replace Sheet 7.6, Zoning Map in
4 the Vineyard Sector Development Plan and will serve as the official Land Use
5 and Zoning Maps of the Vineyard Sector Development Plan.

6 Section 2. The RD zoning for residential uses is more beneficial to the
7 community than the RO-1 zoning and supports the goals and policies of the
8 Comprehensive Plan, the Vineyard Sector Development Plan, and the
9 surrounding La Cueva Sector Development Plan.

10 Section 3. Goals and policies set forth in the La Cueva Sector Development
11 Plan related to SU-2 zoning and design will apply to those parcels of land zoned
12 SU-2 in the Vineyard Sector Development Plan at Alameda/Barstow NE.

13 Section 4. Goals and policies set forth in the Vineyard Sector Development
14 Plan related to land use will be supported and enhanced as a result of the zone
15 map amendment herein.

16 Section 5. The Land Use Map and the Zone Map of the Vineyard Sector
17 Development Plan are hereby amended. The City's official zone map is hereby
18 amended to incorporate the zone map amendments herein.

19 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
20 clause, word or phrase of this resolution is for any reason held to be invalid or
21 unenforceable by any court of competent jurisdiction, such decision shall not
22 affect the validity of the remaining provisions of this resolution. The Council
23 hereby declares that it would have passed this resolution and each section,
24 paragraph, sentence, clause, word or phrase thereof irrespective of any
25 provisions being declared unconstitutional or otherwise invalid.

26 Section 7. EFFECTIVE DATE AND PUBLICATION. This resolution shall
27 become effective five or more days after publication.

28
29
30

31 legislation\resolutions\r51fs.

1 PASSED AND ADOPTED THIS 21st DAY OF August, 2000
2 BY A VOTE OF: 7 FOR 0 AGAINST.

3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

Yes: 7
Excused: Armijo, Griego


Michael Brasher, President
City Council

APPROVED THIS 6th DAY OF September, 2000 RL

Bill No. R-51fs


Jim Baca, Mayor
City of Albuquerque

ATTEST:

City Clerk

[+Bracketed Material+] - New
[-Bracketed Material-] - Deletion

PRIOR APPROVALS:

(CASE FILE SD-86-6/AX-87-11/Z-87-83/SL-87-1) DECEMBER 18, 1986, THE ENVIRONMENTAL PLANNING COMMISSION VOTED TO APPROVE ESTABLISHMENT OF BOUNDARIES. JUNE 4, 1987, THE ENVIRONMENTAL PLANNING COMMISSION VOTED TO APPROVE THE VINEYARD SECTOR DEVELOPMENT PLAN. AUGUST 31, 1987, COUNCIL BILL NO. R-306 ADOPTING A FUTURE STREET LINE FOR ALAMEDA BOULEVARD. SEPTEMBER 10, 1987, COUNCIL BILL NO. 0-146 APPROVED ANNEXATION AND ESTABLISHMENT OF ZONING.

SEPTEMBER 20, 1990, THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT TO THE TRANSPORTATION PLAN VACATION OF PUBLIC RIGHT-OF-WAY:

CORONA AVENUE, V-87-117

ANAHEIM AVENUE, V-88-37

WILSHIRE AVENUE, V-88-58/AP-88-30/V-90-47

FIRST AMENDMENT

JANUARY 17, 1991, THE ENVIRONMENTAL PLANNING COMMISSION RECOMMEND APPROVAL (SD-86-6-1/AX-90-12/Z-90-87). MAY 6, 1991, COUNCIL BILL NO. R-317 AMENDING THE VINEYARD SECTOR DEVELOPMENT PLAN. MAY 6, 1991, COUNCIL BILL NO. 0-112 ANNEXING 52.2 ACRES. JUNE 3, 1991, Z-90-87, ZONE MAP AMENDED.

SECOND AMENDMENT

AUGUST 20, 1992, THE ENVIRONMENTAL PLANNING COMMISSION RECOMMEND APPROVAL (SD-86-6-2/AX-92-2/Z-92-35). January 4, 1993, COUNCIL BILL NO. 0-70 ANNEXING 52 ACRES.

THIRD AMENDMENT

April 21, 1994, The Environmental Planning Commission Recommended Approval (SD-86-63/AX-94-1/Z-94-6).

ZONING

Please refer to the Zoning Code for specifics of
the SU-2, R-T, and the O-1 zones.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

Major subdivision action

Minor subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision **AMENDMENT**

for Building Permit

Administrative Amendment (AA)

Administrative Approval (DRT, URT, etc.)

IP Master Development Plan

Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

Annexation

V

Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P

Adoption of Rank 2 or 3 Plan or similar

Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D

Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102. **Fees must be paid at the time of application.** Refer to supplemental forms for submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. **(Zipped files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD)**

APPLICATION INFORMATION:

Professional/Agent (if any): William Fanning Architect PHONE: 505-268-1624

ADDRESS: 4202 Avenida La Resolana NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: wm.fan@swap.com

APPLICANT: Episcopal Diocese of the Rio Grande PHONE: 505-881-0636

ADDRESS: 6400 Coors Blvd. NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to Site Development Plan

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

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

Lot or Tract No. Tract B-1-A Block: 4, Tract 3 Unit: 3

Subdiv/Addn/TBKA: Hope Plaza North Albuca. Acres _____

Existing Zoning: SU-2/0-1 & R-T Proposed zoning: Same MRGCD Map No _____

Zone Atlas page(s): C-20 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1006520

07-EPC-40001, 07-EPC-40002, 07 DRB-70360, 13 EPC-40156 & 40157

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: _____ No. of proposed lots: 2 Total site area (acres): 0.27

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Av. NE

Between: Barstow NE and Ventura NE

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

SIGNATURE H. William Fanning DATE 4-30-2018

(Print Name) H. William Fanning Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>13 EPC 40027</u>	<u>ASPS</u>	_____	<u>\$255.00</u>
<input type="checkbox"/>	All fees have been collected	_____	<u>CMF</u>	_____	<u>\$50.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	<u>ADU</u>	_____	<u>\$75.00</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total
					<u>\$380.00</u>

Hearing date June 14, 2018

5-2-18

Project # 1006520

Staff signature & Date

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

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

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

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

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

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

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

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

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

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

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

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

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

H. William Fanning
Applicant name (print)
H. William
Applicant signature / date
5.2.2018



Form revised August 2017

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

Application case numbers
18 - EPC - 40027

[Signature] 5-2-18
Planner signature / date
Project #: 1006520

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 MAY 20, 2018 To JUNE 4, 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.

AWM (Applicant or Agent) 5.2.18 (Date)

I issued 1 signs for this application, 5.2.2018 (Date) [Signature] (Staff Member)

PROJECT NUMBER: 1006520

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height - 15'-0"
 - b. Minimum Building Setback - per R-T zoning
 - c. Maximum Total Dwelling Units and / or - 2
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but **STRONGLY** recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wm. Fanning Arch. DATE OF REQUEST: 4/2/18 ZONE ATLAS PAGE(S): C.20

CURRENT:

ZONING SU-2/0-1 R-T
PARCEL SIZE (AC/SQ. FT.) 0.27 AC.

LEGAL DESCRIPTION:

LOT OR TRACT # B-1-A BLOCK # _____
SUBDIVISION NAME HOPE PLAZA

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 5.2.18

(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 [] BORDERLINE []

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

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

[Signature]
TRAFFIC ENGINEER

05-02-18
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 _____



The Episcopal Diocese of the Rio Grande
The Rt. Rev. Michael Louis Vono, D.D., IX Bishop

May 1, 2018

Chairman, Environmental Planning Commission, City of Albuquerque
c/o Albuquerque Planning Dept.
600 2nd Street NW
Albuquerque, New Mexico 87102

Reference: Hope Plaza - Second Amendment to Site Development Plan
Two-lot subdivision - Tract B-1-B containing 0.27 acres

Dear Mr. Chairman:

I hereby appoint the following individuals to represent the Episcopal Diocese of the Rio Grande as agents for application, review and approval of the above-referenced project by the Environmental Planning Commission and the Development Review Board.

H. William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

Fred Arfman, Principal
Isaacson and Arfman PA, Consulting Engineers
128 Monroe NE
Albuquerque, New Mexico 87108

If you have any questions please call me at 505 881-0636.

Your brother in Christ,

The Right Rev'd Michael L. Vono, D.D.
IX Bishop, Diocese of the Rio Grande

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Chairman, Environmental Planning Commission
c/o Albuquerque Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Reference: Amendment to Site Development Plans for Subdivision and Building Permit
Hope Plaza, Alameda Blvd. NE, Albuquerque, NM

Project #1006520, 07EPC-40001, 07EPC-40002, 07DRB70360,
13EPC-40156, EPC13-40157

Dear Mr. Chairman:

I am writing in regard to a request for approval of an amendment to the Site Development Plan for Hope Plaza, a mixed-use development located in North Albuquerque Acres. Hope Plaza contains approximately 6 acres and is zoned SU-2/ O-1 and R-T uses. It is located in the Vineyard Sector Development Plan and is subject to the Design Regulations of the La Cueva Sector Development Plan. This request is for a re-plat of about 11,926 sf or 0.27 acres at the southeast corner of Tract B-1-A for two single-family residential lots, a use permissive in the R-T zone.

The initial Site Development Plans of Hope Plaza for Subdivision and for Building Permit were approved in 2007 by the Environmental Planning Commission and the Development Review Board. The EPC hearing was on July 19, 2007 and the Notification of Decision dated July 20, 2007. Tract A was approved for two office buildings containing about 22,000 sf each. Tract B was approved for a church, a Parish Hall, and a Healing Center.

In 2013, an amendment to the Site Development Plan for Hope Plaza was approved by the EPC. That action created Tract B-1-B, a six unit residential subdivision, developed by Twilight Homes. That project replaced the originally planned Healing Center. At present, the two office buildings and the church have been built along with the residential development. The subject of this request is therefore for a second amendment to the Site Development Plan.

The area surrounding the subject property has been largely developed. Properties to the south contain single-family development with one and two story houses. To the west is Hope Church, to the north is vacant property owned by Hope and reserved to protect a view, and to the east is property owned by AMAFCA. Access will be from Signal Av. NE on the south.

The proposed residential lots will be separated from the remainder of Hope Plaza by a concrete masonry wall, typically six – seven feet high. Front, side and rear yard setbacks are consistent with R-T zoning. The proposed houses will be limited by deed restrictions to single story with a maximum height of 15'

and a maximum heated area of 2,000 sf. Each home will have a two-car garage and driveway for a total of four off-street parking spaces per lot.

The overall density of development in Hope Plaza will be slightly increased by the proposed housing development. The aggregate building area of Hope Plaza originally shown on the Site Development Plan was 75,000 sf. The revised building area will be 78,876 sf.

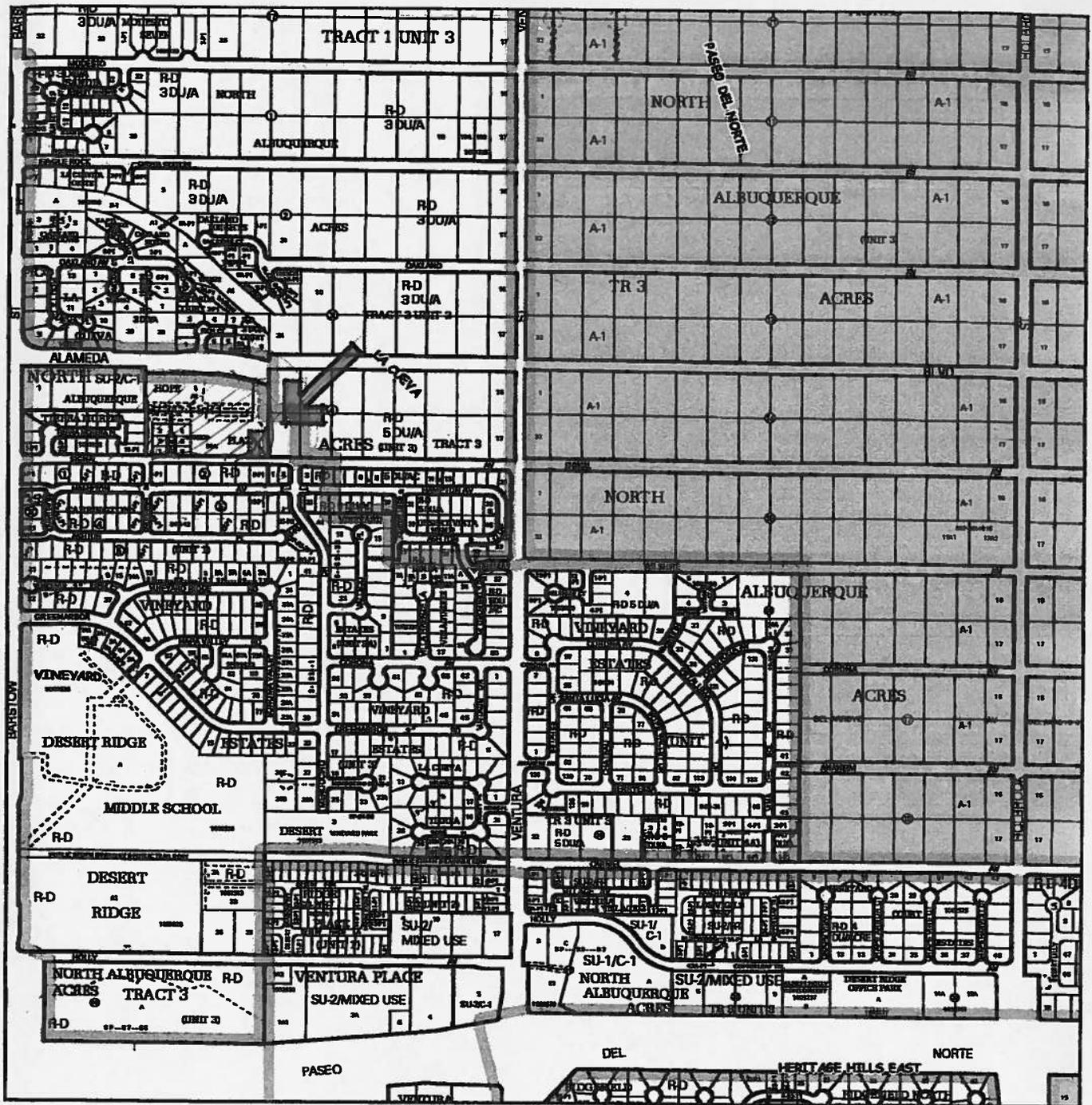
In conclusion, the proposed two-lot residential development is an in-fill project designed to be consistent with other residential development in the immediate area. This use will have virtually no impact on Hope Plaza or on adjacent properties.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Fanning". The signature is stylized and includes a large, circular flourish at the end.

William Fanning Architect

copies: **Episcopal Diocese of the Rio Grande**
 Hope-in-the-Desert Episcopal Church
 Fred Arfman, Isaacson & Arfman, Engineering Consultants



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



Map amended through: 1/28/2016



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

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

0 750 1,500 Feet

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: Quevedo, Vicente M. vquevedo@cabq.gov
 Subject: Notification Inquiry_Ventura and Signal Ave_EPC
 Date: April 27, 2018 at 11:22 AM
 To: wmfan@swop.com



William,

Good afternoon. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8901 Mendocino Drive NE	Albuquerque	NM	87122	5055547532	5055080806
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122	5058048806	5052949886
Nor Este NA	Robert	Smith	balloonerbob@aol.com	8916 Olivine Street NE	Albuquerque	NM	87113		5058281319
Nor Este NA	Jim	Griffie	jgriffie@norste.org	PO Box 94115	Albuquerque	NM	87199		5052968129
District 4 Coalition of Neighborhood Associations	Michael	Fridham	michael@droridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
District 4 Coalition of Neighborhood Associations	Robert	Stetson	stetson414@gmail.com	7112-69 Pan American Freeway NE	Albuquerque	NM	87109	5054407701	

Respectfully,

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

Website: www.cabq.gov/neighborhoods



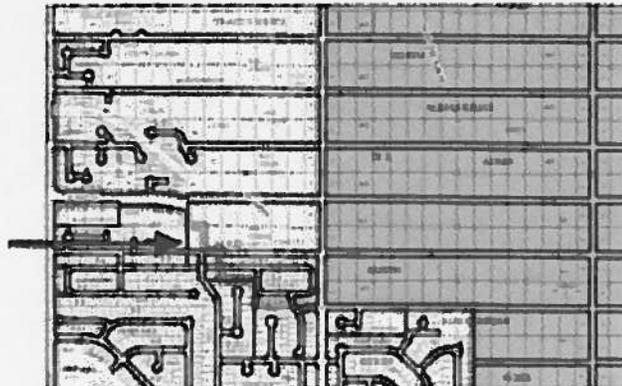
Confidentiality Notice: This e-mail, including all attachments is for the sole use of the Intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection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

From: webmaster@cabq.gov@mailgun.org [mailto:webmaster@cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
 Sent: Thursday, April 26, 2018 1:49 PM
 To: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Notification Inquiry Sheet Submission

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

Contact Name
 William Fanning
 Company Name
 William Fanning Architect
 Address
 4202 Avenida La Resolana NE
 City
 Albuquerque
 State
 NM
 ZIP
 87110
 Telephone Number
 505-268-1624
 Email Address
 wmfan@swop.com
 Anticipated Date of Public Hearing (if applicable):
 June 14, 2018
 Describe the legal description of the subject site for this project:
 Tract B-1-B, Hope Plaza, Block 4, Tract 3, Unit 3, North Albuquerque Acres
 Located on/between (physical address, street name or other identifying mark):
 Signal Av. NE between Barstow NB and Ventura NE
 This site is located on the following zone atlas page:
 C-20

This message has been analyzed by Deep Discovery Email Inspector.



William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Ms. Elizabeth Meek
8301 Mendocino Dr. NE
Albuquerque, New Mexico 87122

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Ms. Meek:

I am writing you in your capacity as a representative of Vineyard Estates Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by


H. William Fanning Principal

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Mr. David Zarecki
8405 Vintage Dr. NE
Albuquerque, New Mexico 87122

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Zarecki:

I am writing you in your capacity as a representative of Vineyard Estates Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning, Principal

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Mr. Robert Smith
8916 Olivine St. NE
Albuquerque, New Mexico 87113

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Smith:

I am writing you in your capacity as a representative of Nor Este Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope In-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

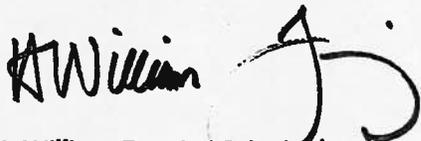
The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning Principal

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Mr. Jim Griffie
PO Box 94115
Albuquerque, New Mexico 87199

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Griffie:

I am writing you in your capacity as a representative of Nor Este Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

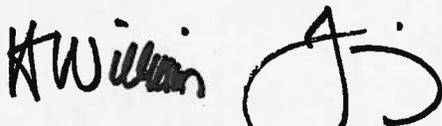
The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at stripzett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning Principal

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Mr. Michael Pridham
6413 Northland Av. NE
Albuquerque, New Mexico 87109

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Pridham:

I am writing you in your capacity as a representative of District 4 Coalition of Neighborhood Associations. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

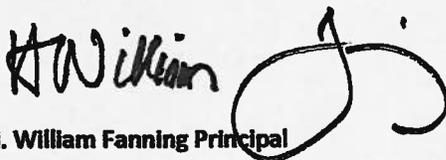
The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at stripett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning Principal

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

April 30, 2018

Mr. Robert Stetson
7112-69 Pan American Freeway NE
Albuquerque, New Mexico 87109

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Stetson:

I am writing you in your capacity as a representative of District 4 Coalition of Neighborhood Associations. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

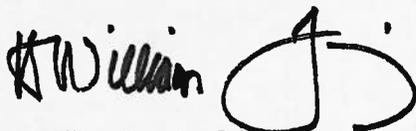
The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning Principal

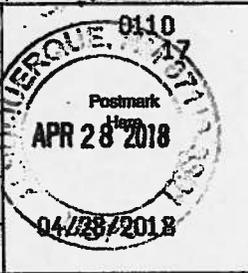
7018 0360 0001 6147 3313

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87122

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To Elizabeth Meek
 Street and Apt. No., or PO Box No. 8301 Mendocino Dr. NE
 City, State, ZIP+4® Albua. NM 87122

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

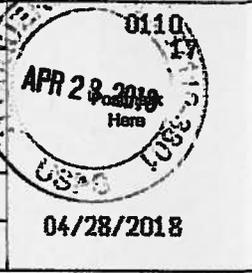
7018 0360 0001 6147 3306

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87122

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To David Zarecki
 Street and Apt. No., or PO Box No. 8405 Vintage Dr. NE
 City, State, ZIP+4® Albua. NM 87122

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

7018 0360 0001 6147 3337

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To Jim Griffiee
 Street and Apt. No., or PO Box No. P.O. Box 94115
 City, State, ZIP+4® Albua. NM 87199

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

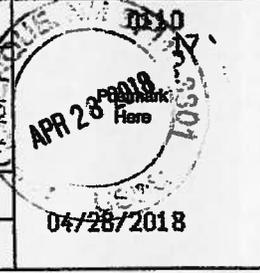
7018 0360 0001 6147 3320

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To Robert Smith
 Street and Apt. No., or PO Box No. 8916 Olivine st. NE
 City, State, ZIP+4® Albua. NM 87113

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

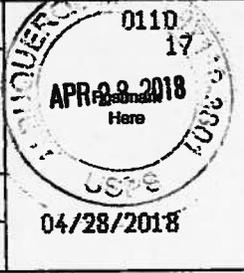
7018 0360 0001 6147 3344

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To Michael Pridham
 Street and Apt. No., or PO Box No. 6413 Northland Av. NE
 City, State, ZIP+4® Albua. NM 87109

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

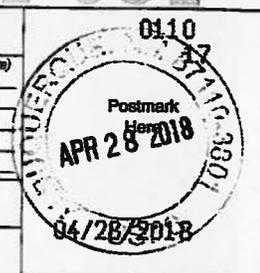
7018 0360 0001 6147 3351

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To Robert Stetson
 Street and Apt. No., or PO Box No. 7112-69 Pan American Fwy. NE
 City, State, ZIP+4® Albua. NM 87109

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

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110
505-268-1624

May 7, 2018

Ms. Cheryl Somerfeldt, Planner
City Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

Reference: 18 EPC - 40027
Request for Site Development Plan Amendment - Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

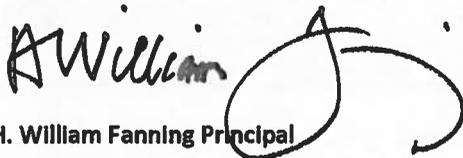
Dear Ms. Somerfeldt:

Following your instructions to me last week, I have written a letter to all property owners within the immediate 100' boundary area of Hope Plaza informing them of the above-noted request for an amendment to the Site Development Plan for Hope Plaza. The names and addresses of property owners were provided to me by Geraldine Delgado of your department.

I have enclosed a copy of my letter to the homeowners along with copies of the sixty (60) Certified Mail Receipts for your records. Please note that there were several duplications of names on the list of owners. In this instance, I did not send additional copies to the same owners.

Very truly yours,

William Fanning Architect by

A handwritten signature in black ink that reads "H. William Fanning". The signature is stylized, with a large, looping flourish at the end.

H. William Fanning Principal

Enclosures: Letter dated May 4, 2018 to adjacent property owners
Copies of Certified Mail Receipts – 60 total

William Fanning Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110
505-268-1624

May 4, 2018

To Whom It May Concern:

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

I am writing you as a property owner adjacent to Hope Plaza. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande and Hope-in-the-Desert Episcopal Church in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes. This request is for a second amendment to the Plan.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by



H. William Fanning Principal

7018 0680 0001 6547 5147

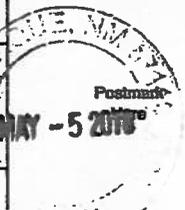
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To Elizabeth Marotta Adams

Street and Apt. No. 8516 Tierra Morena Pl NE

City, State, ZIP+4® Albuquerque, NM 87122

PS Form 3800, Apr 2010

7018 0680 0001 6547 5154

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To AMAFCA

Street and Apt. No. 2600 Prospect Ave NE

City, State, ZIP+4® Albuquerque, NM 87107

PS Form 3800, Apr 2010

7018 0680 0001 6547 5192

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To Marque D Broussard

Street and Apt. No. 8715 Hampton Ave NE

City, State, ZIP+4® Albuquerque, NM 87122

PS Form 3800, Apr 2010

7018 0680 0001 6547 5208

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To Pamela & Jean Paige Trustee Butler

Street and Apt. No. 8608 Hampton Ave NE

City, State, ZIP+4® Albuquerque, NM 87122

PS Form 3800, Apr 2010

7018 0680 0001 6547 5215

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To Robert & Lina Adachi Chang

Street and Apt. No. 8704 Aspen Leaf Dr NE

City, State, ZIP+4® Albuquerque, NM 87122

PS Form 3800, Apr 2010

7018 0680 0001 6547 5222

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage

Total Postage and T

Sent To Carlos Ciddio

Street and Apt. No. P.O. Box 94341

City, State, ZIP+4® Albuquerque, NM 87199-

PS Form 3800, Apr 2010

7018 0680 0001 6547 5246

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Chadwick B & Kathy A Cooper
Street and Apt. No.	8604 Hampton Ave NE
City, State, ZIP+4®	Albuquerque, NM 87122

PS Form 3800, April 2012



7018 0680 0001 6547 5239

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Scott B & Pamela M Clark
Street and Apt. No.	P. O. Box 14641
City, State, ZIP+4®	Albuquerque, NM 87191-4641

PS Form 3800, April 2012



7018 0680 0001 6547 5253

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Justin & Ginny M Cooper
Street and Apt. No.	8716 Hampton Ave NE
City, State, ZIP+4®	Albuquerque, NM 87122

PS Form 3800, April 2012



7018 0680 0001 6547 5260

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Carol & Lee Katherine BO DeChiara
Street and Apt. No.	8709 Hampton Ave NE
City, State, ZIP+4®	Albuquerque, NM 87122

PS Form 3800, April 2012



7018 0680 0001 6547 5277

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Carol Akkert & Associates
Street and Apt. No.	Desert Vista HOA
City, State, ZIP+4®	4121 Eubank Blvd NE
	Albuquerque, NM 87111

PS Form 3800, April 2012



7018 0680 0001 6547 5284

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	
Sent To	Juanita C Duran
Street and Apt. No.	8512 Tierra Morena Pl NE
City, State, ZIP+4®	Albuquerque, NM 87122

PS Form 3800, April 2012



7018 0680 0001 6547 5291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Bryan L & Barbara A Euler**
 Street and Apt. No. **8509 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11



7018 0680 0001 6547 5307

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Chun & Shen Hui Fu**
 Street and Apt. No. **8700 Aspen Leaf Dr NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11



7018 0680 0001 6547 5314

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

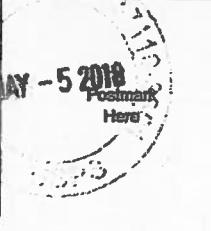
Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Fent & Melfen Zhao Gao**
 Street and Apt. No. **8705 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11



7018 0680 0001 6547 5321

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Kapil K & Achla Goyal**
 Street and Apt. No. **8712 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11



7018 0680 0001 6547 5338

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Charles E & Scholtz Susan C Gutierrez**
 Street and Apt. No. **8708 Hampton Pl NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11



7018 0680 0001 6547 5345

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **Richard V & Valerie S Hall**
 Street and Apt. No. **8605 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 3/11

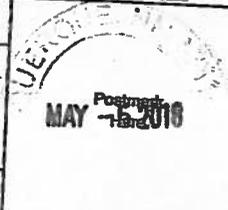


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **George A & Cara L Hammond**
 Street and Apt. No. **8808 Rich Ct NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2010

7018 0680 0001 6547 5352

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **Steven M & Audry M Handy**
 Street and Apt. No. **8505 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2010

7018 0680 0001 6547 5369

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **Ivan & Bereiter Jeanne Herceg**
 Street and Apt. No. **8501 Alameda Blvd NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2010

7018 0680 0001 6547 5376

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **Mark & Elizabeth Hess**
 Street and Apt. No. **8619 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2010

7018 0680 0001 6547 5383

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **High Mesa Hope Plaza**
 Street and Apt. No. **8300 Carmel Ave NE #601**
 City, State, ZIP+4® **Albuquerque, NM 87122-3125**

PS Form 3800, Apr 2010

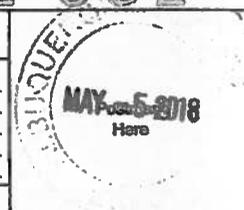
7018 0680 0001 6547 5390

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and F	\$

Sent To **c/o US Bank Hope Plaza Office Partners**
 Street and Apt. No. **9467 Milliken Ave**
 City, State, ZIP+4® **Rancho Cucamonga, CA**

PS Form 3800, Apr 2010

7018 0680 0001 6547 5406

7018 0360 0001 6147 1913

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Mickey and Janet Barnett
 Street and Apt. No., or PO Box No.
8515 Hampton Av. NE
 City, State, ZIP+4®
Albua. NM 87122

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0360 0001 6147 1906

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Mary Barrera - Martinez
 Street and Apt. No., or PO Box No.
9420 Bear Mountain Trail NE
 City, State, ZIP+4®
Albua. NM 87113

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0680 0001 6547 5425

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Tuan & Le Tam Huynh
 Street and Apt. No.,
7915 Central Ave NE
 City, State, ZIP+4®
Albuquerque, NM 87108

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0680 0001 6547 5420

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Lewis E & Nancy L Jones
 Street and Apt. No.,
8504 Tierra Morena Pl NE
 City, State, ZIP+4®
Albuquerque, NM 87122

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0680 0001 6547 5437

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Mandip & Shrestha Nancy Joshi
 Street and Apt. No.,
8401 Hampton Ave NE
 City, State, ZIP+4®
Albuquerque, NM 87122

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0680 0001 6547 5444

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Bhaveshkumar I Trustee Kapadia
 Street and Apt. No.,
8708 Aspen Leaf Dr NE
 City, State, ZIP+4®
Albuquerque, NM 87122

PS Form 3800, April 2016 PSN 7530-01-000-9001 See Reverse for Instructions

7018 0680 0001 6548 6464

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

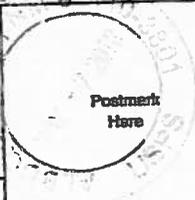
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Llave Enterprises Inc**
Street and Apt. No. **8830 Keeran Lane NE**
City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 4/06

7018 0680 0001 6548 6457

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

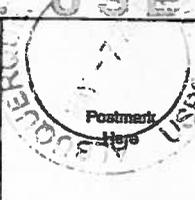
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Brian & Angie Long**
Street and Apt. No. **8804 Rich Ct. NE**
City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 4/06

7018 0680 0001 6548 6495

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Pannipa & Apiratikil Paveen Kiatbaramee**
Street and Apt. No. **8705 Aspen Leaf Dr NE**
City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 4/06

7018 0680 0001 6548 6488

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

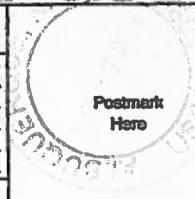
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Alexander & Kristen Kim**
Street and Apt. No. **8801 Rich Ct NE**
City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 4/06

7018 0680 0001 6548 6471

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

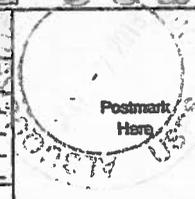
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Anthony J & Monica R. Kozlowski**
Street and Apt. No. **3604 Espejo St. NE**
City, State, ZIP+4® **Albuquerque, NM 87111**

PS Form 3800, 4/06

7018 0680 0001 6547 5512

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

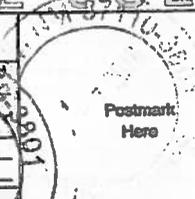
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and
\$ _____



Sent To **Tram Thi & Tran Bo Nguyen**
Street and Apt. No. **8509 Tierra Morrena Pl NE**
City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, 4/06

7018 0680 0001 6547 5451

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

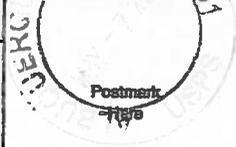
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **Robert B & Jaimie S Martin**
 Street and Apt. No. **8519 Tierra Morena Pl NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2008



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

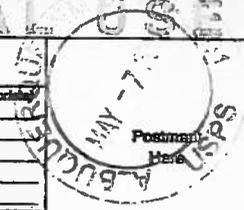
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **Giuseppe & Anna Matonti**
 Street and Apt. No. **2628 Wisconsin St NE**
 City, State, ZIP+4® **Albuquerque, NM 87110**

PS Form 3800, Apr 2008



7018 0680 0001 6547 5466

7018 0680 0001 6547 5475

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

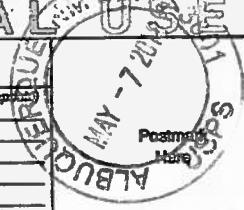
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **Amsale & Kevin McCourt**
 Street and Apt. No. **8620 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2008



7018 0680 0001 6547 5482

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

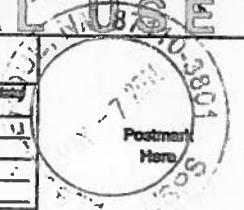
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **Patrick D & Monyca LS McWethy**
 Street and Apt. No. **8700 Hampton Ave NE**
 City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, Apr 2008



7018 0680 0001 6547 5505

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **MOBY PARTNERSHIP**
 Street and Apt. No. **5600 Wyoming Blvd NE**
 City, State, ZIP+4® **Albuquerque, NM 87109**

PS Form 3800, Apr 2008



7018 0680 0001 6547 5499

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

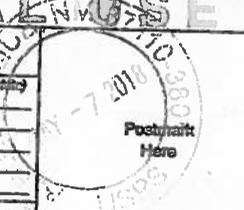
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and
\$

Sent To **MOBY PARTNERSHIP**
 Street and Apt. No. **PO BOX 332**
 City, State, ZIP+4® **FARWELL, TX 79325**

PS Form 3800, Apr 2008



7018 0680 0001 6547 5529

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Joseph W & Baehr Karen L O'Neill**

Street and Apt. No. **8805 Pico La Cueva Rd NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2013

7018 0680 0001 6547 5536

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Bradley & Jeanette Opatz**

Street and Apt. No. **8508 Hampton Ave NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2013

4585 4585 0001 6547 5543

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

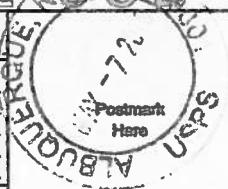
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Paradise West**

Street and Apt. No. **7423 Lantern Rd. NE**

City, State, ZIP+4® **Albuquerque, NM 87109**

PS Form 3800, April 2013

7018 0680 0001 6547 5550

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

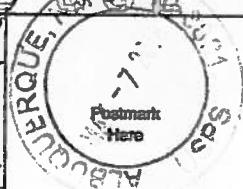
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Amrutal B Patel**

Street and Apt. No. **8600 Hampton Ave NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2013

7018 0680 0001 6547 5567

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Pankaj & Nayana Patel**

Street and Apt. No. **8709 Aspen Leaf Dr. NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2013

7018 0680 0001 6547 5574

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and \$ _____

Sent To **Trustees c/o Accumatch Protestant Episcopal Church**

Street and Apt. No. **2711 LBJ Fwy #1065**

City, State, ZIP+4® **Dallas, TX 75234**

PS Form 3800, April 2013

7018 0680 0001 6547 5581

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

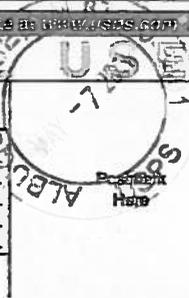
Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Margot & Alexis M Robinson
8509 Alameda Blvd NE
Albuquerque, NM 87122



7018 0680 0001 6547 5598

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

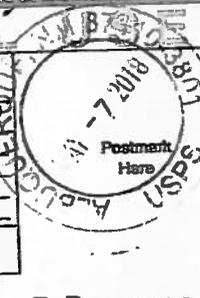
Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Mark E & Lucy B Reverse
8601 Hampton Ave NE
Albuquerque, NM 87122



7018 0680 0001 6547 5604

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

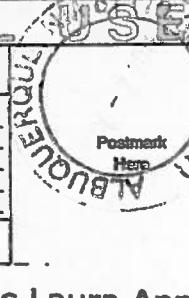
Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Janice & Harris Laura Ann
Rubi
8616 Hampton Ave. NE
Albuquerque, NM 87122



7018 0680 0001 6547 5611

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

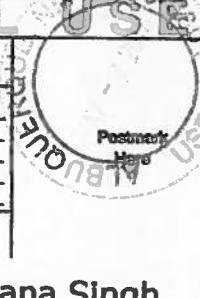
Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Prabhat & Anjana Singh
8801 Hampton Ave NE
Albuquerque, NM 87122



7018 0680 0001 6547 5628

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Slaman Holdings LLC
8010 Palomas Ave NE #B
Albuquerque, NM 87109-
5201



7018 0680 0001 6547 5635

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and F

\$

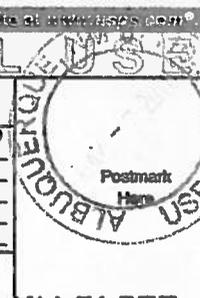
Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2008

Samuel H & Julie A Smith
8704 Hampton Ave. NE
Albuquerque, NM 87122



7016 0680 0001 6547 5642

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To **John & Amanda G Steves**

Street and Apt. No. **8701 Aspen Leaf Dr NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7016 0680 0001 6547 5659

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To **Jeffrey M & Shelton Kelly S Sticha**

Street and Apt. No. **8805 Rich Ct. NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7016 0680 0001 6547 5666

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To **Joseph Herman & Mary Louise Valdez**

Street and Apt. No. **8515 Tierra Morena Pl NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7016 0680 0001 6547 5673

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To **T Kent & Mary Anne Vaughn**

Street and Apt. No. **8516 Hampton Ave NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7016 0680 0001 6547 5680

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

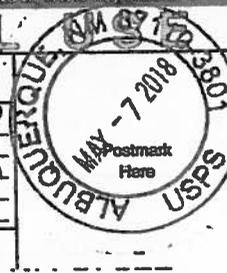
Total Postage and \$

Sent To **Changqing & Liu Beiling Wang**

Street and Apt. No. **8615 Hampton Ave NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7016 0680 0001 6547 5697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To **Stephen M Wray**

Street and Apt. No. **8505 Tierra Morena Pl NE**

City, State, ZIP+4® **Albuquerque, NM 87122**

PS Form 3800, April 2017



7038 0680 0001 6547 5703

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

ALBUQUERQUE, NM 87122

OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate) \$2.75

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

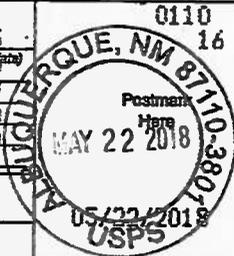
Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70



Sent To Edward & Clare Gvellar

Street and Apt. No., or PO Box No. 8701 Hampton Av. NE

City, State, ZIP+4® Albuq., NM 87122-2699

mailing list - PROPERTY OWNERS adjacent to
Hope Plaza

- 3A ✓ LLAVE ENTERPRISES INC
8830 KEERAN LN NE
ALBUQUERQUE NM 87122
- ✓ GAO FENG & MEIFEN ZHAO
8705 HAMPTON AVE NE
ALBUQUERQUE NM 87122
- ✓ MATONTI GIUSEPPE & ANNA
TRUSTEES MATONTI FAMILY TRUST
2628 WISCONSIN ST NE
ALBUQUERQUE NM 87110-3756
- 10 ✓ COOPER CHADWICK B & KATHY A
8604 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2636
- ✓ STICHA JEFFREY M & SHELTON KELLY S
8805 RICH CT NE
ALBUQUERQUE NM 87122
- 19 ✓ JONES LEWIS E & NANCY L
8504 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122
- 35 ✓ LONG BRIAN & ANGIE
8804 RICH CT NE
ALBUQUERQUE NM 87122
- ✓ DURAN JUANITA C
8512 TIERRA MORENA PL NE
ALBUQUERQUE NM 87112
- 2) ✓ AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836
- ✓ LARK SCOTT B & PAMELA M
PO BOX 14641
ALBUQUERQUE NM 87191-4641
- A2 ✓ NGUYEN TRAM THI & TRAN BO
8509 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122
- 6 ✓ BUTLER PAMELA JEAN PAIGE TRUSTEE
BUTLER TRUST
8608 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2636
- ✓ ROBINSON MARGOT L & ALEXIS M
8509 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122
- 11 ✓ COOPER JUSTIN A & GINNY M
8716 HAMPTON AVE NE
ALBUQUERQUE NM 87122
- 15 ✓ EULER BRYAN L & BARBARA A
8509 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2675
- AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836
- 40 ✓ MOBY PARTNERSHIP
PO BOX 332
FARWELL TX 79325
- ✓ MARTIN ROBERT B & JAIMIE S
8519 TIERRA MORENA PL NE
ALBUQUERQUE NM 87112
- ✓ VALDEZ JOSEPH HERMAN & MARY
LOUISE
8515 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122
- 57 ✓ ADAMS ELIZABETH MAROTTA
8516 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122
- DESERT VISTA HOMEOWNERS
ASSOCIATION C/O CAROL AKKERT &
ASSOCIATES
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421
- 61 ✓ CUELLAR EDWARD LOUIS & CLARE M
8701 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2639
- 20 ✓ HALL RICHARD V & VALERIE S
8605 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2638
- ✓ RUBI JANICE L & HARRIS LAURA ANN &
RUBI JOANNA MARIE CO TRUSTEES
RUBI TRUST
8616 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2636
- 51 ✓ SMITH SAMUEL H & JULIE A
8704 HAMPTON AVE NE
ALBUQUERQUE NM 87122
- 21 ✓ HAMMOND GEORGE A & CARA L
8808 RICH CT NE
ALBUQUERQUE NM 87122
- ✓ MATONTI GIUSEPPE & ANNA
TRUSTEES MATONTI FAMILY TRUST
2628 WISCONSIN ST NE
ALBUQUERQUE NM 87110-3756
- 41 ✓ MOBY PARTNERSHIP
5600 WYOMING BLVD NE
ALBUQUERQUE NM 87109-3149
- 48 ✓ TRUSTEES PROTESTANT EPISCOPAL
CHURCH C/O ACCUMATCH
2711 LBJ FWY SUITE 1065
DALLAS TX 75234
- 13 ✓ DESERT VISTA HOMEOWNERS
ASSOCIATION C/O CAROL AKKERT &
ASSOCIATES
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

✓ HOPE PLAZA OFFICE PARTNERS LLC
✓ C/O US BANK ATTN JEFFREY TAMARA
✓ 467 MILIKEN AVE
✓ NCHO CUCAMONGA CA 91730-6004

~~MOBY PARTNERSHIP
PO BOX 332
FAIRWELL TX 79325~~

✓ 53 SLAMAN HOLDINGS LLC
8010 PALOMAS AVE NE SUITE B
ALBUQUERQUE NM 87109-5201

~~MOBY PARTNERSHIP
PO BOX 332
FAIRWELL TX 79325~~

25 ✓ HIGH MESA HOPE PLAZA UN 101E LLC
✓ HOPE PLAZA UN 101E STOFAC LLC &
ETAL
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122-3125

~~MOBY PARTNERSHIP
PO BOX 332
FAIRWELL TX 79325~~

~~BLAVE ENTERPRISES INC
8830 KEFRAN LANE
ALBUQUERQUE NM 87122-3782~~

✓ 24 OPATZ BRADLEY E & JEANETTE E
8508 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2674

23 ✓ HANDY STEVEN M & AUDRY M
8505 HAMPTON AVE NE
ALBUQUERQUE NM 87122

8 ✓ GOYAL KAPIL K & ACHLA
8712 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2637

✓ 45 PARADISE WEST INC
7423 LANTERN RD NE
ALBUQUERQUE NM 87109

12 ✓ DECHIARA CARL & LEE KATHERINE BO
8709 HAMPTON AVE NE
ALBUQUERQUE NM 87122

33 ✓ KOZLOWSKI ANTHONY J & CLOSNER-
✓ KOZLOWSKI MONICA R
3604 ESPEJO ST NE
ALBUQUERQUE NM 87111-4763

✓ 59 WANG CHANGQING & LIU BEILING
8615 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2638

29 ✓ JOSHI MANDIP & SHRESTHA NANCY
8501 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2675

13 ✓ HERCEG IVAN & BEREITER JEANNE A
✓ CO-TRUSTEES HERCEG/BEREITER RVT
8501 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122-3704

19 ✓ GUTIERREZ CHARLES E & SCHOLTZ
✓ SUSAN C
8708 HAMPTON PL NE
ALBUQUERQUE NM 87122

✓ 50 ROVERSE MARK E & LUCY B
8601 HAMPTON AVE NE
ALBUQUERQUE NM 87122

5 ✓ BROUSSARD MARQUE D
8715 HAMPTON AVE NE
ALBUQUERQUE NM 87122

32 ✓ KIM ALEXANDER & KRISTEN
✓ 8801 RICH COURT CT NE
ALBUQUERQUE NM 87122-3790

3 ✓ BARNETT MICKEY & BARNET JANET
8515 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2675

4 ✓ BARRERA-MARTINEZ MARY J
9420 BEAR MOUNTAIN TRL NE
ALBUQUERQUE NM 87113

✓ 60 WRAY STEPHEN M
8505 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122-2958

38 ✓ MCCOURT AMSALE & KEVIN
8620 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2636

✓ 39 MCWETHY PATRICK D & MONYCA LS
8700 HAMPTON AVE NE
ALBUQUERQUE NM 87122

✓ 43 O'NEILL JOSEPH W & BAEHR KAREN L
8805 PICO LA CUEVA RD NE
ALBUQUERQUE NM 87122

✓ 58 VAUGHN T KENT & MARY ANNE
8516 HAMPTON AVE NE
ALBUQUERQUE NM 87122

✓ 46 ATEL AMRUTAL B
8600 HAMPTON AVE NE
ALBUQUERQUE NM 87122-2636

✓ 24 HESS MARK & ELIZABETH
8619 HAMPTON AVE NE
ALBUQUERQUE NM 87122

✓ 27 HUYNH TUAN & LE TAM
7915 CENTRAL AVE NE
ALBUQUERQUE NM 87108-2244

8
✓ CIDDIO CARLOS
P O BOX 94341
✓ ALBUQUERQUE NM 87199-4341

16
✓ FU CHUN & SHEN HUI
8700 ASPEN LEAF DR NE
✓ ALBUQUERQUE NM 87122-4224

31
✓ KIATBARAMEE PANNIPA & APIRATIKIL
PAVEEN
8705 ASPEN LEAF DR NE
ALBUQUERQUE NM 87122-4225

~~DESERT VISTA HOMEOWNERS
ASSOCIATION C/O CAROL AKKERT &
ASSOCIATES
4231 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421~~

55
✓ STEVES FRANK JOHN & AMANDA G
8701 ASPEN LEAF DR NE
ALBUQUERQUE NM 87122-4225

30
✓ KAPADIA BHAVESHKUMAR I TRUSTEE
KAPADIA RVT
8708 ASPEN LEAF DR NE
ALBUQUERQUE NM 87122-4224

✓
52 SINGH PRABHAT & ANJANA
8801 HAMPTON AVE NE
ALBUQUERQUE NM 87122

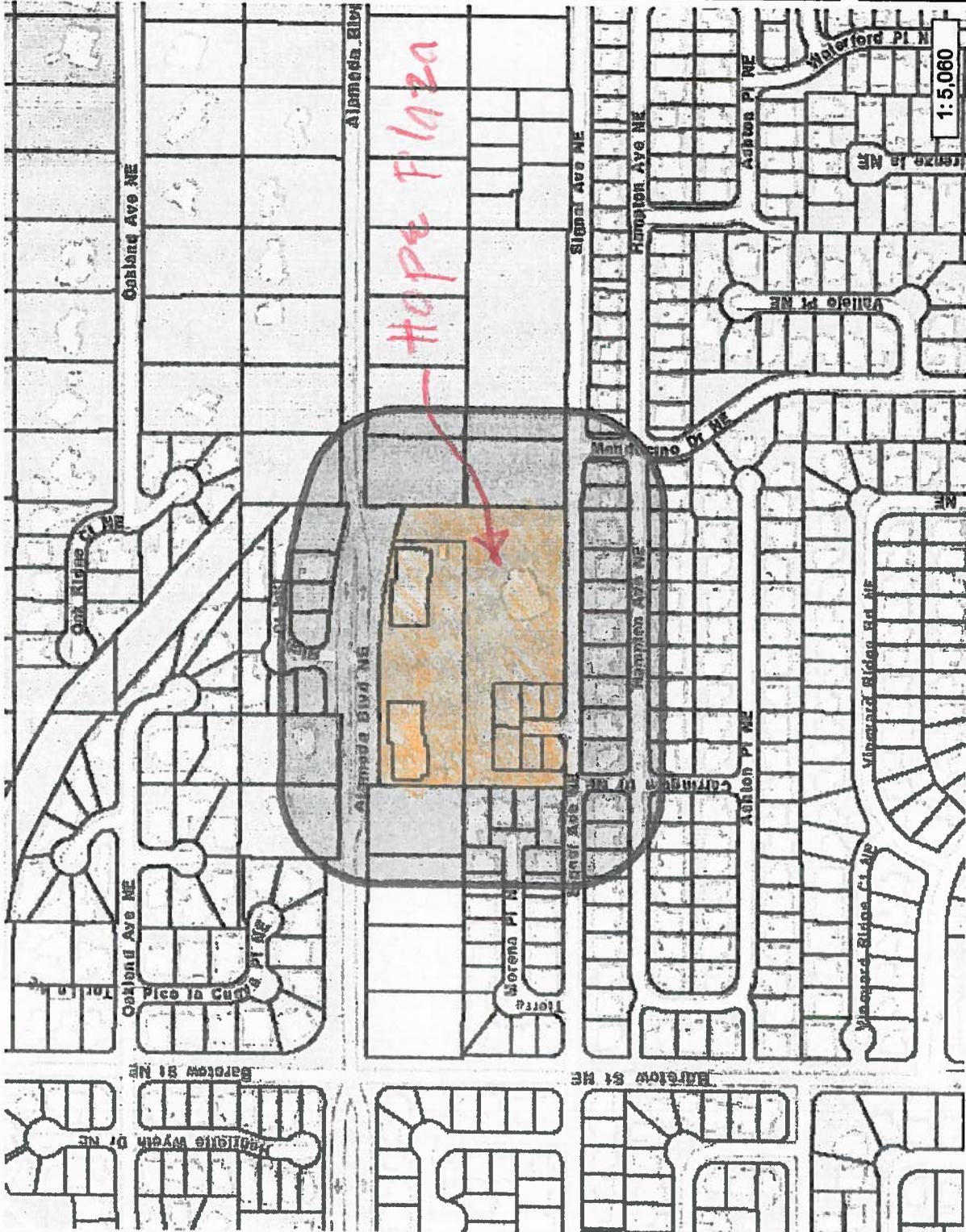
7
✓ CHANG ROBERT & LINA ADACHI
8704 ASPEN LEAF DR NE
ALBUQUERQUE NM 87122-4224

✓
47 PATEL PANKAJ & NAYANA
8709 ASPEN LEAF DR NE
ALBUQUERQUE NM 87122-4225



Legend

- Bernalillo County Parcels
- Municipal Limits
- Cornudas
- Edgewood
- Los Ranchos
- Rio Rancho
- Tjeras
- UNINCORPORATED
- World Street Map



1:5,060

Notes

Buffer: 230ft
ROW: Alameda Blvd. NE 130R



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

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

Project #: #1006520 18EPC-40027
Property Description/Address: Amendment to Site Development Plan for Subdivision and Building Permit for Hope Plaza
Date Submitted: 2 June 2018
Submitted By: Philip Crump
Meeting Date/Time: 31 May 2018, 6-7:30 pm
Meeting Location: Hope in the Desert Episcopal Church, 8700 Alameda Blvd NE
Facilitator: Philip Crump
Co-facilitator: Tyson Hummell

Parties:

- Agent/Applicant**
 - William Fanning, Architect, agent for the Episcopal Diocese of the Rio Grande
- Neighborhood Associations/Interested Parties:**
 - Vineyard Estates NA (VENA)
 - Nor Este NA (NENA)
 - District 4 Coalition of NAs

Meeting Summary:

The Applicant seeks approval of an Amendment to a previously approved Site Development Plan for Subdivision in order to allow sale of a .27 acre parcel within the larger 6 acre Hope Plaza. The meeting was attended by a small number of neighbors, some of whom are also parishioners of Hope in the Desert Episcopal Church. The agent/architect presented a summary of the history of the larger project and described the need for the sale of the small parcel. He noted the deed restrictions (appended to this report) which will accompany sale—limiting height of the two residences allowed, along with other restrictions. Of particular concern to those present was the growing impact of traffic along Signal Avenue NE, as the number of residences increases and drivers use that road for cut-through rather than Alameda to the north.

Outcome:

No one at the meeting expressed opposition to the proposal. Primary focus of concern was traffic congestion, with hope that City planners will keep this in focus.

Meeting Specifics –

1. Description of proposed project

- a. The applicant seeks approval of the Amendment for an area of .27 acres (approximately 6300 sq. ft.) out of approximately 6 acres in Hope Plaza, to be developed as two single-story residences of about 2050 sq. ft. each.
 - i. They will be styled to match the existing residential units at the SW corner of the Hope Plaza area and will each have a market value of about \$400,000.
 - ii. The homes should blend well and not interfere with localized housing characteristics or aesthetics.
- b. Each will have space for parking four vehicles—two in garages and two in the driveways.
 - i. The driveways will be separate and will have access south onto Signal.
- c. Setbacks, height restrictions and other R-T Code requirements will be followed, deed restrictions.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

- i. The location and heights are to protect the designated view plane for the church, which begins immediately north of the proposed building sites.
- d. There is a 15 foot encroachment into the Plaza area to provide adequate space for development.
- e. Essential service (garbage pickup, mail delivery, etc.) will take place pursuant of standard regulatory requirements.
- f. The builder will not be selected until after the application is approved.

2. History of the parcel and zoning

- a. [Hope Plaza development began about eleven years ago.]
- b. The residential units on the SW corner of the Plaza were built by Twilight Homes about five years ago, in a move to help defray the cost of the Plaza development.
- c. Sale of this parcel is also for generating funds.
- d. There is no timeline for future phases, such as the Parish Hall west of the church.
 - i. The Healing Center is no longer being considered for future development.

3. Traffic concerns

- a. Increasing volume and speed of traffic along residential Signal is a major concern of neighbors.
 - i. Many drivers use Signal to cut through from Paseo del Norte to areas near Tramway, as traffic along Tramway has increased a great deal.
- b. How will this development affect traffic congestion?
 - i. There will be little impact from only two households, though they will contribute to the overall aggregate traffic.
 - ii. For instance, might mail or other delivery vehicles park in the street?
 - iii. There is little contribution from Hope Plaza.
 - 1. Parents do use a south entrance on the west side of the Plaza to drop off students at the school in the Plaza.
 - 2. The major portion of vehicle access to the Plaza is off Alameda.
- c. Possible ways to address traffic speed and congestion include:
 - 1. Speed bumps or a stoplight at Signal and Ventura.
 - 2. Roundabout traffic circles
 - 3. Relocation of the NM International School
 - 4. Future improvements to Alameda NE
 - 5. The District 4 City Councilor sits on the EPC and may help support traffic improvement measures.
- ii. One person noted that when it becomes an issue, then the City may act.
 - 1. It requires citizens to say what and why it is an issue.

4. Other development issues

- a. A neighbor asked, "How much are we going to cram into a small area?"
- b. Development of the currently vacant area to the east of the Plaza awaits a concrete-lined channel to be constructed by AMAFCA at an unknown date in the future.
 - i. Until then, it is undevelopable.
- c. Asked whether the proposed project might affect other foreseeable development and infill, the response was that for--
 - i. Channelized La Cueva Arroyo, there would be no effect.
 - ii. Subsequent future sale of AMAFCA-owned properties, there would be no effect
 - iii. Future sale of additional Hope property (not in the view plane), there would be no effect.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

Action Plan: None

Action Items: None

Application Hearing Details:

1. The Environmental Planning Commission conducts regularly scheduled hearings on the second Thursday of each month in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque. Hearings generally begin at 8:30 a.m. and conclude when adjourned by the Environmental Planning Commission Chair.
2. A hearing for this application is scheduled for Thursday 14 June 2018, before the EPC.
3. Hearing Time:
 - a. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission schedule.
 - b. Those who wish to address the Commission must sign up at the beginning of the meeting.
4. Hearing Process:
 - a. Comments from facilitated meetings will go into a report, which goes to the Chair of the EPC and its members.
 - b. This is a consensus body representing five City departments.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
5. Resident Participation at Hearing:
 - a. The commissioners receive their materials the Thursday before the scheduled hearing in electronic format. At the same time, the staff reports and supplemental materials are also posted on the website for the public. (The Commission will only consider limited, clarifying written material, if it is submitted at least 48 hours prior to the hearing.)
 - b. Written comments must be received by one week prior to the meeting to be distributed to the members, and may be sent to:
Staff Planner Cheryl Somerfeldt csomerfeldt@cabq.gov
or
Derek Bohannon, EPC Chair, c/o Planning Dept, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Bill Fanning	Agent/architect
Father Dan Tuton	Parish rector
Jack Sloan	Parishioner
Lucy Baca	VENA
Dan Regan	Dist 4/KHNA
Diane Boomershine	VENA
Elizabeth Meek	VENA
Jim Griffee	NENA
Tacy Van Cleve	VENA

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

APPENDIX

Restrictive Building Covenants

Hope Plaza - Lots 7 and 8
Albuquerque, New Mexico

Zoning: SU-2 / O-1 and R-T

Single-family residences are a permissive use in the R-T zone. Houses on Lots 7 and 8 shall conform to Albuquerque Zone Code setback requirements for R-T uses as follows:

- 20' front yard at garage and 15' otherwise
- 5' side yards
- 15' rear yard

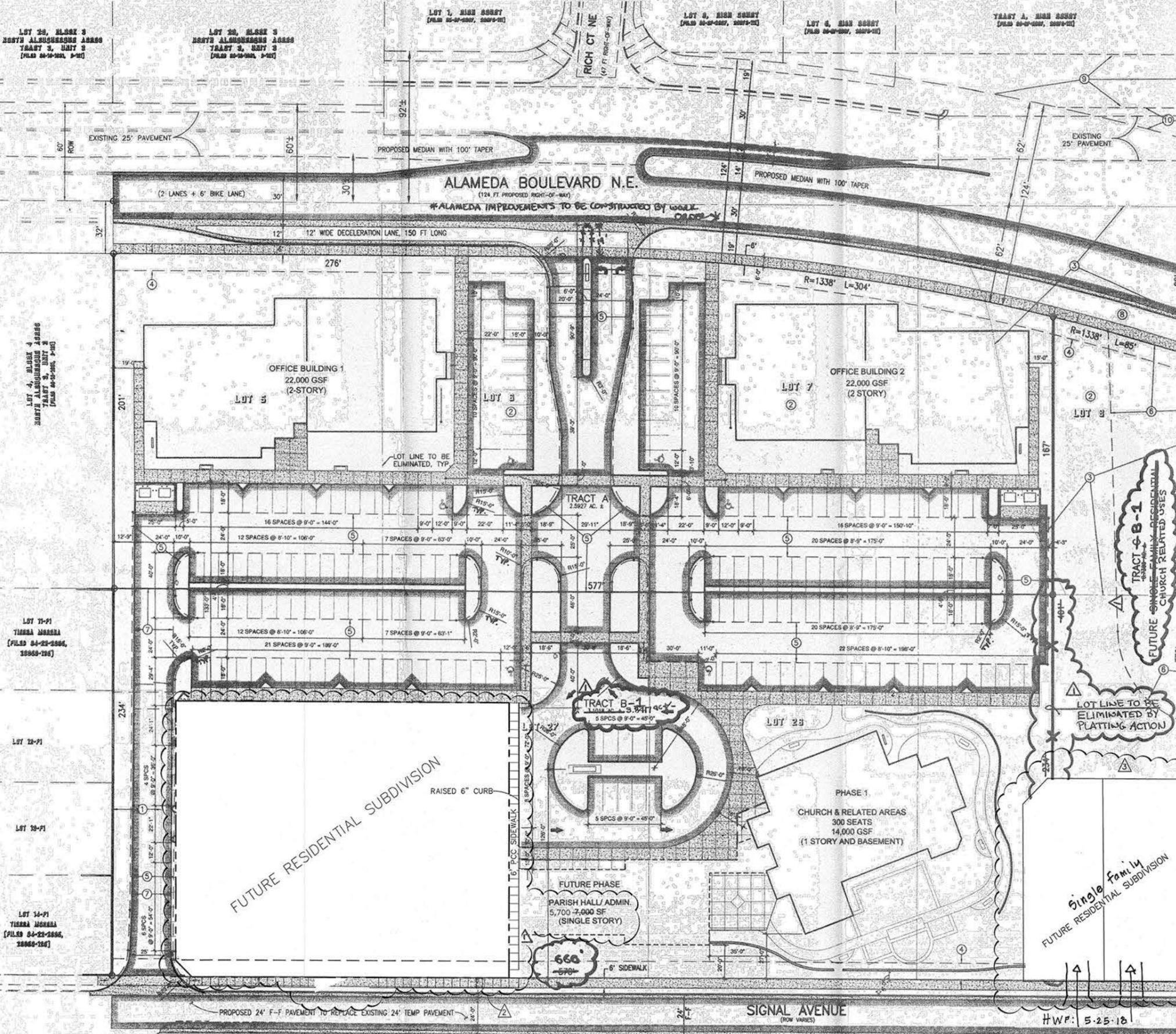
Houses shall be single family, one story only, maximum 2,050 gross sq. ft. heated area per BOMA standards for computation of heated building area. Maximum building height shall be 15'-6" as measured from finished floor to top of parapet for flat roof construction or top of ridgeline on sloped roofs.

Garages shall be two-car capacity with a double width driveway for a total of 4 off-street parking spaces per house.

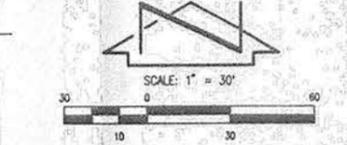
Perimeter yard walls shall be 6" wide stuccoed concrete masonry on concrete foundations. Maximum wall height shall not exceed 8'-0" from adjacent grade.

Houses shall follow residential design guidelines incorporated into the Amended Site Development Plan for Subdivision for Hope Plaza dated November, 2013, except as noted herein. House designs shall be compatible with the contemporary pueblo style of other buildings in Hope Plaza. Stucco colors shall be muted earth tones compatible with other building colors in Hope Plaza.

SITE PLAN REDUCTIONS



LEGAL DESCRIPTION
 LOTS 5-B AND 25-28, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
ZONING
 SU-2 / 0-1 & RT (VINEYARD SECTOR PLAN)
 LA CUEVA SECTOR PLAN DESIGN GUIDELINES APPLY PER THE VINEYARD SECTOR PLAN
SURVEY INFORMATION
 THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY CONDUCTED BY THIS FIRM DATED AUGUST 16, 2006 (UNRECORDED), NMP5 11184. TOPOGRAPHIC INFORMATION IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM ALSO DATED 08/16/06. EXISTING BERM EAST OF SITE IS FROM CONSTRUCTION PLANS FOR CPN 751781. EXISTING ALAMEDA PAVING AND UTILITY IMPROVEMENTS ARE FROM CONSTRUCTION PLANS FOR CPN 751983.



EASEMENTS AND RESTRICTIONS

- 1 APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 06-09-2004, TO BE VACATED BY FORTHCOMING ACTION.
- 2 NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY TO BE VACATED BY FORTHCOMING ACTION.
- 3 TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, TO BE VACATED BY FORTHCOMING ACTION.
- 4 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY PLAT.
- 5 PRIVATE ACCESS EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACTS A AND B.
- 6 PUBLIC DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY.
- 7 PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACT A AND B.
- 8 DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. ON PROPOSED HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.
- 9 PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
- 10 PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
 - MINIMUM BUILDING SETBACK IS 10 FT FOR TRACTS A AND B
 - BUILDING HEIGHT FOR TRACTS A AND B SHALL COMPLY WITH HEIGHT REGULATIONS FOR THE 0-1 ZONE
 - MAXIMUM F.A.R. FOR COMMERCIAL DEVELOPMENT IS 0.4 FOR TRACTS A AND B
 - SETBACKS, DENSITY AND OTHER CRITERIA FOR TRACT C WILL BE ADDRESSED BY SEPARATE EPC SUBMITTAL
 - FUTURE DEVELOPMENT PHASES SHALL NOT BE DELEGATED TO THE DRB
 - ALL FUTURE PHASES SHALL BE IN CONTEXT IN DESIGN, COLOR AND MATERIALS WITH THE PROPOSED MAIN FACILITY
 - LA CUEVA SECTOR DEVELOPMENT PLAN DESIGN REGULATIONS SHALL COMPLY TO ALL TRACTS

LOT 9, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 [FILED 04-22-2006, 10960-196]

LOT 24, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 [FILED 04-22-2006, 10960-196]

6 LOT RESIDENTIAL SUBDIVISION
2 LOT RESIDENTIAL SUBDIVISION
SUBDIVISION DESIGN STANDARDS

RESIDENTIAL DESIGN STANDARDS FOR PROPOSED SUBDIVISION ARE PER THE ZONING CODE; 14-16-2-9 AND THE DPM.
 LANDSCAPING DESIGN STANDARDS FOR PROPOSED SUBDIVISION ARE PER THE STREET TREE ORDINANCE; 6-6-2-1.

VARIANCES ARE AS FOLLOWS:
 1. LENGTH OF STUB-STREET (176' FROM CENTERLINE OF SIGNAL AVE.
 2. INCREASE OF THE NUMBER OF LOTS ON A STUB STREET FROM 4 TO 6 LOTS..

USE	AC.	% OF TOTAL
OFFICE	2.59	45%
CHURCH	2.06	35%
RESIDENTIAL	1.04	18%
TOTALS:	5.69 AC.	100%

DRB SITE DEVELOPMENT PLAN APPROVAL:
 PROJECT NUMBER: 1006520 APPLICATION NUMBER: 13EPC-40157

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIV./AMAF-CA	DATE
SOLID WASTE DEPARTMENT	DATE
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE

HIGH MESA Consulting Group
 FORMERLY JFF MOHRMANN AND ASSOCIATES, INC.
 4010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4290 FAX: 505.345.4254
 www.highmesacg.com

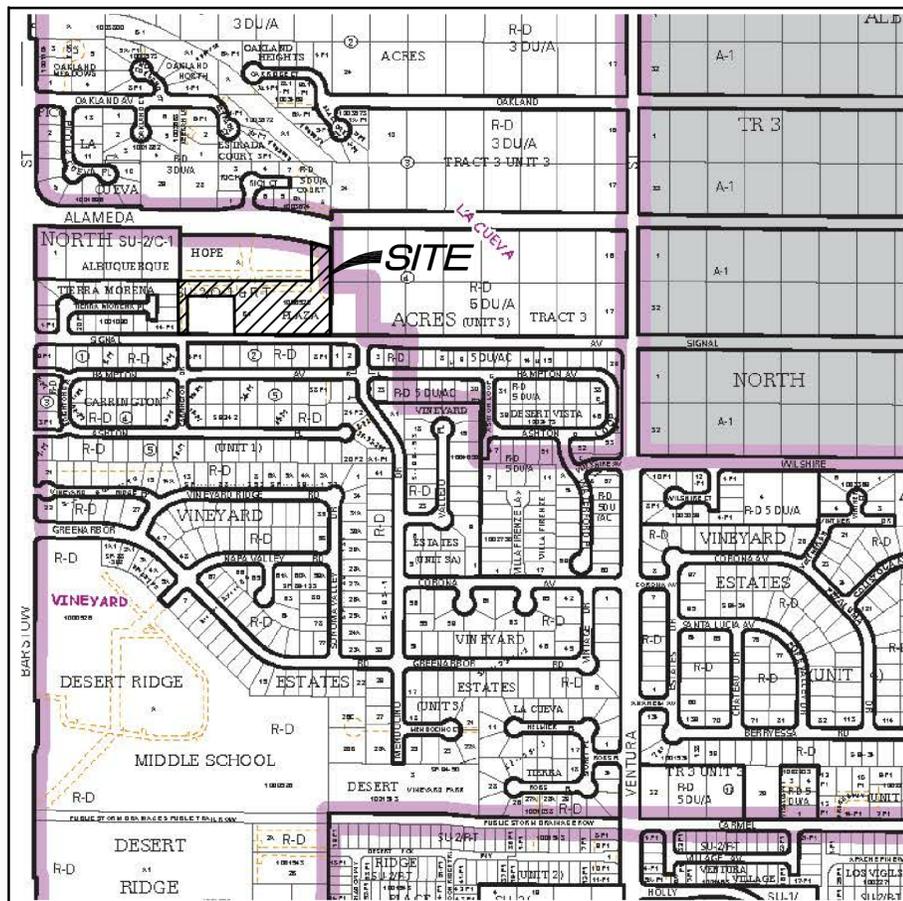
JFF ARCHITECTS
 Funding Bard Tatum Architects AIA, Ltd.
 6100 Indian School Rd. NE Ste 210
 Albuquerque NM 87110
 Phone: 505/883.2330
 Facsimile: 505/884.5500
 Web: www.jfbarch.com

HOPE PLAZA
 A CO-DEVELOPMENT OF
 HOPE EPISCOPAL CHURCH
 AND HOECH REAL ESTATE CORP.
 ALBUQUERQUE, NEW MEXICO
 01-29-14 JUNE 2007 05-22-18

SHEET TITLE **AMENDED**
 SITE PLAN FOR SUBDIVISION
 1 OF 2

File Path: [E:\WORK\MESA\604755PR.DWG]
 File Name: 604755PR.DWG
 Plot Date: 10-12-2007
 Plot Time: 2:15 pm
 PLOT BY: [UNRECORDED]
 FILED BY: [UNRECORDED]

HWP: 5.25.18



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page C-20.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 3.0701 acres

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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:

- Divide existing Tract B-1-A into one (1) tract and two (2) Lots as shown hereon.
- Grant the public and private easements as shown hereon.

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
April 27, 2018

PLAT OF
LOTS 7 AND 8 AND TRACT B-1-A1
HOPE PLAZA

(BEING A REPLAT OF TRACT B-1-A, HOPE PLAZA)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT

IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2018

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	_____	Date
New Mexico Gas Company	_____	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	_____	Date
Comcast	_____	_____	Date

CITY APPROVALS:

City Surveyor	_____	_____	Date
Department of Municipal Development	_____	_____	Date
Real Property Division	_____	_____	Date
Environmental Health Department	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
ABCWUA	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
Code Enforcement	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

SHEET 1 OF 3

SURVTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
LOTS 7 AND 8 AND TRACT B-1-A1
HOPE PLAZA

(BEING A REPLAT OF TRACT B-1-A, HOPE PLAZA)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2018

**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."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "PLAT OF TRACT B-1, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 2012 in Plat Book 2012C, Page 43.
- b. Plat entitled "PLAT OF TRACTS A, B, AND C, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2008 in Plat Book 2008C, Page 6.
- c. Plat of "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121.
- d. Plat entitled "PLAT OF TIERRA MORENA SUBDIVISION SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, T. 11 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 22, 2005 in Plat Book 2005C, Page 125.
- e. Plat entitled "CORRECTION PLAT, VACATION AND REPLAT OF LOTS 1 THRU 8 AND LOTS 23 THRU 32, BLOCK 5, TOGETHER WITH A PORTION OF SIGNAL AVENUE N.E., AND A PORTION OF WILSHIRE AVENUE N.E., NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 TO CARRINGTON SUBDIVISION, UNIT ONE, SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, T. 11 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 6, 1993 in Plat Book 93C, Page 225.
- f. Plat entitled "PLAT OF TRACTS B-1-A AND B-1-B, HOPE PLAZA (BEING A REPLAT OF TRACT B-1, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 20, 2014 in Plat Book 2014C, page 20.
- g. Plat entitled "PLAT OF LOTS 1 THRU 6, HOPE PLAZA (BEING A REPLAT OF TRACT B-1-B, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 28, 2014 in Plat Book 2014C, page 92.

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 17, Township 11 North, Range 4 east, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract B-1-A, Hope Plaza as the same is shown and designated on the plat entitled "PLAT OF TRACTS B-1-A AND B-1-B, HOPE PLAZA (BEING A REPLAT OF TRACT B-1, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 20, 2014 in Plat Book 2014C, Page 20.

Said parcel contains 3.0701 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 7 AND 8 AND TRACT B-1-A1, HOPE PLAZA (BEING A REPLAT OF TRACT B-1, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 the public and private 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)

Hope-in-the Desert Episcopal Church

By: John H. Sloane, Senior Warden

Episcopal Diocese of the Rio Grande

By: Michael Vono, Bishop

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by John Sloane, Senior Warden of Hope-in-the Desert Episcopal Church.

My commission expires _____
 Notary Public

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Michael Vono, Bishop Episcopal Diocese of the Rio Grande

My commission expires _____
 Notary Public

NOTES PERTAINING TO SUBJECT PROPERTY

Tracts B-1-A and B-1-B are subject to the existing conditions, covenants, conditions and easements as cited on prior plat of Hope Plaza filed April 17, 2012 as follows:

1. No direct vehicular access to former Tract C, Hope Plaza is permitted from Alameda Boulevard. An access easement to Alameda Boulevard was granted across Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3 by document filed 01-09-2008, as Doc. # 2008002906, records of Bernalillo County, New Mexico.
2. A portion of former Tract B, Hope Plaza is subject to a Declaration of Covenants, filed 01-09-2008 as Doc. # 2008002903, records of Bernalillo County, New Mexico.
3. A portion of former Tract B, Hope Plaza is subject to an Access, Drainage and Shared Parking Agreement with the owners of Tract A, Hope Plaza, filed 01-09-2008 as Doc. # 2008002904, modified by instrument filed 06-08-2009 as Doc. # 2009064058, and by instrument filed 06-08-2009 as Doc. # 2009064059, records of Bernalillo County, New Mexico.
4. A portion of former Tract B, Hope Plaza is subject to a Sign Easement Agreement with the owners of Tract A, Hope Plaza, filed 01-09-2008 as Doc. # 2008002905, records of Bernalillo County, New Mexico.
5. A portion of former Tract C, Hope Plaza is subject to a Preliminary Pre-Development Fee Agreement with Albuquerque Public Schools, filed 01-09-2008 as Doc. # 2008002907, records of Bernalillo County, New Mexico.
6. A portion of former Tract C, Hope Plaza is subject to a Patent, filed 10-27-1923 in Book 80, Page 353, records of Bernalillo County, New Mexico.
7. A portion of former Tract C, Hope Plaza may be subject to a Temporary Drainage Easement, filed 09-06-2007 as Doc. # 2007128672, records of Bernalillo County, New Mexico.

FLOOD ZONE DETERMINATION

The majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and a minor northeastern portion of the subject property lies within a Zone AO (Depth 2') (Flood depths of 1 to 3 feet usually sheet flow on sloping terrain, average depths determined. For areas of alluvial fan flooding, velocities also determined) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 141, dated September 26, 2008.

EXISTING EASEMENT LEGEND

- | | |
|-----|---|
| (A) | Existing Private Access Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6 to serve Tracts A and B. Maintenance and operation of this easement shall be in accordance with the Hope Plaza Owner's Agreement filed 01-09-2008, Document No. 2008002904. |
| (B) | Existing Private Drainage Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6 to serve Tract A. Maintenance and operation of this easement shall be in accordance with the Hope Plaza Owner's Agreement filed 01-09-2008, Document No. 2008002904. |
| (C) | Existing Public Utility Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6. |
| (D) | Existing Private Drainage Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6 to serve the City of Albuquerque. |
| (E) | Approximate location of Existing Private Drainage Easement granted by Document filed 06-09-2004 in Book A79, Page 278 as Document No. 2004080490. |
| (G) | Existing 10' PNM Joint Electric and Gas Easement granted by Document filed 09-30-2008 as Document No. 2008107716. |
| (H) | Location of Temporary Public Drainage Easement granted by Document filed 09-06-2007 as Document No. 2007128672. |
| (J) | Existing 10' Qwest Corporation d/b/a Centurylink QC and Comcast Cable Easement granted by plat filed 04-17-2012 in Plat Book 2012C, page 43. |
| (K) | Existing 29.5' Private Drainage Easement for the benefit of Tract B-1-B granted by plat filed August 29, 2014 in Plat Book 2014C, Page 92. Said easement to be maintained by the owners of Tract B-1-A. |

SHEET 2 OF 3

SURVTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

LINE TABLE	
LINE LENGTH	N44°39'41"W
BEARING	49.52
L2	N89°38'33"W
L3	N45°13'35"E
L1	21.16

PLAT OF
HOPE PLAZA
 LOTS 7 AND 8 AND TRACT B-1-A1
 (BEING A REPLAT OF TRACT B-1-A, HOPE PLAZA)
 SITUATE WITHIN
 THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2018

CURVE TABLE				
CURVE LENGTH	85.77	1338.00	42.90	85.76
RADIUS	574°15'03"E			
TANGENT				
CHORD				
CHORD BEARING				
DELTA				3°40'23"
C1				



LOT 4, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 Filed 09-10-1931 in Volume D, Folio 121

1 inch = 40 ft.
 (IN FEET)

stamped "L.S. 1184"
 Fd. PK Nail and Disc.

234.48'

LOT 11-P1

LOT 12-P1

LOT 13-P1

LOT 14-P1

TIERRA MORENA
 Filed 04-22-2005 in Plat Book 2005C, Page 125
 (N 001905° E, 234.29)

166.16'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

Albuquerque Control Survey Monument "7-C19"
 New Mexico State Plane Coordinates
 Central Zone = MAD 83
 North = 1,522,068.520 feet
 East = 1,550,417.138 feet
 Elevation = 5485.723 feet (NAVD 1988)
 Delta Alpha = -001°24'28"
 Ground to Gnd Factor = 0.999650745

CARRINGTON DRIVE

stamped "L.S. 1184"
 Fd. PK Nail and Disc.

698.25'

1-P1

1-P1

2-P1

3-P1

4-P1

5-P1

6-P1

7-P1

SIGNAL AVENUE

Existing 38' R/W

N89°38'33"W

318.24'

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

LOT 260

LOT 261

LOT 262

LOT 263

LOT 264

LOT 265

LOT 266

LOT 267

LOT 268

LOT 269

LOT 270

ADDITIONAL STAFF INFORMATION

Restrictive Building Covenants

Hope Plaza - Lots 7 and 8
Albuquerque, New Mexico

Zoning: SU-2 / O-1 and R-T

Single-family residences are a permissive use in the R-T zone. Houses on Lots 7 and 8 shall conform to Albuquerque Zone Code setback requirements for R-T uses as follows:

- 20' front yard at garage and 15' otherwise
- 5' side yards
- 15' rear yard

Houses shall be single family, one story only, maximum 2,050 gross sq. ft. heated area per BOMA standards for computation of heated building area. Maximum building height shall be 15'-6" as measured from finished floor to top of parapet for flat roof construction or top of ridgeline on sloped roofs.

Garages shall be two-car capacity with a double width driveway for a total of 4 off-street parking spaces per house.

Perimeter yard walls shall be 6" wide stuccoed concrete masonry on concrete foundations. Maximum wall height shall not exceed 8'-0" from adjacent grade.

Houses shall follow residential design guidelines incorporated into the Amended Site Development Plan for Subdivision for Hope Plaza dated November, 2013, except as noted herein. House designs shall be compatible with the contemporary pueblo style of other buildings in Hope Plaza. Stucco colors shall be muted earth tones compatible with other building colors in Hope Plaza.