



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1004375
Case Number: 18EPC- 40023, 38
Hearing Date: June 14, 2018**

Staff Report

Agent	Consensus Planning
Applicant	Haggar Group, LLC
Request	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Tract 1-B, plat of tracts 1-A & 1-B of the P & J Subdivision
Location	San Antonio Dr. between San Pedro Dr. NE and Louisiana Blvd. NE
Size	3.1 acres
Existing Zoning	SU-1 PRD (Planned Residential Development)
Proposed Zoning	SU-1 for Outdoor Vehicle (RV and Boat) Storage

Staff Recommendation

**APPROVAL of Project # 1004375
Case # 18EPC-40023, 38
based on the Findings and subject to the
Conditions of Approval included within this
report.**

**Staff Planner
Maggie Gould**

Summary of Analysis

The applicant requests a zone change from SU-1 PRD to SU-1 for Outdoor Vehicle Storage and Site Plan to allow the expansion of an existing storage facility to the west of the subject site.

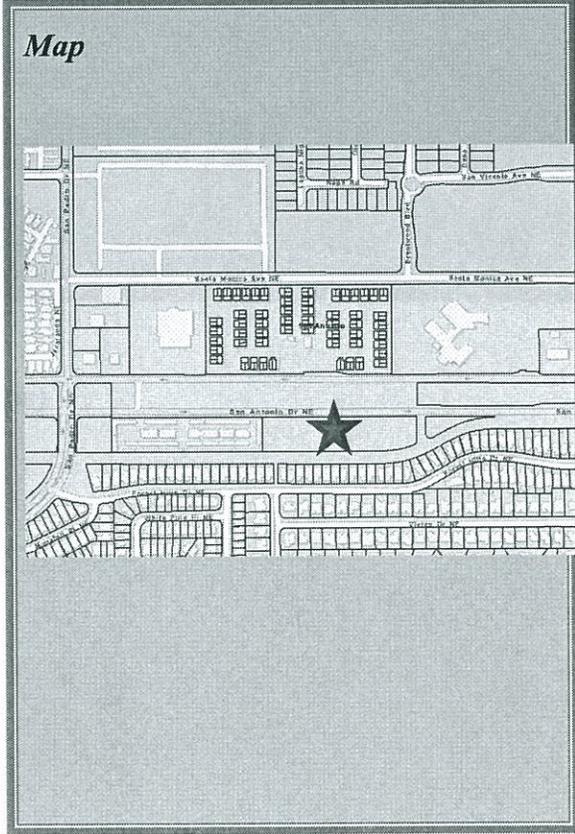
The requests are not in conflict with the Comprehensive Plan and further applicable policies regarding development patterns, transitions, and solid waste management.

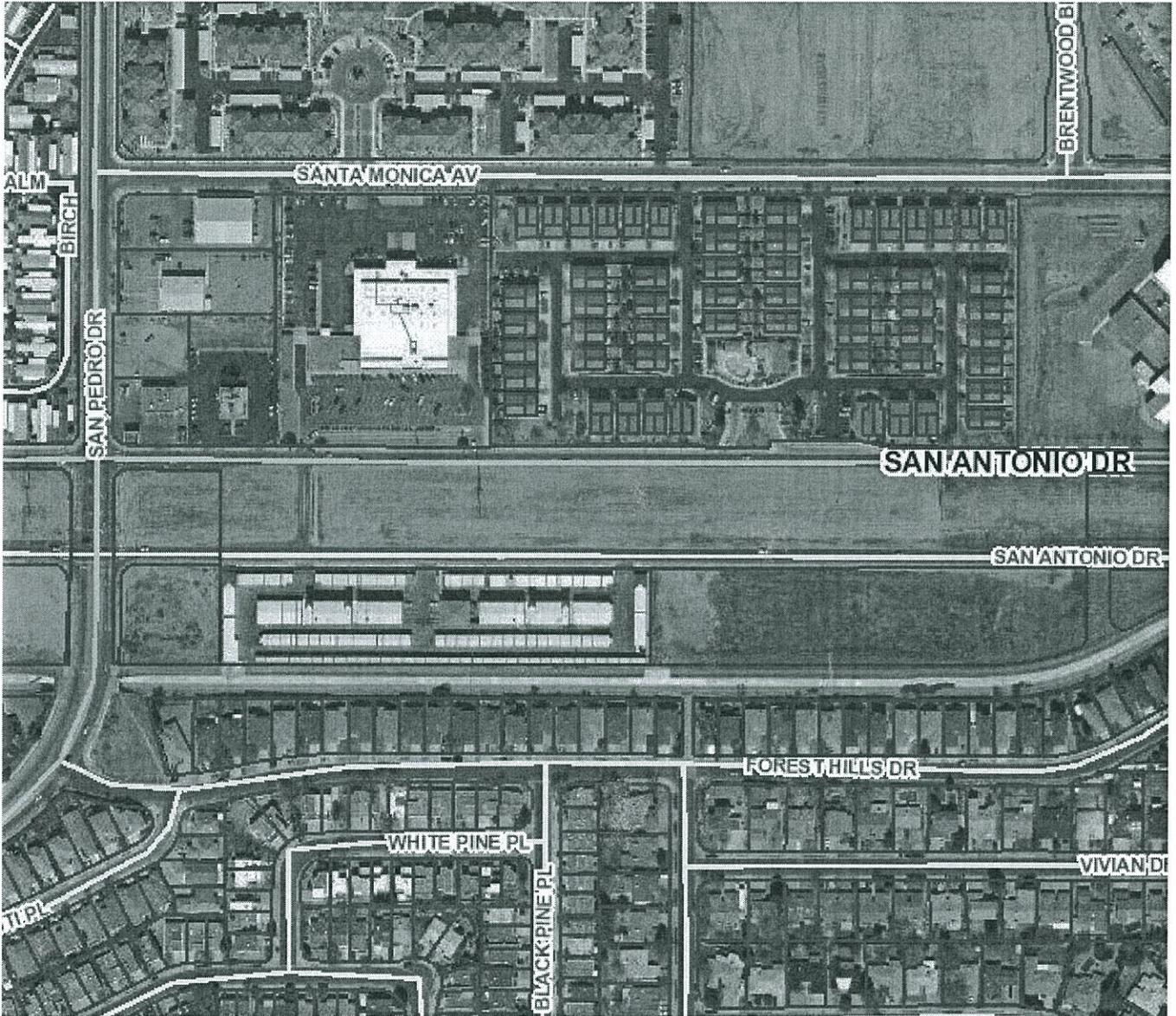
The San Antonio Condominium HOA, Academy Acres North HOA and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100 feet.

A facilitated meeting was not requested or recommended. Staff has not received any public comment as of this writing.

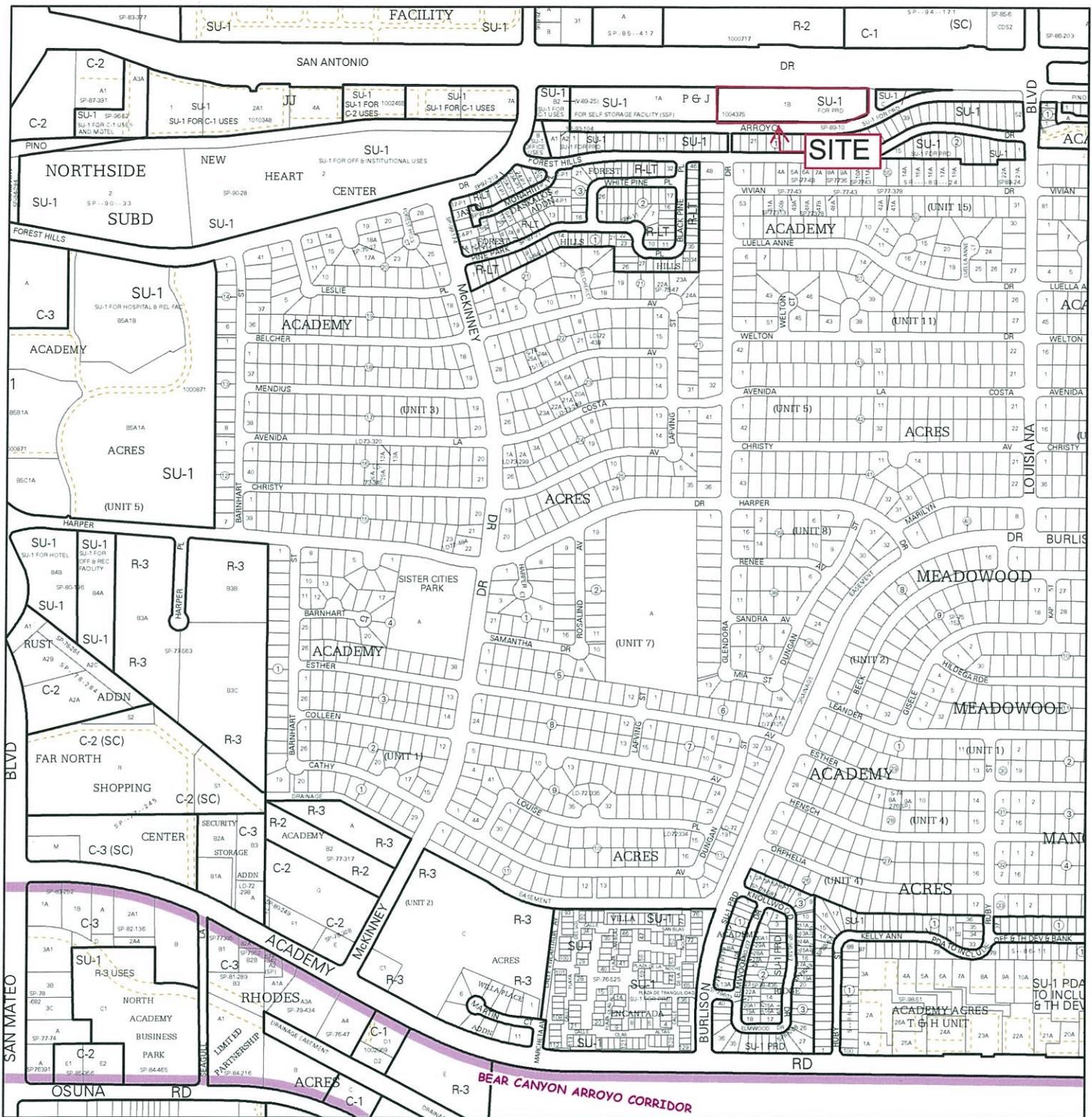
Staff recommends approval of both requests.

**Note: The requests were submitted prior to the effective date of the IDO and are reviewed under previous zoning code regulations.*





(aerial photo 2016 AGIS)



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

Map amended through: 1/28/2016

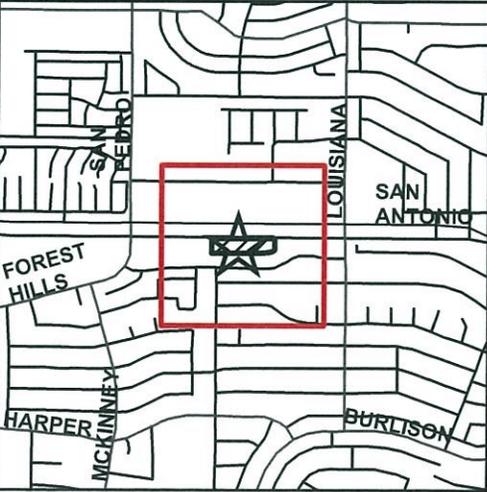
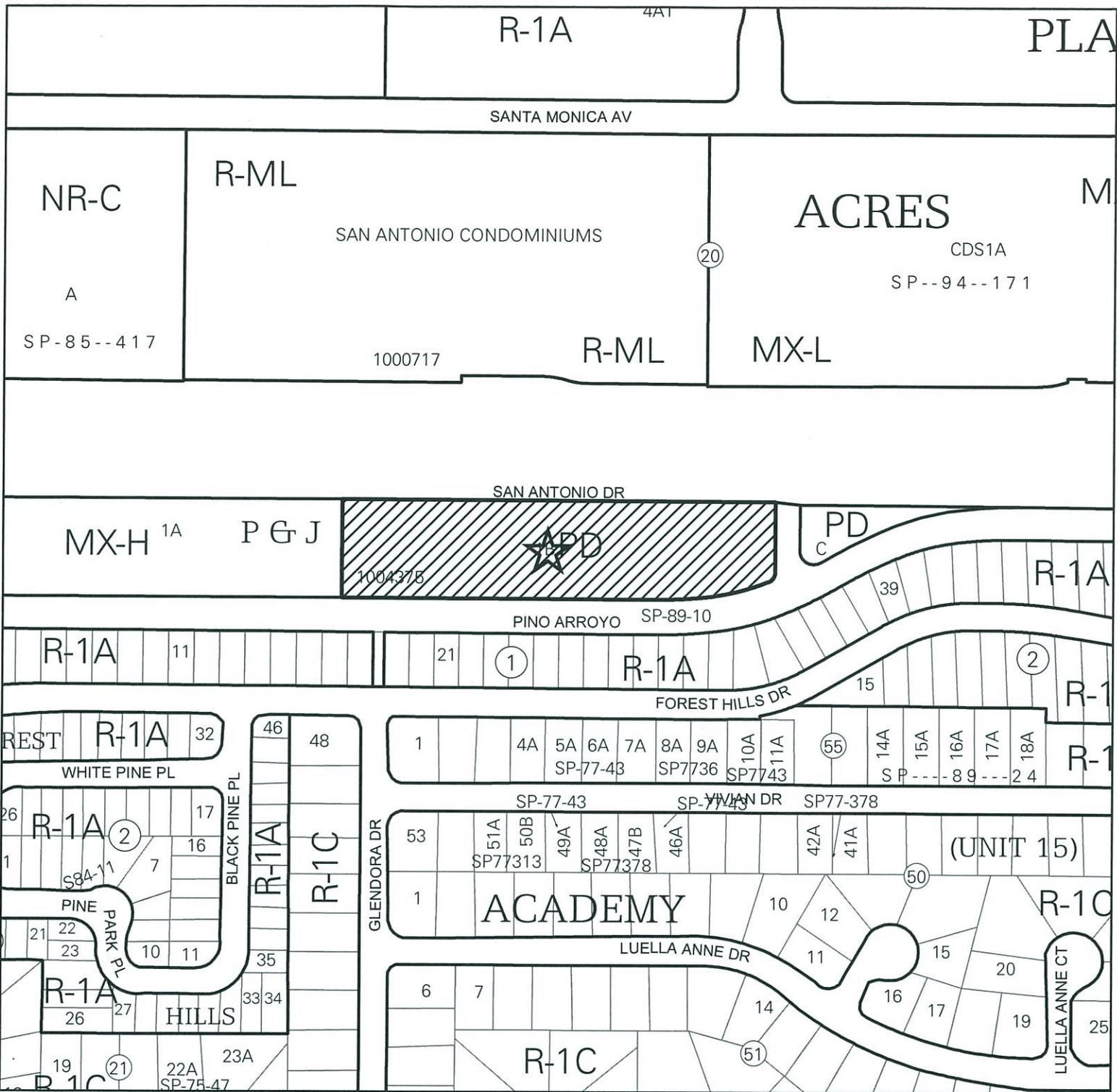
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-18-Z

Selected Symbols

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

0 750 1,500 Feet



IDO ZONING MAP

Note: Gray shading indicates County.



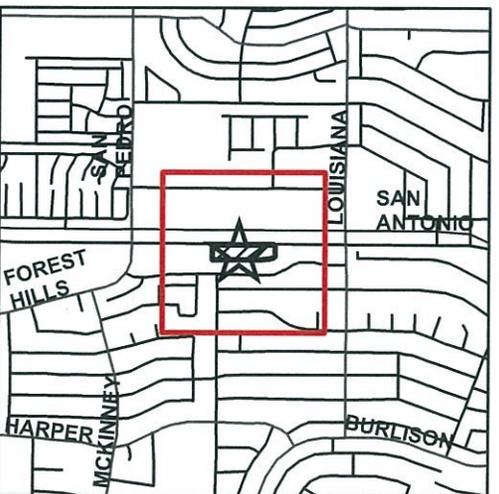
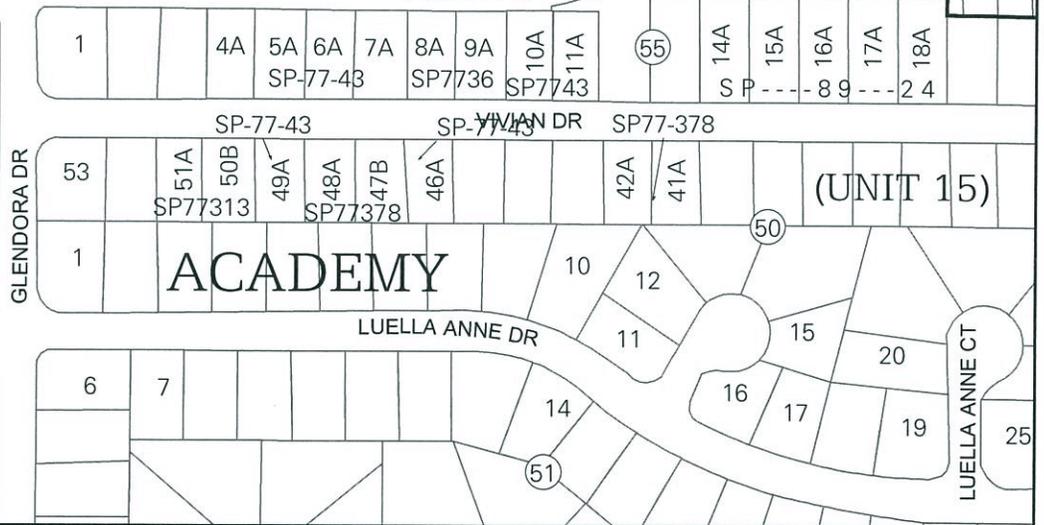
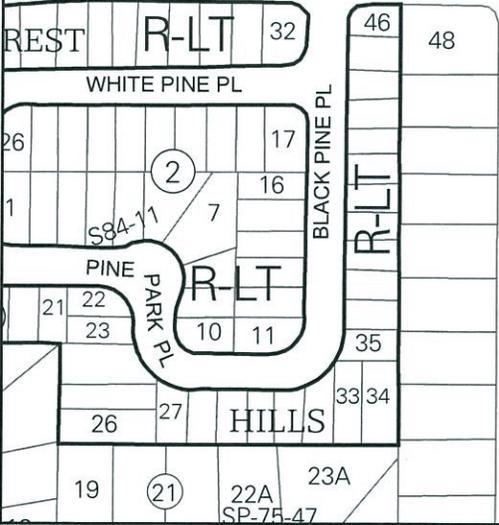
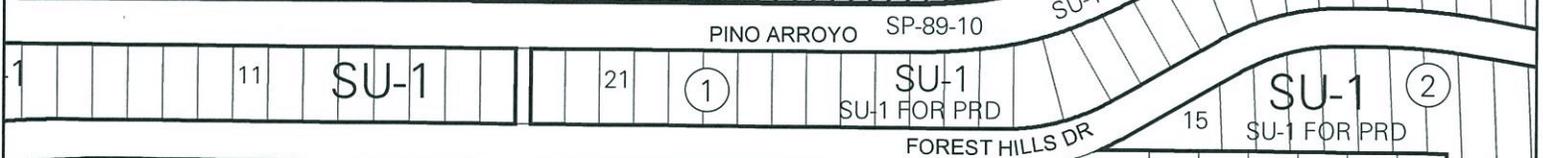
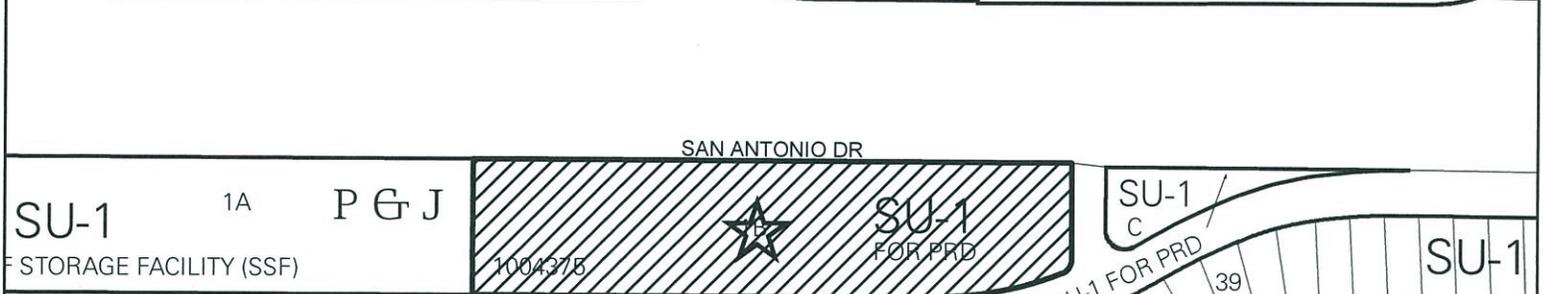
1 inch = 250 feet

Project Number:
1004375

Hearing Date:
6/14/2018

Zone Map Page:
E-18

Application Case Numbers:
18EPC-40023 18EPC-40038

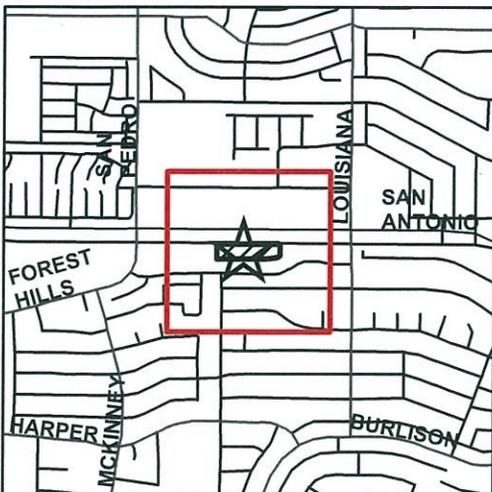
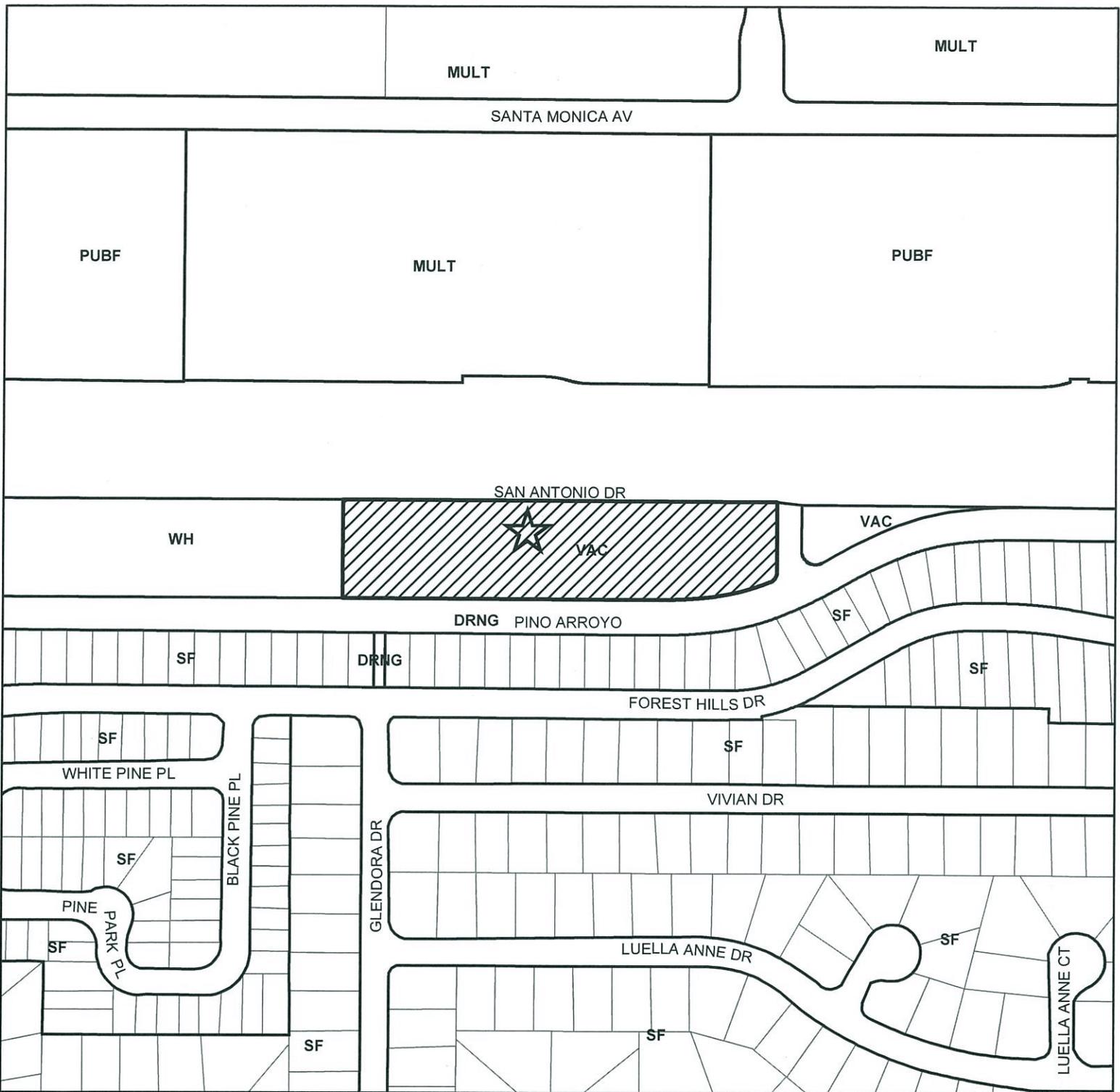


OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 250 feet
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 6/14/2018
 Zone Map Page:
 E-18
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 18EPC-40023 18EPC-40038



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

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1004375

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6/14/2018

Zone Map Page:

E-18

Application Case Numbers:

18EPC-40023 18EPC-40038

AX-98

SANTA MONICA AV

Z-76-127

DRB---99--43

AX-76-13

V-71-33

Z-87-128

ZA-88-454

Z-72-222

Z-87-128

Z-92-47

Z-94

Z-88-100

ZA-84-19

DRB-94-181

Z-90-111

Z-79-66-1
AX-79-9

DRB-95-529

SAN ANTONIO DR



V-86-86

V-87-76

V-87-81

PINO ARROYO

-82-24

S-69-23

V-82-24

V-86-86

V-87-28

FOREST HILLS DR

ZA-89-191

WHITE PINE PL

Z-75-119

AX-75-22

S-71-19-15

BLACK PINE PL

VIVIAN DR

PINE PARK PL

AX-73-36

Z-73-184

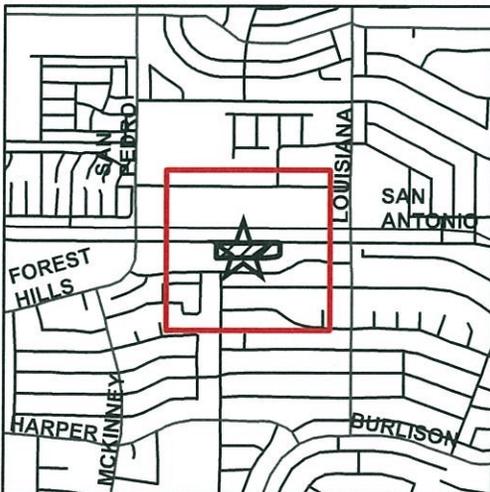
S-69-23

LUELLA ANNE DR

ZA-90-11

AX-73-10

LUELLA ANNE CT



HISTORY MAP

Note: Gray shading indicates County.



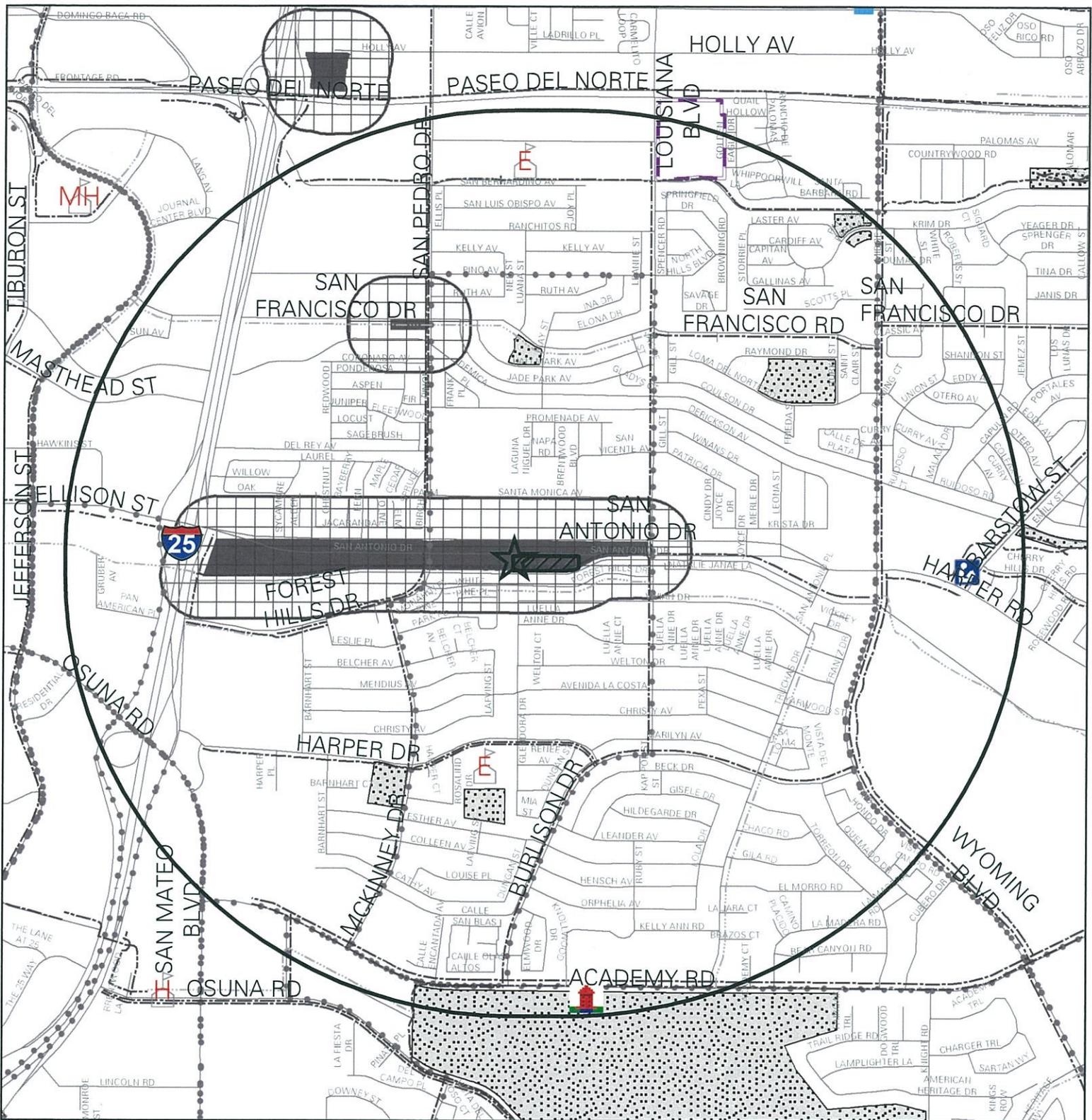
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Public Facilities Map with One-Mile Buffer

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

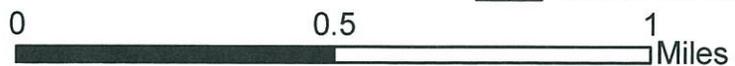


Table of Contents

INTRODUCTION	1
Surrounding zoning, plan designations, and land uses:	1
Proposal.....	1
EPC Role.....	1
History/Background.....	1
Context.....	2
Transportation System	2
Comprehensive Plan Corridor Designation	2
Trails/Bikeways	2
Transit	2
Public Facilities/Community Services.....	2
ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES.....	2
Albuquerque Comprehensive Zoning Code.....	2
Albuquerque / Bernalillo County Comprehensive Plan.....	3
Resolution 270-1980.....	5
Analysis of Applicant’s Justification.....	5
SITE DEVELOPMENT PLAN FOR SUBDIVISION.....	10
Request.....	10
Site Plan Layout / Configuration	11
Vehicular Access, Circulation and Parking	11
Pedestrian and Bicycle Access and Circulation, Transit Access	11
AGENCY & NEIGHBORHOOD CONCERNS	11
Reviewing Agencies/Pre-Hearing Discussion	11
Neighborhood/Public.....	11
CONCLUSION.....	11
FINDINGS, Zone Map Amendment.....	13
RECOMMENDATION	16
CONDITIONS OF APPROVAL, Zone Map Amendment.....	16
FINDINGS, Site Development Plan for Subdivision	17
RECOMMENDATION	19
CONDITIONS OF APPROVAL, Site Development Plan Subdivision.....	19

INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 PRD	Area of Consistency (no Area or Sector Plans)	vacant
<i>North</i>	R-2, SU-1 Post Office, C-2, C-1 (SC)	“	Multi Family, Commercial, Institutional
<i>South</i>	SU-1PRD	“	Single Family Residential
<i>East</i>	SU-1 PRD	“	Single Family Residential , Vacant
<i>West</i>	SU-1 self-storage facility	“	Commercial

Proposal

The applicant requests a zone change from SU-1 PRD (Planned Residential Development) to SU-1 for Outdoor Vehicle (RV and Boat) Storage to allow the expansion of an existing storage facility to the west of the subject site. A Site Development Plan for Subdivision, as required by the SU-1 zone accompanies the request.

EPC Role

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

History/Background

Staff was unable to find a record of the original approval of the SU-1 PRD zoning on the site. The zone change from SU-1 PRD to SU-1 for Self Storage Facility and Site Development Plan for Building Permit for the site the west were approved by the EPC in 2009.

Context

The area contains a mix of residential, commercial and service uses with multifamily and commercial to the north, across San Antonio Drive, single family use to the south across the drainage channel, vacant land and single family use to the east and commercial use to the west.

Transportation System

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

The LRRS designates San Antonio as a Minor Arterial.

The LRRS designates San Pedro Drive and Louisiana Boulevard as Collector streets.

Comprehensive Plan Corridor Designation

No designation

Trails/Bikeways

Louisiana Boulevard contains a bike path, San Pedro Drive contains a bike lane south of San Antonio. The Pino Arroyo Trail, at the southern edge of the site, runs along the Pino Arroyo from Jefferson Street to Wyoming Boulevard.

Transit

The northbound Route 34 San Pedro commuter stops on San Pedro, just north of San Antonio, about .3 miles from the subject site. The southbound stop is located .3 miles from the site on Louisiana Boulevard.

Public Facilities/Community Services

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

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The Site currently zone SU-1 PRD. This allows the development of residential and limited commercial uses in conjunction with a Site Development Plan that lists the allowed uses and specific design standards.

The SU-1 zone is appropriate for sites that are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the

character of the site design. Because the site is a former landfill, it meets the requirements for the SU-1 zone. Also, this request simply changes the use of the existing SU-1 zone.

The applicant proposes SU-1 for Outdoor Vehicle (RV and Boat) Storage to allow the expansion of the existing storage facility to the west of the subject site. The proposed zone will allow the development of an outdoor storage facility for boats and RVs as listed on the Site Development Plan for Subdivision.

The site's location on a former landfill limits the uses that can occur and requires remediation of the land fill conditions.

Definitions (if applicable)

SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. 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

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

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

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.

The subject site has access to a full range of urban services and public facilities. The site is served by existing water and sewer service, roads, electrical lines and in near public safety service. The proposed zone removes residential use that is not appropriate due to the former landfill on the site and allows development that will be compatible with the existing development and appropriate for the former landfill site. The request furthers Goal 5.3 Efficient Development Patterns.

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

Policy 5.3.1 is furthered because the subject site has access to a full range of urban services and public facilities.

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.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

The proposed zone is site plan controlled and the height restrictions and use will govern future development on the site. The site plan requires a 6 foot tall wall around the site to screen some the site and the Pino Arroyo provides a 60 foot wide buffer between the site and residential development to the south. The single family residential use is not appropriate on the site because of the site's history as a landfill. Additionally, outdoor use will result in development that does not retain landfill gas. The request furthers Policy 5.6.3 and subpolicies b), c) and d).

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

This development is in an Area of Consistency and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The site plan limits height to a maximum of 20 feet, lower than the allowed height in a single family zone. The outdoor storage uses allowed by this zone map amendment generate less traffic than the uses allowed by the current zoning. The RV storage will provide a service use that is in demand by the surrounding area and overall community. The requested zoning will maintain an appropriate transition from the single family uses to the south of the South Pino Arroyo. The subject property and the property to the west share the same ownership and the request will allow expansion of an existing business on an abutting property. The request furthers Policy 5.6.4 and subpolicies a) and b).

POLICY 12.3.2 Solid Waste Management: Maintain a clean and healthy community by providing solid waste services.

- f) Monitor former landfills to protect the environment and public's health and safety.

The subject site is located within the San Antonio Landfill. The landfill was in operation from 1968 through 1970 and encompassed approximately 42.9 acres. The City monitors this area and other landfill areas within the City, all development on the site will be subject to a mitigation plan approved by the Environmental Health Department. The applicant met with this department and will continue to work with them as the project goes forth. Removing the residential use from the site serves the public health and safety by removing a use that is not compatible with the former landfill.

Approval of this request will allow a more appropriate use that will require less mitigation efforts. The request furthers Policy 12.3.2 Solid Waste Management and subpolicy f).

Resolution 270-1980

Policies for Zone Map Change Applications

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

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

Analysis of Applicant's Justification

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

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

This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will replace residential zoning on the site with a use that is consistent with the adjacent property to the west. The property sits on the San Antonio Landfill. The existing zoning calls for planned residential development, which does not promote health, safety, and general welfare should the property develop with homes. The feasibility of developing this property with residential homes is not likely due to the environmental conditions of the property. In addition, because the applicant is proposing outdoor RV storage, there will be no enclosed buildings on

the property, as the office on the adjacent site to the west will serve this site as well. Landfill gases are more problematic for enclosed buildings and require extensive venting systems.

Furthermore, San Antonio Drive is an urban minor arterial street and accommodates significantly more traffic than a local street. A local street would better accommodate PRD development and typically ensure an appropriate buffer between residential and more intense uses. Residential uses would require greater mitigation efforts than some other less intense uses, such as RV storage. Concern about contamination could potentially deter future homebuyers from locating on a former landfill site

The proposed use removes the residential use from the former landfill site and allows a low traffic, low noise use that will be similar to the use to the west and will allow the expansion of the existing business to the west. The change furthers applicable Comprehensive Plan policies and is consistent with the health, safety, morals, and general welfare of the city.

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

The property is currently zoned SU-1 for PRD limiting this property to a planned residential development, a use that is not appropriate for this specific site and will ensure that the property remains vacant. The applicant is proposing to change this zoning to encourage a more appropriate use of the property. The SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning will allow the applicant to accommodate RV storage on the site, which will be far better for the community than allowing this property to remain vacant due to inappropriate zoning. As stated in the description above, the proposed zoning is compatible with the existing uses and zoning in the surrounding area, which will result in zoning and land use stability in this area.

The site to the west is zoned SU-1 for Self Storage, there are existing commercial and institutional uses in the area. The site plan for subdivision will become the controlling document for the site and will allow the outdoor storage use, which is compatible with the surrounding development. The proposed use will destabilize land use and zoning in the area.

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

Refer to policy analysis on pages 3-5

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

Subcategory 3 is applicable to this request because the requested zone is more advantageous to the community by furthering applicable Comprehensive Plan policies (see policy analysis).

The proposed use will allow the development of a use that is similar to the use to the west and compatible with the existing development because of the low traffic and noise. The existing zoning allows the development of single family use in an area it may not be appropriate because of the site's history as a landfill in the 1970s.

The proposed zone will development of a use that is compatible with former landfill area because it will allow for the outdoor storage of vehicle and will not have structures that trap landfill gasses and will require minimal mitigation for the landfill issue.

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

There are no permissive uses allowed under the SU-1 for Outdoor Vehicle (RV and Boat) Storage zone that would be harmful to adjacent property, the neighborhood, or community because this site is buffered by the South Pino Arroyo to the south, San Antonio Drive to the north, existing self-storage to the west, and property to the east that is limited for development purposes due to its size and configuration. The proposed zone change to SU-1 for Outdoor Vehicle (RV and Boat) Storage would only allow an RV storage use to locate on the site. It will maintain the safety of the area by allowing development of a use that is similar to the existing use to the west of the property and maintains the separation of residential uses to the south.

Cross-access may be provided through the adjacent use to the west. The addition of storage uses on this property ensures that the residents in the immediate area are not impacted by noise, traffic, and other nuisances that are typically associated with a more active residential development.

The requested zoning would allow an existing adjacent business to expand its operations onto this property. This provides an appropriate expansion of current land uses and business functions and the adjacency of the subject property underscores the appropriateness of this zone change.

Because the site is controlled by a site plan that limits the use to the outdoor vehicle use, the proposed zone will be compatible with the surrounding development and will not be harmful to the adjacent property.

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

- (1) Denied due to lack of capital funds; or
- (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill property and adequate infrastructure, including roadways, water, sewer, and storm water facilities, already exist to serve the project. Any required extension of these services will be the responsibility of the developer.

The site will be developed privately and will not require any unprogrammed capital expenditures by the city. The site has access to a full range of urban services.

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

The cost of land or other economic considerations are not the determining factor for this zone change request. The applicant of this request currently owns the subject property and the property to the west. A logical expansion of an existing use and business is better facilitated on an adjacent lot, if it is available. The requested zone change will allow an outdoor RV storage use to develop, thereby providing needed service options for the surrounding and overall community, beyond what is currently provided in the immediate area.

The applicant has justified the request using the applicable policies in the Comprehensive Plan. While economics may be a factor in the request, it is not the deciding factor.

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

The current zoning request is to allow for future outdoor vehicle storage. The proposed zoning will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change will allow a use that generates less traffic, both internally and externally, than what is currently allowed by the existing zoning. If the property were to develop with a planned residential development, that would create considerably more traffic than the proposed outdoor RV storage use. While the property is along San Antonio Drive, an urban minor arterial, with close proximity to I-25, this is not the main reason for justifying SU-1 for Outdoor Vehicle (RV and Boat) Storage. However, it does provide some rationale for why the site is suitable for the proposed

outdoor vehicle storage. Access and connectivity are important considerations for commercial service uses, as is provided for the existing commercial businesses along San Antonio Drive. Access to the proposed use and development will be along the north side of the property, from San Antonio Drive.

The applicant has justified the request using the applicable policies in the Comprehensive Plan. The location is appropriate for the use, but this is not the sole justification for the request.

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

The adjacent property is zoned SU-1 for Self-Storage. The proposed zoning and use are consistent with the adjacent zoning, and therefore, extension of the adjacent, western property not a spot zone.

The zone change will clearly facilitate the realization of the Comprehensive Plan policies relative to complementary uses, infill development, and development in nearby City Centers. The proposed change also facilitates the realization of Comprehensive Plan policies that call for creating relationships between existing uses and compatible services. Please see section C. of this letter for specific policies and applicant response to the criteria associated with strip zoning.

The adjacent site to the west is zoned SU-1 for Self Storage Facility and there are several SU-1 zones near the site. The proposed zone will not create a land use that is incompatible with the surrounding zoning. The request does not constitute a spot zone.

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

The zone change request to SU-1 for Outdoor Vehicle (RV and Boat) Storage is not a strip zone. The proposed zone change will allow similar zoning and a similar use to the property on the property to the west. Approval of this zone change will allow approximately 1,537 feet, or 60%, of storage use along the San Antonio Drive frontage between San Pedro Drive and Louisiana Boulevard. In addition, the property is not suitable for the exiting planned residential development zoning as it sits on a former landfill. Remediation for residential development on this site would be extensive and unlikely to occur at this location. Furthermore, the uses to the west and north of the property are more compatible with the proposed SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning

The request will clearly facilitate the applicable policies in the Comprehensive Plan and will provide a low traffic use as transition from San Antonio Drive. The site is not suitable for residential development due to its previous use as a landfill. The request does not constitute a strip zone.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

In accordance with §14-16-2-22(A)(1) the applicant has submitted a site that meets the minimum requirements for a Site Development Plan for Subdivision. It must show 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.

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

Site Plan Layout / Configuration

The site will take access from San Antonio via a 36 foot wide full access drive on the western side of the site and from a 36 foot wide right in right out access near the eastern side of the site.

The maximum height for structures is 16 feet; 20 feet is allowed with solar panels.

Proposed minimum setbacks are 5 feet in the front and 0 feet for the side and rear.

Vehicular Access, Circulation and Parking

Parking will be provided pursuant to the zoning code.

Pedestrian and Bicycle Access and Circulation, Transit Access

A 6 foot wide sidewalk will be provided along the front of site. Bicycle parking will be provided pursuant to the zoning code.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The comments from the Long Range Planning section indicate that the conversion to NR-LM may be more intense than is appropriate. The Site Development Plan for Subdivision will limit the on-site uses to outdoor vehicle storage unless modified by the EPC at a future hearing.

Neighborhood/Public

The San Antonio Condominium HOA, Academy Acres North HOA and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100 feet.

A facilitated meeting was not requested or recommended.

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

CONCLUSION

The applicant requests a zone change from SU-1 PRD (Planned Residential Development) to SU-1 for Outdoor Vehicle (RV and Boat) Storage to allow the expansion of an existing storage facility to the west of the subject site. The site is within the boundaries of the former San Antonio Landfill and residential development on the site may not be appropriate due to the possibility of landfill gas. The outdoor storage use will not require structures that will trap landfill gas and therefore will be an appropriate use.

The request is not in conflict with applicable policies in the Comprehensive Plan and furthers several policies regarding development patterns, transitions, and solid waste management.

Staff has added a condition to the Site Development Plan for Subdivision stating that future development must comply with the mitigation plan approved by the Environmental Health Department.

FINDINGS, Zone Map Amendment

Project # 1004375, Case # 18EPC- 40023

1. This is a request for a zone map amendment for Tract 1-B, plat of tracts 1-A & 1-B of the P & J Subdivision located on San Antonio Dr. between San Pedro Dr. NE and Louisiana Blvd. NE, containing 3.1 acres.
2. The request changes the zoning from SU-1 PRD to SU-1 for Outdoor Vehicle (RV and Boat) Storage.
3. A request for a Site Development Plan for Subdivision accompanies this request as required by the SU-1 zone.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Consistency of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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.

The subject site has access to a full range of urban services and public facilities. The site is served by existing water and sewer service, roads, electrical lines and in near public safety service. The proposed zone removes residential use that is not appropriate due to the former landfill on the site and allows development that will be compatible with the existing development and appropriate for the former landfill site. The request furthers Goal 5.3 Efficient Development Patterns.

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

Policy 5.3.1 is furthered because the subject site has access to a full range of urban services and public facilities.

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.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

The proposed zone is site plan controlled and the height restrictions and use will govern future development on the site. The site plan requires a 6 foot tall wall around the site to screen some the site and the Pino Arroyo provides a 60 foot wide buffer between the site and residential development to the south. The single family residential use is not appropriate on the site because of the site's history as a landfill. Additionally, outdoor use will result in development that does not retain landfill gas. The request furthers Policy 5.6.3 and subpolicies b), c), and d).

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

This development is in an Area of Consistency and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The site plan limits height to a maximum of 20 feet, lower than the allowed height in a single family zone. The outdoor storage uses allowed by this zone map amendment generate less traffic than the uses allowed by the current zoning. The RV storage will provide a service use that is in demand by the surrounding area and overall community. The requested zoning will maintain an appropriate transition from the single family uses to the south of the South Pino Arroyo. The subject property and the property to the west share the same ownership and the request will allow expansion of an existing business on an abutting property. The request furthers Policy 5.6.4 and subpolicies a) and b).

POLICY 12.3.2 Solid Waste Management: Maintain a clean and healthy community by providing solid waste services.

- f) Monitor former landfills to protect the environment and public's health and safety.

The subject site is located within the San Antonio Landfill. The landfill was in operation from 1968 through 1970 and encompassed approximately 42.9 acres. The City monitors this area and other landfill areas within the City, all development on the site will be subject to a mitigation plan approved by the

Environmental Health Department. The applicant met with this department and will continue to work with them as the project goes forth. Removing the residential use from the site serves the public health and safety by removing a use that is not compatible with the former landfill.

Approval of this request will allow a more appropriate use that will require less mitigation efforts. The request furthers Policy 12.3.2 Solid Waste Management and subpolicy f).

6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

- A. The proposed use removes the residential use from the former landfill site and allows a low traffic, low noise use that will be similar to the use to the west and will allow the expansion of the existing business to the west. The change furthers applicable Comprehensive Plan policies and is consistent with the health, safety, morals, and general welfare of the city.
- B. The site to the west is zoned SU-1 for Self Storage, there are existing commercial and institutional uses in the area. The site plan for subdivision will become the controlling document for the site and will allow the outdoor storage use, which is compatible with the surrounding development. The proposed use will destabilize land use and zoning in the area.
- C. See finding 5.
- D. Subcategory 3 is applicable to this request because the requested zone is more advantageous to the community by furthering applicable Comprehensive Plan policies (see policy analysis section).

The proposed use will allow the development of a use that is similar to the use to the west and compatible with the existing development because of the low traffic and noise. The existing zoning allows the development of single family use in an area it may not be appropriate because of the site's history as a landfill in the 1970s.

The proposed zone will development of a use that is compatible with former landfill area because it will allow for the outdoor storage of vehicle and will not have structures that trap landfill gasses and will require minimal mitigation for the landfill issue.

- E. Because the site is controlled by a site plan that limits the use to the outdoor vehicle use, the proposed zone will be compatible with the surrounding development and will not be harmful to the adjacent property.
- F. The site will be developed privately and will not require any unprogrammed capital expenditures by the city. The site has access to a full range of urban services.
- G. The applicant has justified the request using the applicable policies in the Comprehensive Plan. While economics may be a factor in the request, it is not the deciding factor.

- H. The applicant has justified the request using the applicable policies in the Comprehensive Plan. The location is appropriate for the use, but this is not the sole justification for the request.
 - I. The adjacent site to the west is zoned SU-1 for Self Storage Facility and there are several SU-1 zones near the site. The proposed zone will not create a land use that is incompatible with the surrounding zoning. The request does not constitute a spot zone.
 - J. The request will clearly facilitate the applicable policies in the Comprehensive Plan and will provide a low traffic use as transition from San Antonio Drive. The site is not suitable for residential development due to its previous use as a landfill. The request does not constitute a strip zone.
- 7. The San Antonio Condominium HOA, Academy Acres North HOA and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100 feet.
 - 8. A facilitated meeting was not requested or recommended.
 - 9. Staff has not received any public comment as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40023, a request for Zone Map Amendment from SU-1 PRD to SU-1 for Tract 1-B, plat of tracts 1-A & 1-B of the P & J Subdivision located on San Antonio Dr. between San Pedro Dr. NE and Louisiana Blvd. NE, containing 3.1 acres, based on the preceding Findings and subject to the following Conditions of Approval for SU-1 zoning only

CONDITIONS OF APPROVAL, Zone Map Amendment

Project # 1004375, Case # 18EPC- 40023

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

FINDINGS, Site Development Plan for Subdivision

Project # 1004375, Case # 18EPC- 40038

1. This is a request for a Site Development Plan for Subdivision for Tract 1-B, plat of tracts 1-A & 1-B of the P & J Subdivision located on San Antonio Dr. between San Pedro Dr. NE and Louisiana Blvd. NE , containing 3.1 acres.
2. The site plan will allow development of an outdoor RV and boat storage facility as part of an expansion of the existing storage facility adjacent to the subject site.
3. The subject site is with the San Antonio Landfill buffer area and future development will require a landfill gas mitigation plan approved by the Environmental Health Department.
4. A zone map amendment from SU-1 PRD to SU-1 for Outdoor Vehicle Storage (RV and Boat) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Consistency of the Comprehensive Plan The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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.

The subject site has access to a full range of urban services and public facilities. The site is served by existing water and sewer service, roads, electrical lines and in near public safety service. The proposed zone removes residential use that is not appropriate due to the former landfill on the site and allows development that will be compatible with the existing development and appropriate for the former landfill site. The request furthers Goal 5.3 Efficient Development Patterns.

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

Policy 5.3.1 is furthered because the subject site has access to a full range of urban services and public facilities.

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.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

The proposed zone is site plan controlled and the height restrictions and use will govern future development on the site. The site plan requires a 6 foot tall wall around the site to screen some the site and the Pino Arroyo provides a 60 foot wide buffer between the site and residential development to the south. The single family residential use is not appropriate on the site because of the site's history as a landfill. Additionally, outdoor use will result in development that does not retain landfill gas. The request furthers Policy 5.6.3 and subpolicies b), c) and d).

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

This development is in an Area of Consistency and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The site plan limits height to a maximum of 20 feet, lower than the allowed height in a single family zone. The outdoor storage uses allowed by this zone map amendment generate less traffic than the uses allowed by the current zoning. The RV storage will provide a service use that is in demand by the surrounding area and overall community. The requested zoning will maintain an appropriate transition from the single family uses to the south of the South Pino Arroyo. The subject property and the property to the west share the same ownership and the request will allow expansion of an existing business on an abutting property. The request furthers Policy 5.6.4 and subpolicies a) and b).

POLICY 12.3.2 Solid Waste Management: Maintain a clean and healthy community by providing solid waste services.

- f) Monitor former landfills to protect the environment and public's health and safety.

The subject site is located within the San Antonio Landfill. The landfill was in operation from 1968 through 1970 and encompassed approximately 42.9 acres. The City monitors this area and other landfill areas within the City, all development on the site will be subject to a mitigation plan approved by the Environmental Health Department. The applicant met with this department and will continue to work with them as the project goes forth. Removing the residential use from the site serves the public health and safety by removing a use that is not compatible with the former landfill.

Approval of this request will allow a more appropriate use that will require less mitigation efforts. The request furthers Policy 12.3.2 Solid Waste Management and subpolicy f).

7. Future development that complies with the standards of the Site Development Plan for Subdivision can be approved through the Site Plan Administrative process.
8. The San Antonio Condominium HOA, Academy Acres North HOA and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100 feet.
9. A facilitated meeting was not requested or recommended.
10. Staff has not received any public comment as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40038, a request for Site Development Plan for Subdivision, for Tract 1-B, plat of tracts 1-A & 1-B of the P & J Subdivision located on San Antonio Dr. between San Pedro Dr. NE and Louisiana Blvd. NE , containing 3.1 acres), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan Subdivision

Project # 1004375, Case # 18EPC- 40038

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Add note to the site plan regarding FAR.
4. Include on the Site Development Plan cover sheet the disclosure statement:

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

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-

***Maggie Gould
Planner***

Notice of Decision cc list:

To be added after the hearing

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comment

Office of Neighborhood Coordination

Long Range Planning

Comments:

Zoning in place when this application was submitted converts to Planned Development (PD) under the IDO. If the requested zone map amendment is granted, this zone will convert to NR-LM under the IDO, since this use is first permissive in NR-LM zone district. (See SU-1 conversion rules: <https://abc-zone.com/node/696>) This might not be an appropriate zone adjacent to the existing R-1A properties to the south.

Screening from residential areas would be required under the IDO for this use during building permit. (See Use Specific Standard 4-3(D)(20).)

The site is on a landfill, so a non-residential use seems the most appropriate future use of this site.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

18EPC-40023 Zone Map Amendment (Zone Change)

- No objection to the request.

18EPC-40038 Site Development Plan for Subdivision

Transportation Development Conditions:

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

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

The Environmental Department signature should be required for this project.

Due to the site being located on the San Antonio Landfill, the change in zoning from residential to non-residential use, such as commercial, is consistent with other landfill sites in Albuquerque and likely decreases potential contamination pathways from the landfill. This change in zoning has advantages in both short term and long term mitigation strategies for landfill and landfill gas concerns.

The owner shall submit a Landfill Gas Mitigation Plan developed by a New Mexico Professional Engineer for review and approval by the City of Albuquerque Environmental Health Department prior to building permit submittal. This requirement is not necessary for EPC approval.

Include on the Site Development Plan cover sheet the disclosure statement:

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

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

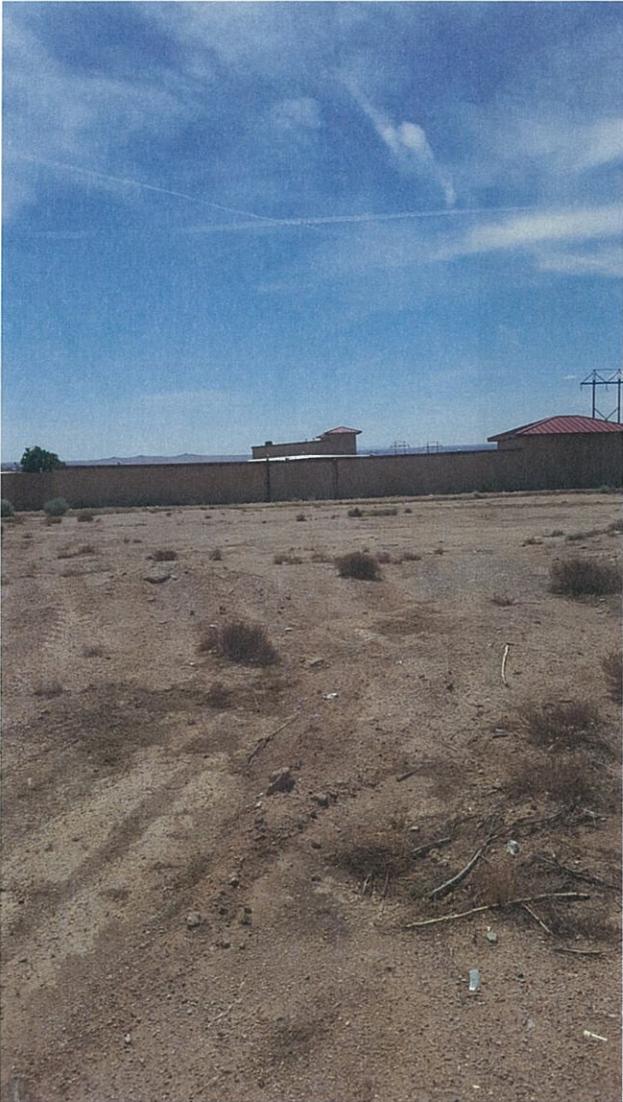
PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. When development occurs, it will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

Looking east across the subject site



Looking north from the center of the site



Looking south from near the center of the site



Looking west from near the center of the site

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 zone.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Hagggar Group, LLC PHONE: 818-884-8884x105
 ADDRESS: 1501 University Boulevard NE FAX: _____
 CITY: Albuquerque STATE CA ZIP 87102 E-MAIL: alex@haggargroup.com
 Proprietary interest in site: Owner List all owners: Hagggar Group, LLC

DESCRIPTION OF REQUEST: Zone Map Amendment and site development plan for subdivision. mnt

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 1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: P & J
 Existing Zoning: SU-1 for PRD Proposed zoning: SU-1 for outdoor vehicle storage (P.U. & Boat) MRGCD Map No. _____
 Zone Atlas page(s): E-18-Z UPC Code: 101806240650310211 mnt

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Proj. # 1004375

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.1 acres

LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE
 Between: San Pedro Drive NE and Louisiana Boulevard NE

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

SIGNATURE Jacqueline Fishman DATE April 26, 2018

(Print Name) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18 EPC - 40023</u>	<u>AZM</u>	_____	<u>\$ 405.00</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>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>SPS</u>	_____	<u>\$ 385.00</u>
<input type="checkbox"/> Case history #s are listed	<u>- 40038</u>	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 915.00</u>

Hearing date 6-14-18

4-27-18
Staff signature & Date

Project # 1004375

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.

 Jacqueline Fishman, AICP
 Applicant name (print)

 Applicant signature / date



Form revised August 2017

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

Application case numbers
 18 - EPC - 40038

 Planner signature / date
 Project #: 1004375

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Haggar Group DATE OF REQUEST: 4/23/2018 ZONE ATLAS PAGE(S): E-18-Z

CURRENT:

ZONING SU-1 for PRD
PARCEL SIZE (AC/SQ. FT.) 3.1 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1-B BLOCK # _____
SUBDIVISION NAME P & J Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE : From SU-1 for PRD To C-2
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: N/A
BUILDING SIZE: N/A (sq. ft.) Extension of StorWise operations to the west. The subject property will be used for RV storage.

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

APPLICANT OR REPRESENTATIVE



DATE

4-23-18

(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.**


TRAFFIC ENGINEER

4/23/18
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 _____

Revised January 20, 2011

San Antonio Drive NE

Albuquerque, NM 87109

April 23, 2018

Mr. Derek Bohannon, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Bohannon,

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to zone map amendment and planning actions through the City of Albuquerque related to the entitlement and development of Tract 1-B, P & J Subdivision. Haggar Group is the owner of the property.

Sincerely,

Alex Haggar

Project Coordinator
Haggar Group, LLC.

 Alexander Haggar



May 17, 2018

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

Re: Zone Map Amendment and Site Development Plan for Subdivision – San Antonio Drive and San Pedro Drive NW

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to provide justification for a request to change the zoning on a 3.1 acre property located along San Antonio Drive, east of San Pedro Drive, on behalf of Haggar Group. The property is legally described as Tract 1-B, P & J Subdivision. The current zoning is SU-1 for PRD. The applicant's request is to change the zoning to SU-1 for Outdoor Vehicle Storage to allow for the storage of RV's and boats. The proposed zoning will allow a use similar to the property directly adjacent to and west of the subject site, also owned by Haggar Group.

The applicant seeks to entitle this property as an extension of the storage use to the west for StorWise San Antonio. To the south of this property is a drainage right-of-way that buffers single family residential uses. SU-1, C-1, and C-2 uses are located west of the property, on both sides of San Pedro Drive. The addition of SU-1 zoning to accommodate an RV storage use will fit appropriately with the surrounding area.



Subject Property

BACKGROUND / PREVIOUS APPROVALS

1989/1993: It is unclear when the subject property was originally zoned SU-1 for PDR. The SU-1 for C-1 zoning that was established on property to the west of the site and San Pedro Drive was either in 1989 (Z-89-95) or 1993 (Z-93-3). The files for the 1993 zone map amendment are missing from the City's records. Case history research suggests that the SU-1 for C-1 zoning for the nearby properties occurred in 1989 when approximately 20.1 acres of land located "between San Antonio Avenue NE and Pino Arroyo, and either side of San Pedro Avenue NE" were approved for a zone map amendment from R-2 and O-1 to SU-1 for C-1 Permissive Uses, excluding the portion of the properties which the City later took for right-of-way. The zone change for those properties in the immediate area was

PRINCIPALS

James K. Stovier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Liz Bethune Fishman, AICP



justified due to the constraints and potential hazards associated with the San Antonio Landfill. It was determined that residential development was not desirable on the site and that commercial uses would be more appropriate.

It is unclear why the City did not apply similar logic to the subject property's existing zoning. The subject site also sits on the closed San Antonio Landfill. Residential development is clearly not an appropriate use due to the environmental constraints and potential contamination issues.

2009: Tract 1-A, P & J Subdivision (adjacent property to the west) was approved for a zone map amendment from SU-1 for PRD to SU-1 for Self-Storage Facility (SSF) on March 20, 2009 (Project #1004375; 08EPC-40108). Finding 3(b) of the Official Notice of Decision stated that the zone change "would have minimal traffic impacts on the site" and "a multi-family residential development or retail facility would have higher traffic volume than a self-storage facility."

EXISTING CONDITIONS

The subject property and the surrounding SU-1, C-1, and R-2 properties have been identified as an Area of Consistency by the 2017 Albuquerque Bernalillo County Comprehensive Plan. The property is located along San Antonio Drive, east of San Pedro Drive, both of which are designated as urban minor arterial streets. The subject site is currently vacant and located between developed properties to the west, north, and south. Primary access to this applicant's property is provided from San Antonio Drive, with proposed cross-access from the property to the west. The applicant's request is supported by Comprehensive Plan policies and meets the requirements for a zone change request, per Resolution 270-1980. There are existing buffers (drainage easement) that separate the subject property from single-family development in the immediate area.

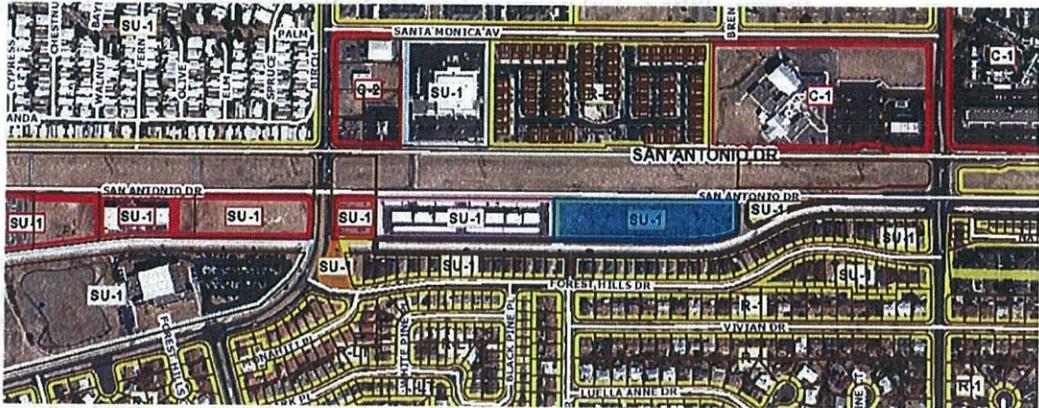


Existing Land Use

The lot west of the subject property is zoned SU-1 for Self-Storage Facility. This property is also owned by the applicant. The existing zoning for the subject property is SU-1 for PRD. Similar and complementary uses to the requested C-2 zoning surround the subject property. Adjacent properties are zoned SU-1 for a variety of C-1, C-2, and self-storage uses. Additionally, there are straight-zoned C-2 properties to the east and north. The nature of the proposed zoning and use will provide an appropriate continuation of similar zoning and uses from the property to the west. Additionally, the proposed zoning adequately buffered through a drainage easement from the existing single family residential uses to the south.

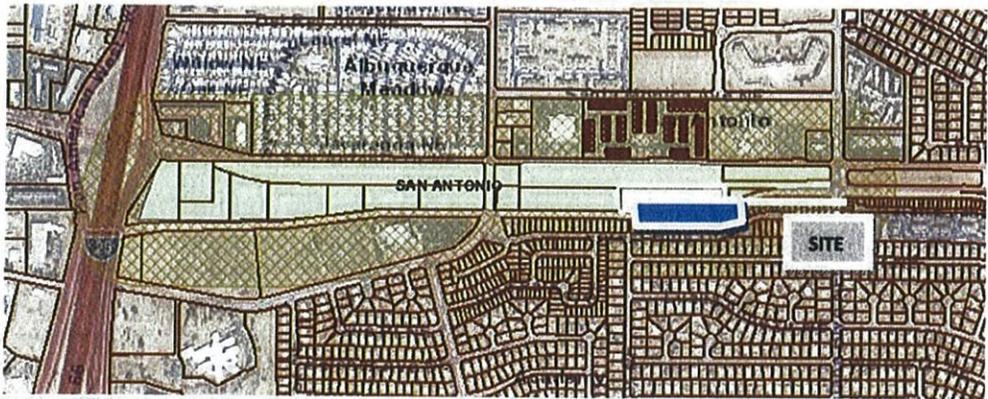


Area	Zoning	Land Use
North	R-2, SU-1 for Post Office and Sub-Station, and C-2	San Antonio median with transmission lines, Multifamily, Post Office, and Gas Station and Convenience Store
South	SU-1 for PRD	South Pino Arroyo and Single Family
East	SU-1 for PRD	Vacant
West	SU-1 for Self-Storage Facility	Indoor Self-Storage Facility



Existing Zoning

The property is located within the San Antonio Landfill area along San Antonio Drive, between I-25 to the west, Louisiana Boulevard to the east, San Antonio median (with power transmission lines) to the north, and South Pino Arroyo to the south. This landfill was in operation from 1968 through 1970 and encompassed approximately 42.9 acres. Development projects located within the buffer zone are reviewed by the City of Albuquerque Environmental Health Department for landfill gas impacts. The City conducts semi-annual landfill gas and annual groundwater monitoring for property within the buffer area. The applicant and Consensus Planning met with City Environmental Health staff on April 17, 2018 to discuss the project and the approach to the existing site conditions.



San Antonio Landfill

ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

- Legend**
- Bernalillo County Parcels
 - Landfills
 - Landfill Buffers



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

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will replace residential zoning on the site with a use that is consistent with the adjacent property to the west. The property sits on the San Antonio Landfill. The existing zoning calls for planned residential development, which does not promote health, safety, and general welfare should the property develop with homes. The feasibility of developing this property with residential homes is not likely due to the environmental conditions of the property. In addition, because the applicant is proposing outdoor RV storage, there will be no enclosed buildings on the property as the office on the adjacent site to the west will serve this site as well. Landfill gases are more problematic for enclosed buildings and require extensive venting systems.

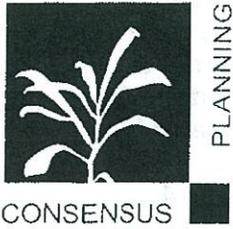
Furthermore, San Antonio Drive is an urban minor arterial street and accommodates significantly more traffic than a local street. A local street would better accommodate PRD development and typically ensure an appropriate buffer between residential and more intense uses. Residential uses would require greater mitigation efforts than some other less intense uses, such as RV storage. Concern about contamination could potentially deter future homebuyers from locating on a former landfill site.

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

Applicant's Response: The property is currently zoned SU-1 for PRD limiting this property to a planned residential development, a use that is not appropriate for this specific site and will ensure that the property remains vacant. The applicant is proposing to change this zoning to encourage a more appropriate use of the property. The SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning will allow the applicant to accommodate RV storage on the site, which will be far better for the community than allowing this property to remain vacant due to inappropriate zoning. As stated in the description above, the proposed zoning is compatible with the existing uses and zoning in the surrounding area, which will result in zoning and land use stability in this area.

The subject site is sandwiched between the Journal Center and Cherry Hills Village Center, as designated by the Comprehensive Plan. The applicant's proposed use will serve the surrounding and overall community by capturing regional growth in Centers and Corridors. This will further Comprehensive Plan provisions for directing growth to Centers in need of private reinvestment and allow infill in an appropriate area. Further, the addition of outdoor RV storage would maintain an appropriate scale of development, mirroring that of the property to the west and keeping with the intensity of the existing uses to the north and west, which provides development stability in the area.

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



Albuquerque Bernalillo County Comprehensive Plan, 2017

The proposed SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning furthers Comprehensive Plan policies that speak to encouraging infill development. The proposed zone change is justified by the City's Comprehensive Plan that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Sections 5.1, 5.3, 5.6, and 7.3.

This project will further the Comprehensive Plan goals, policies, and actions as described in the following policy analysis.

POLICY 5.1.1

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

- b) *Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.*
- c)
- h) *Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.*

Applicant Response: The proposed zone map amendment furthers this policy by allowing SU-1 for Outdoor RV Storage in an area that is sandwiched by two designated City Activity Centers; Cherry Hills Village Center and Journal Center. The subject site is currently vacant. The development of this site would be a private investment in a site that is difficult to develop due to the environmental constraints created by the former San Antonio Landfill. The proposed zoning and use would also encourage growth, infill, and employment in an appropriate area that is currently served by existing transportation services. While the proposed zoning and desired use do not create higher-density development, approval of the request will foster more efficient use of the land through an infill project that will increase economic efficiency by delivering an urban service.

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.*

Applicant Response: This goal is furthered by promoting development on vacant property that is currently underutilized and within an Area of Consistency. The proposed SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning, will promote development that would be an efficient and productive use of the land and support the public good through the provision of a needed service. All urban infrastructure and services are available for development. The subject property is served by existing streets, bus service, sidewalks, water and sewer, and storm drainage. This project will provide good synergy with its neighbors, and be similar to development on the adjacent property to the west.

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



Applicant Response: Policy 5.3.1 is furthered by allowing the development of future outdoor RV storage facility on an infill property served by existing water and sewer infrastructure, access to the major street network, and proximity to adjacent uses such as the commercial retail and service uses to the north and west. Additionally, there is existing single family development in the area and to the south of the South Pino Arroyo that will be serviced by the proposed use and development. Currently, only two RV storage facilities exist less than 4 miles from this property. This infill property is surrounded by existing infrastructure services.

Goal 5.6 City Development Areas: *Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.*

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.*

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.*
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.*
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.*

Applicant Response: The proposed zoning and development is appropriate for the surrounding scale and intensity of existing uses. The site is adjacent to an existing storage facility and nearby C-1 and C-2 uses. This is a former landfill property that is not conducive to the existing SU-1 for PRD zoning. The proposed zoning and associated land use will reinforce the character of the area by allowing outdoor RV storage. The proposed use is compatible with the existing uses to the west, north, and east that include an indoor storage facility, restaurant, offices, hotels, gas station, and post office. The requested zone change will enforce the scale, intensity, and setbacks of the surrounding context, as defined by the associated Site Development Plan for Subdivision that identifies maximum structure heights and minimum setbacks. The structure height is limited to a maximum of 16 feet up to 20 feet for structures with solar panels, which is shorter than what is allowed for typical residential development. This height requirement ensures the appropriate scaling of future structures. This policy is also furthered by proposing zoning that will allow development that responds to the need for a service in the immediate area and overall community. The proposed development will encourage job creation through a new commercial service use. The new development is proposed for an area that provides adequate transitions and buffers that protect the abutting residential uses to the south. The South Pino Arroyo and the Pino Arroyo Trail provide a 60 foot buffer between this property and the single family development to the south. The proposed uses and development will occupy an infill property that is currently served by adequate infrastructure and existing community services. Furthermore, the area and site is within a highly connected street grid that provides access to the property from San Antonio Drive NE, with cross-access from the property to the west.



POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Applicant Response: This development is in an Area of Consistency and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The future outdoor RV storage uses that will be allowed by this zone map amendment generate less traffic than the uses allowed by the current planned residential development zoning. The RV storage will provide a service use that is in demand for the immediate area and overall community. The requested zoning will maintain an appropriate transition from the single family uses to the south of the South Pino Arroyo. The subject property and the property to the west share the same ownership and, logistically, expansion of an existing use is ideal on an abutting property.

POLICY 12.3.2 Solid Waste Management: Maintain a clean and healthy community by providing solid waste services.

- f) Monitor former landfills to protect the environment and public's health and safety.

Applicant Response: The subject site is located within the San Antonio Landfill. The landfill was in operation from 1968 through 1970 and encompassed approximately 42.9 acres. Development projects located within the buffer zone are reviewed by the City of Albuquerque Environmental Health Department for landfill gas impacts. The City also conducts semi-annual landfill gas and annual groundwater gas impacts. The applicant and Consensus Planning met with City Environmental Health staff on April 17, 2018 to discuss the project and the approach to the existing site conditions. The requested zone change would remove the existing residential zoning that is less appropriate for a former landfill site. Approval of this request will protect the public health and safety by allowing a more appropriate use that will require less mitigation efforts.

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

- i. There was an error when the existing zone map pattern was created; or
- ii. Changed neighborhood or community conditions justify the change; or
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.



Applicant's Response: The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan. This site is superior as compared to other sites due to its adjacency to the existing use to the west and its demonstrated compatibility with the surrounding neighborhood. The existing zoning of SU-1 for PRD limits the property to a use that is clearly not appropriate, as evidenced by the property being on a former landfill site and remaining vacant. The feasibility of developing this property with residential homes is not likely due to the environmental conditions of the property. In addition, because the applicant is proposing outdoor RV storage, there will be no enclosed buildings on the property as the office on the adjacent site to the west will serve this site as well. Landfill gases are more problematic for enclosed buildings and require extensive venting systems.

The applicant is proposing to expand the use to the west to allow RV storage. The nature of the proposed will yield mitigation measures that are less than those associated with residential development for former landfill properties. The outdoor storage component will accommodate RV parking, which is in short supply in the City. This use is more advantageous to the community as it would allow the residents of the area to store their RVs in a protected, designated area that offers security.

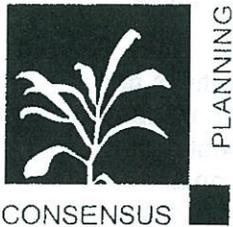
The Albuquerque Comprehensive City Zone Code, Section 14-16-1-5, defines a Recreational Vehicle as:

A vehicular unit not exceeding 40 feet in body length, eight feet in width, or 11 feet in overall height, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, and camping trailer.

In 2011, the Recreational Vehicle Industry Association conducted an RV Consumer Demographic Profile, which found that RV-owning household has grown to a peak of 8.9 million households, up from 7.9 million in 2005. According to the RVIA, 8.5% of US households own RVs, up from 8.0% in 2005 (Source: rvia.org). There is a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque. There are five other facilities within Albuquerque that provide recreational vehicle and boat storage and each facility is full or near to full.

Additionally, as the Baby Boomer population moves into retirement they will be purchasing, and needing to store, recreational vehicles. This will further increase the demand for storage. The Baby Boomer population represents the highest recreational vehicle ownership rate of any population group.

Storage on a residential property is typically limited and can be considered unsightly. Some neighborhoods do not allow recreational vehicle and boat storage on single family residential lots. These issues increase the need for such storage facilities. These conditions demonstrate a clear need to provide a secure and convenient location to store recreational vehicles and boats for an



increasing number of Albuquerque residents and not within residential neighborhoods.

The aforementioned Notice of Decision that approved the zone change of the property to the west (Project #1004375; 08EPC-40108) to allow for a self-storage facility noted that multi-family residential development allowed by the previous SU-1 for PRD zoning would create "considerably higher traffic" (Finding 5(d)). Additionally, average daily traffic flow was quoted to be "less than fifty trips per day, versus a multi-family facility of 50 units where an average daily traffic flow of six hundred trips per day could occur" (Finding 5(d)). The current zone change request and associated development will not incur full excavation of the site and would likely provide venting techniques that would mitigate the landfill waste.

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

Applicant's Response: There are no permissive uses allowed under the SU-1 for Outdoor Vehicle (RV and Boat) Storage zone that would be harmful to adjacent property, the neighborhood, or community because this site is buffered by the South Pino Arroyo to the south, San Antonio Drive to the north, existing self-storage to the west, and property to the east that is limited for development purposes due to its size and configuration. The proposed zone change to SU-1 for Outdoor Vehicle (RV and Boat) Storage would only allow an RV storage use to locate on the site, in addition to. It will maintain the safety of the area by allowing development of a use that is similar to the existing use to the west of the property and maintains the separation of residential uses to the south. Cross-access may be provided through the adjacent use to the west. The addition of storage uses on this property ensures that the residents in the immediate area are not impacted by noise, traffic, and other nuisances that are typically associated with a more active residential development.

The requested SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning would allow an existing adjacent business to expand its operations onto this property. This provides an appropriate expansion of current land uses and business functions and the adjacency of the subject property underscores the appropriateness of this zone change.

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

Applicant's Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill property and adequate infrastructure, including roadways, water, sewer, and storm water facilities, already exist to serve the project. Any required extension of these services will be the responsibility of the developer.



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

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The applicant of this request currently owns the subject property and the property to the west. A logical expansion of an existing use and business is better facilitated on an adjacent lot, if it is available. The requested zone change will allow an outdoor RV storage use to develop, thereby providing needed service options for the surrounding and overall community, beyond what is currently provided in the immediate area.

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

Applicant's Response: The current zoning request is to allow for future outdoor vehicle storage. The proposed zoning will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change will allow a use that generates less traffic, both internally and externally, than what is currently allowed by the existing zoning. If the property were to develop with a planned residential development, that would create considerably more traffic than the proposed outdoor RV storage use. While the property is along San Antonio Drive, an urban minor arterial, with close proximity to I-25, this is not the main reason for justifying SU-1 for Outdoor Vehicle (RV and Boat) Storage. However, it does provide some rationale for why the site is suitable for the proposed outdoor vehicle storage. Access and connectivity are important considerations for commercial service uses, as is provided for the existing commercial businesses along San Antonio Drive. Access to the proposed use and development will be along the north side of the property, from San Antonio Drive.

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

- (1) *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
- (2) *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The adjacent property is zoned SU-1 for Self-Storage. The proposed zoning and use are consistent with the adjacent zoning, and therefore, extension of the adjacent, western property.. not a spot zone.

The zone change will clearly facilitate the realization of the Comprehensive Plan policies relative to complementary uses, infill development, and development in



nearby City Centers. The proposed change also facilitates the realization of Comprehensive Plan policies that call for creating relationships between existing uses and compatible services. Please see section C. of this letter for specific policies and applicant response to the criteria associated with strip zoning.

J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."*

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

Applicant's Response: The zone change request to SU-1 for Outdoor Vehicle (RV and Boat) Storage is not a strip zone. The proposed zone change will allow similar zoning and a similar use to the property on the property to the west. Approval of this zone change will allow approximately 1,537 feet, or 60%, of storage use along the San Antonio Drive frontage between San Pedro Drive and Louisiana Boulevard. In addition, the property is not suitable for the exiting planned residential development zoning as it sits on a former landfill. Remediation for residential development on this site would be extensive and unlikely to occur at this location. Furthermore, the uses to the west and north of the property are more compatible with the proposed SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning..

CONCLUSION

In conclusion, this request for a Zone Map Amendment and Site Plan for Subdivision is more advantageous to the neighborhood and community, as articulated by the Comprehensive Plan, because it will facilitate the provision of a use in a suitable location and in a responsible manner that is respectful to the adjacent neighborhoods and greater community area. The proposed zone change to SU-1 for Outdoor Vehicle (RV and Boat) Storage zoning which is more advantageous to the community than SU-1 for PRD because it will facilitate development of property that is otherwise limited because of the landfill. Limiting the property to Planned Residential Development is inappropriate for this property, proven by the vacancy of this property, siting on a former landfill, and the increasing demand for the proposed outdoor vehicle storage use.

Approval of the proposed zoned change will promote infill and redevelopment in the area and attract similar, future efforts to continue to improve the area and infill vacant properties to the east and west. The proposed zone change will also allow for less drive times and another specialized (RV) storage. There are single and multi-family development and residents in the area that will benefit from this use, as well as similar and compatible uses surrounding the property. The proposed use will be buffered by the South Pino Arroyo, would be an excellent neighbor to the surrounding properties, and would further multiple goals and policies of the Comprehensive Plan.



PLANNING

CONSENSUS

On behalf of Haggar Group, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

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

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

Neighborhood Notification Checklist

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

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

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

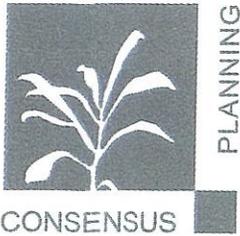
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

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

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
San Antonio Condominium HOA	Rod	Skiver	2823 Richmond Drive NE	Albuquerque	NM	87107			r.skiver@att.net
San Antonio Condominium HOA	Cindy	McCormick	2823 Richmond Drive NE	Albuquerque	NM	87107	5052396037		cindy@entrustam.com
Academy Acres North NA	Fred	Aiken	P.O. Box 90181	Albuquerque	NM	87199	5052807638		faiken@aol.com
Academy Acres North NA	Irene	Minke	6504 Dungan Avenue NE	Albuquerque	NM	87109		5058289810	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900	michael@drpridham.com
District 4 Coalition of Neighborhood Associations	Robert	Stetson	7112-69 Pan American Freeway NE	Albuquerque	NM	87109	5054407701		stetson414@gmail.com

Typical



May 3, 2018
Rod Skiver
2823 Richmond Drive NE
Albuquerque, NM 87107

Cindy McCormick
2829 Richmond Drive NE
Albuquerque, NM 87107

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Skiver, Ms. McCormick, and the San Antonio Condominium HOA:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC), on behalf of Haggar Group, LLC.

The site is located on San Antonio Drive NE, between San Pedro Drive NE and Louisiana Boulevard NE. The site is currently zoned SU-1 for Planned Residential Development (PRD) and sits on top of the closed San Antonio Landfill. The applicant is requesting to change the zoning to C-2 to accommodate outdoor RV storage. The applicant owns the property to the west, which contains indoor storage. The proposed zoning is intended to blend with the property to the west and will be managed by Haggar Group as one unified project. Our justification to change the zoning is based upon the existing zoning for planned residential development being inappropriate for this property due to the landfill issues and frontage along San Antonio Drive.

The EPC hearing for this application will be held on **June 14, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Enclosed: Zone Atlas Map E-18-Z

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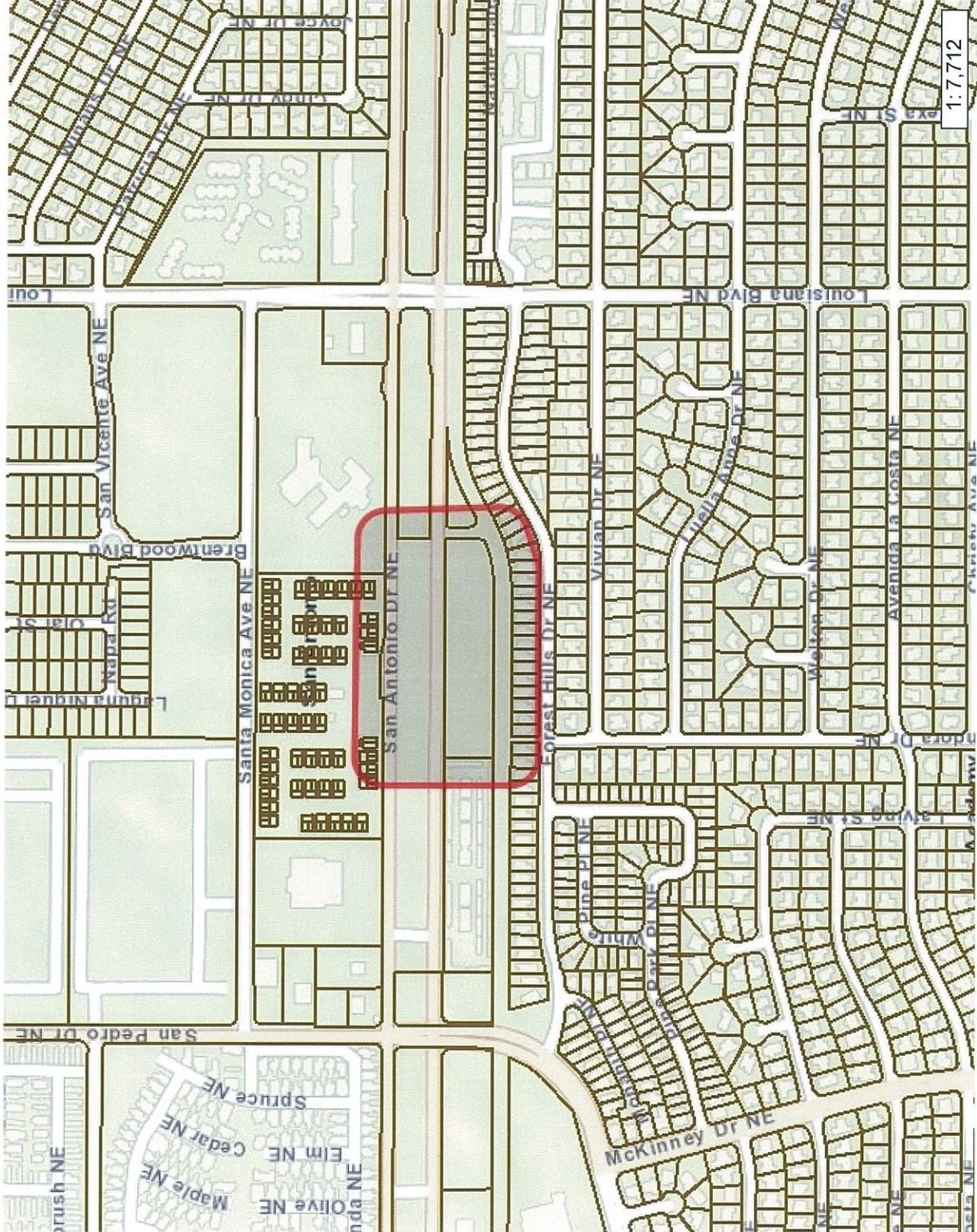
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Legend

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



1:7,712

0.2 Miles
 0.09
 0

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 THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Notes

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
1.02E+17	GRACE CHURCH UNAFFILIATED	6901 SAN ANTONIO DR NE			
1.02E+17	SANCHEZ ELLEY D	6905 FOREST HILLS DR NE			
1.02E+17	GALLEGOS EDWARD H & MARY D TRUSTEES GALLEGOS RVT	6823 FOREST HILLS DR NE			
1.02E+17	JARAMILLO BENJAMIN & COGGINS ROSE MARY TR RUPERT G & INELDA R JA 643 14TH ST NW	6775 FOREST HILLS DR NE			
1.02E+17	VIGIL ANTONIO & MARY	6859 FOREST HILLS DR NE			
1.02E+17	BAROS ELIZABETH C	6839 FOREST HILLS DR NE			
1.02E+17	MARTINEZ PATRICK	6835 FOREST HILLS DR NE			
1.02E+17	JENNINGS RUBY MARIE	6867 FOREST HILLS DR NE			
1.02E+17	THIELEN DANIEL J & GERALDINE E	6819 FOREST HILLS DR NE			
1.02E+17	SINGH RAJ PAL TRUSTEE SINGH LVT	6863 FOREST HILLS DR NE			
1.02E+17	GARCIA CANDACE YEVETTE & GARCIA IVORY G	6847 FOREST HILLS DR NE			
1.02E+17	HAKIMIYAN ERVAN & SADRI AZARMOLOK	4400 ALAMEDA BLVD NE SUITE B			
1.02E+17	WARNER SCOTT & COVELLO INVESTMENTS LLC & SEA INVESTMENTS LLC & 1438 E RUSTIC RD	PO BOX 1293			
1.02E+17	D R HORTON INC	6801 FOREST HILLS DR NE			
1.02E+17	CITY OF ALBUQUERQUE	6317 LOFTUS AVE NE			
1.02E+17	SENA JAMES & DE SENA LUZ ELENA	6779 FOREST HILLS DR NE			
1.02E+17	ARCHER JOYCE L C/O RANDY L ARCHER	6827 FOREST HILLS DR NE			
1.02E+17	KAKUMANU JAYADEV	6851 FOREST HILLS DR NE			
1.02E+17	COUSINS LISA A	6901 FOREST HILLS DR NE			
1.02E+17	BAKER WILLIAM DEAN & ROCKMAN BONNIE B	6815 FOREST HILLS DR NE			
1.02E+17	MOORE CLINTON C & JOANNA L	7219 DEER CANYON AVE NE			
1.02E+17	MORRELL JACKETTA TRUSTEE MORRELL FAMILY TRUST	1815 GLENDON AVE APT 101			
1.02E+17	RILEY CAROL L	6805 FOREST HILLS DR NE			
1.02E+17	ASGHARZADEH ALI ASCO INC	6843 FOREST HILLS DR NE			
1.02E+17	WILSON CHRISTOPHER R	6831 FOREST HILLS DR NE			
1.02E+17	BEDNAR ROBERT T	6783 FOREST HILLS DR NE			
1.02E+17	COOPER CORI	6787 FOREST HILLS DR NE			
1.02E+17	PHILLIPS PATRICIA L	6501 SAN ANTONIO DR NE UNIT 501			
1.02E+17	HARDWAY BRANA L	3200 MAJESTIC RIDGE			
101806633	RUIZ ALEISHA A	6501 SAN ANTONIO DR NE BLDG 21			
101806633	BROWN MAURY J & SUSAN W	7609 CALLE PARAISO NE UNIT 5401			
101806633	RODRIGUEZ RAMIRO E & TINA UNIT 2102	6501 SAN ANTONIO DR NE 5501			
101806633	ROMERO DANIEL I & LUCIANO E & MABLE M ROMERO	6501 SAN ANTONIO DR NE 5605			
101806633	MATHEN DEBORAH B	6501 SAN ANTONIO DR NE UNIT 564			
101806633	BAUER NICOLETTE C	6501 SAN ANTONIO DR NE 104			
101806633	TAPIA VIVIAN M	6501 SAN ANTONIO DR NE			
101806633	GALLEGOS ALICE	6501 SAN ANTONIO DR NE BLDG 2-2C			
101806633	SAUTER F MARCELLA & FOSNES MARY JO BLDG 1 UNIT 105	6501 SAN ANTONIO DR NE UNIT 301			
101806633	HEISE FRANCIS J	6501 SAN ANTONIO DR NE UNIT 401			
101806633	ROMERO JERRY H & CHRISTINE A	6501 SAN ANTONIO DR NE #4			
101806633	MENDOZA LUIS A UNIT 5302	6501 SAN ANTONIO DR NE BLDG 53			
101806633	SANDI SAHAR Z	6501 SAN ANTONIO DR NE #5303			
101806633	COURTNEY BARBARA A TRUSTEE COURTNEY RVT	6501 SAN ANTONIO DR NE UNIT 540E			
101806633	FORCE RYAN & ROMERO ANE C	6501 SAN ANTONIO DR NE UNIT 540F			
101806633	GALAVIZ GABRIELA	6501 SAN ANTONIO DR NE UNIT 55			
101806633	DINH SON H & NGUYEN HUONG C	6501 SAN ANTONIO DR NE UNIT 550E			
101806633	VILLA TIMOTHY	6501 SAN ANTONIO DR NE BLDG 2-2C			
101806633	TARDY HERBERT L & CATHERINE A	PO BOX 36419			
101806633	MAESTAS MEAGAN A & MAESTAS DAVID M & DESNE L	6501 SAN ANTONIO DR NE UNIT 303			
101806633	GONZALES MICHAEL L & NOELLA M TRUSTEES GONZALES RVT	7312 QUAIL SPRINGS PL NE			
101806633	HOLDEN SYLVIA F	6501 SAN ANTONIO DR NE UNIT 402			

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UNIT 2102**
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Sent To
MATHEN DEBORAH B
 Street and Apt. No., or PO Box 6501 SAN ANTONIO DR NE 5501
 City, State, ZIP+4® ALBUQUERQUE NM 87109-4149

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

7017 2400 0001 1388 9997

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ALBUQUERQUE, NM 87176

OFFICIAL USE

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	22
<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	

Postmark Here
 APR 26 2018
 04/26/2018

Sent To
TARDY HERBERT L & CATHERINE A
 Street and Apt. No., or PO Box PO BOX 36419
 City, State, ZIP+4® ALBUQUERQUE NM 87176-0000

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

7015 0640 0001 5406 1240

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ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
SAIDI SAHAR Z
 Street and Apt. No., or PO: 6501 SAN ANTONIO DR NE #5303
 City, State, ZIP+4®: ALBUQUERQUE NM 87109-4144

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

7015 0640 0001 5406 1257

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ALBUQUERQUE, NM 87113

OFFICIAL USE

Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
GONZALES MICHAEL I & NOELLA M
 Street and Apt. No., or PO: TRUSTEES GONZALES RVT
 City, State, ZIP+4®: 7312 QUAIL SPRINGS PL NE

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

7015 0640 0001 5410 2318

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ALBUQUERQUE, NM 87109

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Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
MIGIL ANTONIO & MARY
 Street and Apt. No., or PO: 6775 FOREST HILLS DR NE
 City, State, ZIP+4®: ALBUQUERQUE NM 87109-4093

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Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
DINH SON H & NGUYEN HUONG C
 Street and Apt. No., or PO: 6501 SAN ANTONIO DR NE UNIT
 City, State, ZIP+4®: 5503
 Albuquerque NM 87109

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

7017 2400 0001 1388 9843

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ALBUQUERQUE, NM 87109

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Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
KAKUMANU JAYADEV
 Street and Apt. No., or PO: 6779 FOREST HILLS DR NE
 City, State, ZIP+4®: ALBUQUERQUE NM 87109

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

7018 0360 0000 6686 9235

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ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.45	0101 22 Postmark Here APR 26 2018
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	04/26/2018 USPS
<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
SINGH RAJ PAL TRUSTEE SINGH LVT
 Street and Apt. No., or PO: 6819 FOREST HILLS DR NE
 City, State, ZIP+4®: ALBUQUERQUE NM 87109

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LOS ANGELES, CA 90025

OFFICIAL USE

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

Postmark Here: **APR 26 2018**

Sent To: **ASGHARZADEH ALI ASCO INC**
 Street and Apt. No., or PO: **1815 GLENDON AVE APT 101**
 City, State, ZIP+4®: **LOS ANGELES CA 90025-4630**

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

7018 0360 0000 6686 8528

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here: **APR 26 2018**

Sent To: **GRACE CHURCH UNAFFILIATED**
 Street and Apt. No.: **6901 SAN ANTONIO DR NE**
 City, State, ZIP+4®: **ALBUQUERQUE NM 87109-4746**

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here: **APR 26 2018**

Sent To: **TAPIA VIVIAN M**
 Street and Apt. No.: **6501 SAN ANTONIO DR NE UNIT 564**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

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ALBUQUERQUE, NM 87109

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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

Postmark Here: **APR 26 2018**

Sent To: **HEISE FRANCIS J**
 Street and Apt. No., or PO Box: **6501 SAN ANTONIO DR NE UNIT 301**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here: **APR 26 2018**

Sent To: **BAKER WILLIAM DEAN & ROCKMAN BONNIE B**
 Street and Apt. No., or PO Box: **6851 FOREST HILLS DR NE**
 City, State, ZIP+4®: **Alb, NM 87109**

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here: **APR 26 2018**

Sent To: **PHILLIPS PATRICIA L**
 Street and Apt. No., or PO Box: **6783 FOREST HILLS DR NE**
 City, State, ZIP+4®: **ALBUQUERQUE NM 87109**

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

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here
 APR 26 2018
 04/26/2018

Sent To
 GALLEGOS EDWARD H & MARY D
 TRUSTEES GALLEGOS RVT
 Street and
 6823 FOREST HILLS DR NE
 City, State, ZIP+4
 Albuquerque NM 87109

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

7018 0360 0000 6686 9051

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here
 APR 26 2018
 04/26/2018

Sent To
 MARTINEZ PATRICK
 Street and
 6839 FOREST HILLS DR NE
 City, State
 ALBUQUERQUE NM 87109

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7018 0360 0000 6686 9075

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ALBUQUERQUE, NM 87103

OFFICIAL USE

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

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 04/26/2018

Sent To
 CITY OF ALBUQUERQUE
 Street and
 PO BOX 1293
 City, State, ZIP+4
 ALBUQUERQUE NM 87103-2248

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here
 APR 26 2018
 04/26/2018

Sent To
 GARCIA CANDACE YEVETTE &
 GARCIA IVORY G
 Street and
 6863 FOREST HILLS DR NE
 City, State, ZIP+4
 Albuquerque, NM 87109

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7018 0360 0000 6686 9082

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

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 04/26/2018

Sent To
 COUSINS LISA A
 Street and
 6827 FOREST HILLS DR NE
 City, State
 ALBUQUERQUE NM 87109

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

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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

Postmark Here
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 04/26/2018

Sent To
 JENNINGS RUBY MARIE
 Street and
 6835 FOREST HILLS DR NE
 City, State
 ALBUQUERQUE NM 87109

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

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ALBUQUERQUE, NM 87109

OFFICIAL USE

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
COOPER CORI
 Street and Apt. 6831 FOREST HILLS DR NE
 City, State ALBUQUERQUE NM 87109

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LAS CRUCES, NM 88011

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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
BROWN MAURY J & SUSAN W
 Street and Apt. 3200 MAJESTIC RIDGE
 City, State LAS CRUCES NM 88011-4636

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OFFICIAL USE

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
MACKAY CAROLYN J
 Street and Apt. 6501 SAN ANTONIO DR NE BLDG 2-201
 City, State, Zip Albuquerque, NM 87109

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



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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
GALAVIZ GABRIELA
 Street and Apt. 6501 SAN ANTONIO DR NE UNIT 55
 City, State, Zip ALBUQUERQUE NM 87109-4136

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



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OFFICIAL USE

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
MENDOZA LUIS A UNIT 5302
 Street and Apt. 6501 SAN ANTONIO DR NE BLDG 53
 City, State ALBUQUERQUE NM 87109-4148

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



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OFFICIAL USE

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
BAUER NICOLETTE C
 Street and Apt. 6501 SAN ANTONIO DR NE 5605
 City, State ALBUQUERQUE NM 87109

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



7018 0360 0000 6686 8569

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OFFICIAL USE

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

0101 22
Postmark Here
APR 26 2018
04/26/2018
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees	\$6.70

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MOORE CLINTON C & JOANNA L
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

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Street and Apt. No., or P.O. Box No.
7219 DEER CANYON AVE NE
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<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

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WILSON CHRISTOPHER R
Street and Apt. No., or P.O. Box No.
6805 FOREST HILLS DR NE
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ALBUQUERQUE NM 87109-4094

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Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
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Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
Sent To HOLDEN SYLVIA F Street and Apt. No. 6501 SAN ANTONIO DR NE UNIT City, State, ZIP+4® Albuquerque NM 87109		

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Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
Sent To ROMERO DANIEL I & LUCIANO E & MABLE M ROMERO Street and Apt. No., or PO Box # 7609 CALLE PARAISO NE UNIT 5401 City, State, ZIP+4® Albuquerque NM 87113		

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Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
Sent To COURTNEY BARBARA A TRUSTEE COURTNEY RVT Street and Apt. No., or PO 6501 SAN ANTONIO DR NE UNIT City, State, ZIP+4® Albuquerque NM 87109		

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Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	04/26/2018
Total Postage and Fees	\$6.70	
Sent To SCHAETZL RICHARD BUILDING 4 Street and Apt. No., or PO 6501 SAN ANTONIO DR NE UNIT City, State, ZIP+4® Albuquerque, NM 87107		

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<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

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 City, State, ZIP+4® SANTA MONICA CA 90402-1114

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<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 **JARAMILLO BENJAMIN & COGGINS ROSE MARY TR RUPERT G & INELDA R JARAMILLO RVT**
 Street and Apt. No., or P.O. Box No. 643 14th St NW
 City, State, ZIP+4® Largo, FL 33770

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To **SENA JAMES & DE SENA LUZ ELENA**
 Street and Apt. No. 6801 FOREST HILLS DR NE
 City, State, ZIP+4® ALBUQUERQUE NM 87109-4094

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<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 **HAKIMIAN ERFAN & SADRI AZARMOLOK**
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<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 **SANCHEZ ELLEY D**
 Street and Apt. No., or P.O. Box No. 6905 FOREST HILLS DR NE
 City, State, ZIP+4® ALBUQUERQUE NM 87109-4096

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PLANNING

CONSENSUS

May 17, 2018

Rod Skiver
2823 Richmond Drive NE
Albuquerque, NM 87107

Cindy McCormick
2829 Richmond Drive NE
Albuquerque, NM 87107

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Ext 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Skiver, Ms. McCormick, and the San Antonio Condominium HOA:

This letter is notification that Consensus Planning has submitted an updated request for a Zone Map Amendment to the Environmental Planning Commission (EPC), on behalf of Haggar Group, LLC. We have also included a Site Plan for Subdivision to accompany the request.

The site is located on San Antonio Drive NE, between San Pedro Drive NE and Louisiana Boulevard NE. The site is currently zoned SU-1 for Planned Residential Development (PRD) and sits on top of the closed San Antonio Landfill. The applicant is requesting to change the zoning to SU-1 for Outdoor Vehicle (RV and Boat) Storage to accommodate outdoor RV storage. The applicant owns the property to the west, which contains indoor storage. The proposed zoning is intended to blend with the property to the west and will be managed by Haggar Group as one unified project. Our justification to change the zoning is based upon the existing zoning for planned residential development being inappropriate for this property due to the landfill issues and frontage along San Antonio Drive.

The EPC hearing for this application will be held on **June 14, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Storer, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Enclosed: Zone Atlas Map E-18-Z
Site Development Plan for Subdivision

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Robert Stetson		
Street and Apt. No., or 7112-69 Pan American Freeway NE		
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Michael Pridham		
Street and Apt. No., or F6413 Northland Avenue NE		
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Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Rod Skiver		
Street and Apt. No., or 2823 Richmond Drive NE Albuquerque NM		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Cindy McCormick		
Street and Apt. No., or 2823 Richmond Drive NE Albuquerque NM		
City, State, ZIP+4® 87107		

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Fred Aiken		
Street and Apt. No., P.O. Box 90181 Albuquerque NM		
City, State, ZIP+4® 87199		

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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	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.42	
Total Postage and Fees	\$7.62	
Sent To Irene Minke		
Street and Apt. No., or 6504 Dungan Avenue NE Albuquerque NM		
City, State, ZIP+4® 87109		

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May 21, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 14, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>.

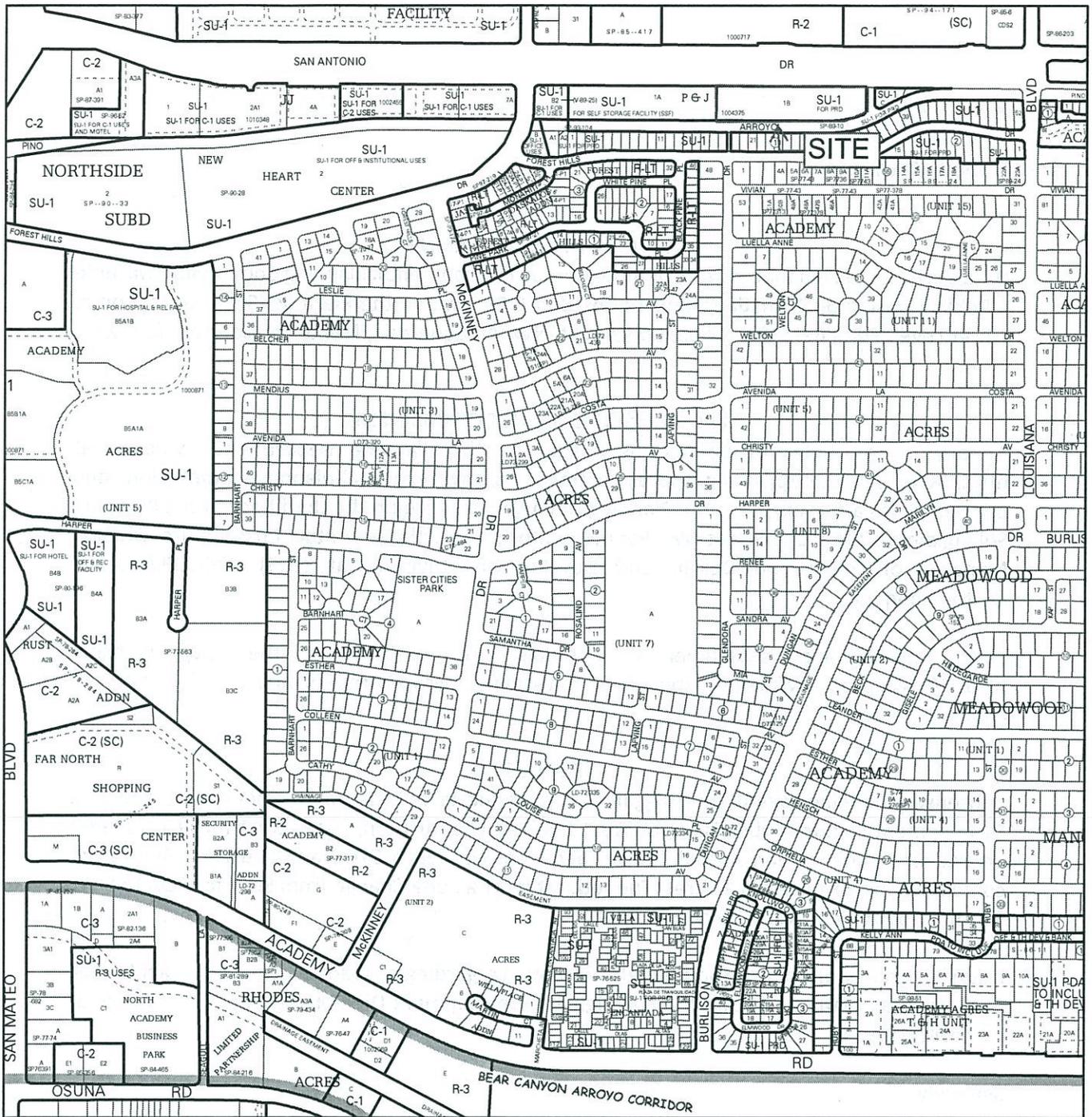
REQUEST

Consensus Planning, agent for Haggar Group, requests a Zone Map Amendment and Site Development Plan for Subdivision for Tract 1-B, P & J Subdivision, zoned SU-1 for PDA, located on the south side of San Antonio Drive, between San Pedro Drive and Louisiana Boulevard, containing approximately 3.1 acres. The request is for a Zone Change from SU-1 for PDA to SU-1 for Outdoor Vehicle (RV and Boat) Storage.

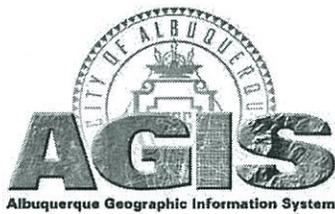
If you have questions or need additional information regarding this request please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

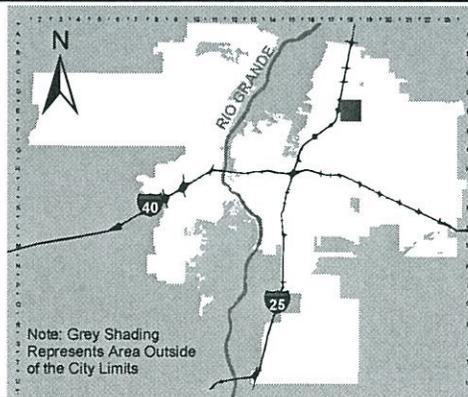
Consensus Planning, Inc.



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



Map amended through: 1/28/2016



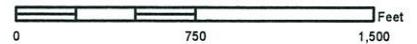
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

E-18-Z

Selected Symbols

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



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<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: **HEISE FRANCIS J**
 Street: **6501 SAN ANTONIO DR NE UNIT 301**
 City, State, ZIP+4®: **Alb. NM 87109**

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<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: **GALLEGOS ALICE**
 Street: **6501 SAN ANTONIO DR NE 104**
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **FORCE RYAN & ROMERO ANE C**
 Street: **6501 SAN ANTONIO DR NE UNIT 5402**
 City, State, ZIP+4®: **Alb. NM 87109**

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

Sent To: **MENDOZA LUIS A UNIT 5302**
 Street: **6501 SAN ANTONIO DR NE BLDG 53**
 City, State, ZIP+4®: **ALBUQUERQUE NM 87109-4148**

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

Sent To: **GONZALES MICHAEL L & NOELLA M TRUSTEES GONZALES RVT**
 Street: **7312 QUAIL SPRINGS PL NE**
 City, State, ZIP+4®: **Alb. NM 87113**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
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Sent To: **VILLA TIMOTHY**
 Street: **6501 SAN ANTONIO DR NE BLDG 2-202**
 City, State, ZIP+4®: **Alb. NM 87109**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70



Sent to:
 BAUER NICOLETTE C
 6501 SAN ANTONIO DR NE 5605
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70



Sent to:
 RODRIGUEZ RAMIRO E & TINA
 UNIT 2102
 6501 SAN ANTONIO DR NE BLDG 21
 AIB, NM 87109

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Sent to:
 SCHAETZL RICHARD BUILDING 4
 6501 SAN ANTONIO DR NE UNIT 401
 Albuquerque NM 87109

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees	\$6.70



Sent to:
 SAUTER F MARCELLA & FOSNES
 MARY JO BLDG 1 UNIT 105
 6501 SAN ANTONIO DR NE
 Albuquerque NM 87109

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Sent to:
 DINH SON H & NGUYEN HUONG C
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 AIB, NM 87109

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70



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 WARNER SCOTT & COVELLO
 INVESTMENTS LLC & SEA
 INVESTMENTS LLC & LYANA LLC
 438 E RUSTIC Rd
 Santa Monica, CA 90402-114

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
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Sent to: **ROMERO DANIEL I & LUCIANO E &
MABLE M ROMERO**
7609 CALLE PARAISO NE UNIT 5401
City: **Alb. NM 87113**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Sent to: **TARDY HERBERT L & CATHERINE A**
PO BOX 36419
ALBUQUERQUE NM 87176-0000

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City: **Albuquerque NM 87109-4144**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Sent to: **TAPIA VIVIAN M**
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City: **Alb. NM 87109**

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Sent to: **HOLDEN SYLVIA F**
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City: **Alb. NM 87109**

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Sent to: **GALAVIZ GABRIELA**
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City: **ALBUQUERQUE NM 87109-4136**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Largo, FL 33770 2232

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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 City, State, ZIP+4®
Alb NM 87109

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<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

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<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

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Sent to
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 6317 LOFTUS AVE NE
 City, State, ZIP+4®
Albuquerque NM 87109

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<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
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Sent to
JENNINGS RUBY MARIE
 6835 FOREST HILLS DR NE
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<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

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Sent to
GARCIA CANDACE YEVETTE & GARCIA IVORY G
 6863 FOREST HILLS DR NE
 City, State, ZIP+4®
Albuquerque, NM 87109

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<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	

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BROWN MAURY J & SUSAN W
Street
3200 MAJESTIC RIDGE
City, State, ZIP+4®
LAS CRUCES NM 88011-4636

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<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	

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ROMERO JERRY H & CHRISTINE A
Street
6501 SAN ANTONIO DR NE #4
City, State, ZIP+4®
ALBUQUERQUE NM 87109

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	

Postmark Here
MAY 21 2018

Sent To
RUIZ ALEISHA A
Street
6501 SAN ANTONIO DR NE UNIT 501
City, State, ZIP+4®
Albuquerque NM 87109

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

7018 0360 0000 1718 9221

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	

Postmark Here
MAY 21 2018

Sent To
COOPER CORI
Street
6831 FOREST HILLS DR NE
City, State, ZIP+4®
ALBUQUERQUE NM 87109

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

7018 0360 0000 1718 9252

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	

Postmark Here
MAY 21 2018

Sent To
MOORE CLINTON C & JOANNA L
Street
6901 FOREST HILLS DR NE
City, State, ZIP+4®
ALBUQUERQUE NM 87109

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

7018 0360 0000 1718 9245

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LOS ANGELES, CA 90025

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	

Postmark Here
MAY 21 2018

Sent To
ASGHARZADEH ALI ASCO INC
Street
1815 GLENDON AVE APT 101
City, State, ZIP+4®
LOS ANGELES CA 90025-4630

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7018 0360 0000 1718 9269

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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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **HAKIMIAN ERFAN & SADRI**
 Street: **AZARMOLOK**
 City: **6847 FOREST HILLS DR NE**
ALBUQUERQUE NM 87109
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9290

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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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **THIELEN DANIEL J & GERALDINE E**
 Street: **6867 FOREST HILLS DR NE**
 City: **ALBUQUERQUE NM 87109-4095**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9269

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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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **KAKUMANU JAYADEV**
 Street: **6779 FOREST HILLS DR NE**
 City: **ALBUQUERQUE NM 87109**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9276

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ALBUQUERQUE, NM 87103

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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **CITY OF ALBUQUERQUE**
 Street: **PO BOX 1293**
 City, State: **ALBUQUERQUE NM 87103-2248**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9733

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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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **SANCHEZ ELLEY D**
 Street: **6905 FOREST HILLS DR NE**
 City: **ALBUQUERQUE NM 87109-4096**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9726

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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

0101 20
Postmark Here
MAY 21 2018
05/21/2018

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: **VIGIL ANTONIO & MARY**
 Street: **6775 FOREST HILLS DR NE**
 City: **ALBUQUERQUE NM 87109-4093**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9757

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Se
PHILLIPS PATRICIA L
St
6783 FOREST HILLS DR NE
Ci
ALBUQUERQUE NM 87109-4094

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

7018 0360 0000 1718 9740

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Sent To
St
PHILLIPS PATRICIA L
6783 FOREST HILLS DR NE
Ci
ALBUQUERQUE NM 87109

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

7018 0360 0000 1718 9795

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Se
SINGH RAJ PAL TRUSTEE SINGH LVT
St
6819 FOREST HILLS DR NE
Ci
ALBUQUERQUE NM 87109

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

7018 0360 0000 1718 9788

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Se
SENA JAMES & DE SENA LUZ ELENA
St
6801 FOREST HILLS DR NE
Ci
ALBUQUERQUE NM 87109-4094

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

7018 0360 0000 1718 9818

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Se
GRACE CHURCH UNAFFILIATED
St
6901 SAN ANTONIO DR NE
Ci
ALBUQUERQUE NM 87109-4746

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

7018 0360 0000 1718 9801

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	20
<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	05/21/2018

Postmark Here

Sent To
St
MARTINEZ PATRICK
6839 FOREST HILLS DR NE
Ci
ALBUQUERQUE NM 87109

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

7018 0360 0000 1718 9115

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

GALLEGOS EDWARD H & MARY D
TRUSTEES GALLEGOS RVT
6823 FOREST HILLS DR NE
ALBUQUERQUE NM 87109
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9108

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
BAROS ELIZABETH C
6859 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4095
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9146

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

RILEY CAROL L
7219 DEER CANYON AVE NE
ALBUQUERQUE NM 87113
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9122

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
HARDWAY BRANA L
6787 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4093
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9153

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
BAKER WILLIAM DEAN &
ROCKMAN BONNIE B
6851 FOREST HILLS DR NE
ALBUQUERQUE NM 87109
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 9139

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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	05/21/2018
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To
BEDNAR ROBERT T
6843 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4095
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **MORRELL JACKETTA TRUSTEE**

Street a **MORRELL FAMILY TRUST**

City, State, Zip **Albuquerque NM 87109**

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



1226 9727 0000 0960 9702

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Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **COURTNEY BARBARA A TRUSTEE**

Street a **COURTNEY RVT**

City, State, Zip **Albuquerque NM 87109**

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



2276 9727 0000 0960 9702

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Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **MATHEN DEBORAH B**

Street and A **6501 SAN ANTONIO DR NE 5501**

City, State, Zip **Albuquerque NM 87109-4149**

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



1226 9727 0000 0960 9702

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Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **COUSINS USA A**

Street **6827 FOREST HILLS DR NE**

City, State, Zip **Albuquerque NM 87109**

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



2276 9727 0000 0960 9702

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Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **COURTNEY RVT**

Street a **6501 SAN ANTONIO DR NE UNIT**

City, State, Zip **Albuquerque NM 87109**

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



2276 9727 0000 0960 9702

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Certified Mail Fee \$3.45

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

Return Receipt (hardcopy) \$2.75

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 **MATHEN DEBORAH B**

Street and A **6501 SAN ANTONIO DR NE 5501**

City, State, Zip **Albuquerque NM 87109-4149**

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



1226 9727 0000 0960 9702

SITE PLAN REDUCTIONS

