



**Environmental
Planning
Commission**

*Agenda Number: 6
Project Number: 1000976
Case Number: 18EPC- 40026
Hearing Date: June 14, 2018*

Staff Report

Agent	Consensus Planning, Inc
Applicant	Riverside West, LLC
Request	Zone Map Amendment
Legal Description	All or a portion of Tract 1, Lands of Westland Development Co., Inc., in projected Section 3, T9N, R2E, NMPM with an unplatted Tract within the SE ¼ of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant, Bernalillo County, New Mexico; a Tract of Land East of Amole Del Norte Diversion Channel North of Section Line Of Sections 34 & 3
Location	2911 Ervien Lane SW, between Coors Blvd. SW and Amole del Norte Diversion Channel
Size	approximately 41 acres
Existing Zoning	SU-1 PRD (Planned Res'l Dev't.) 250 DU MAX
Proposed Zoning	MH (Mobile Home Development)

Staff Recommendation

**APPROVAL of Project # 1000976
Case # 18EPC-40026
based on the Findings within this report**

**Staff Planner
Carol Toffaleti**

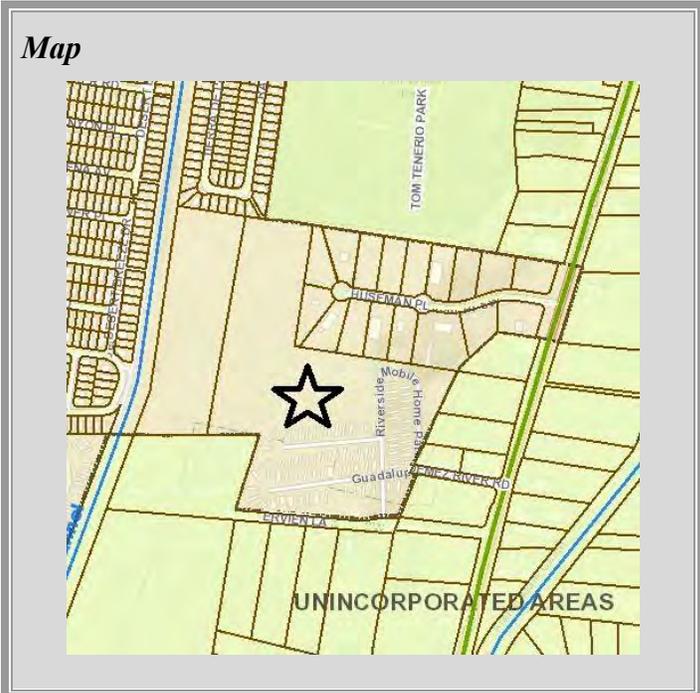
Summary of Analysis

The proposed MH zoning would match the existing land use (mobile home park) at the front of the property and enable an expansion of the use to the rest of the site.

The applicant justified the request per R-270-1980 by demonstrating that the proposed zoning is more advantageous to the community than the existing zoning, as articulated in Comprehensive Plan policies for Areas of Consistency, Desired Growth, Land Uses, Efficient Development Patterns, and Housing Options and Affordability.

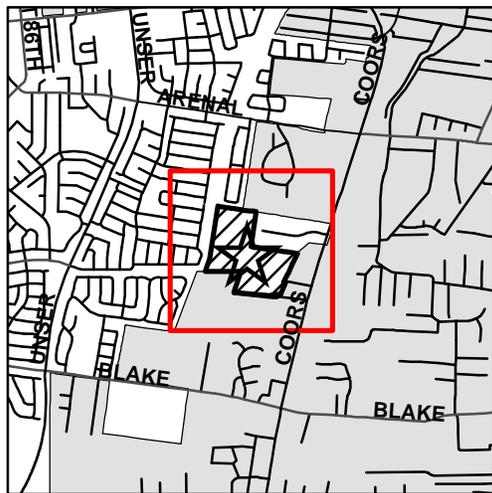
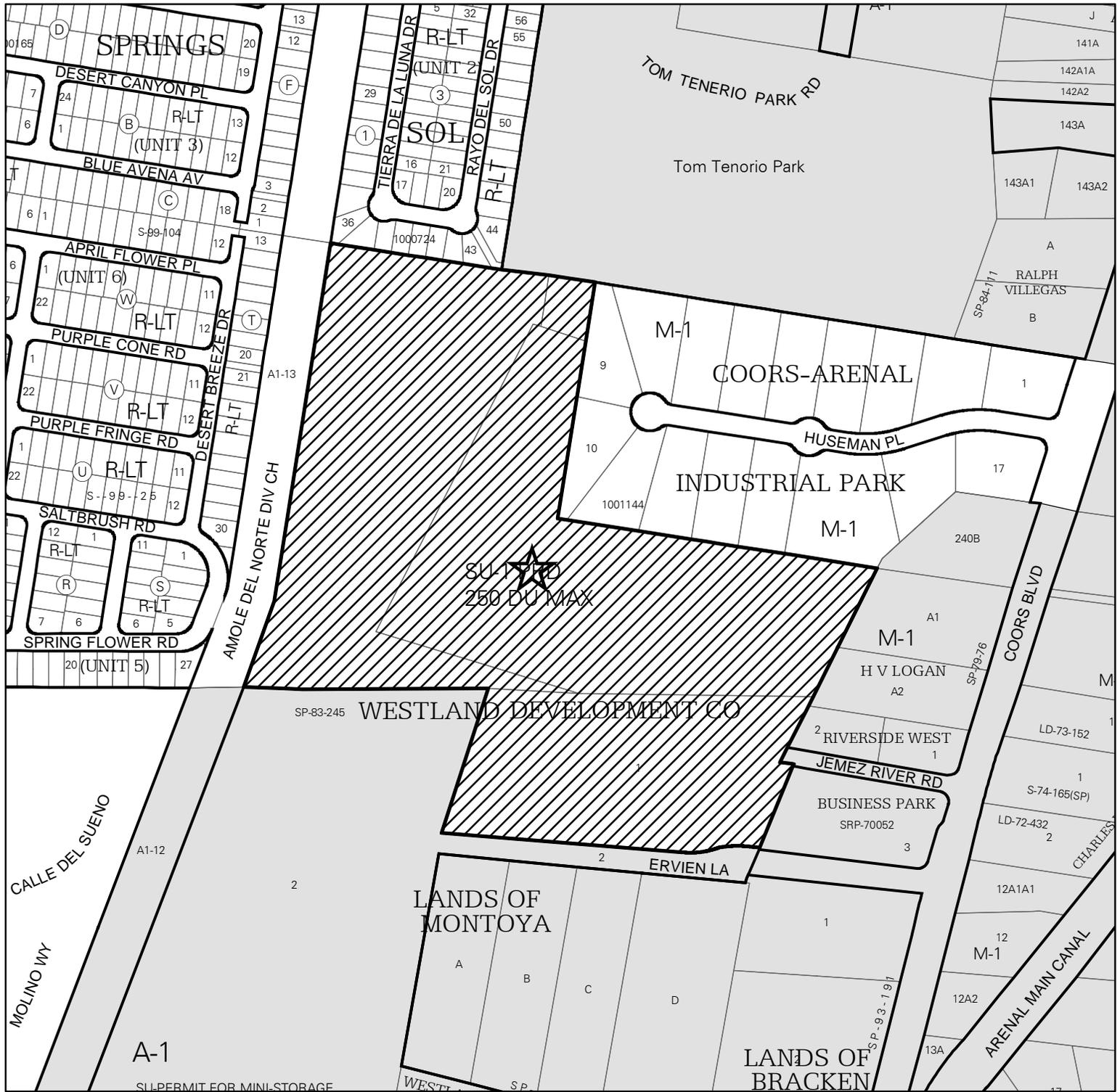
No comments have been received and there is no known opposition to the request.

Note: the application was submitted prior to 5/17/2018 (effective date of the IDO) and is being reviewed under prior policies and regulations.



(aerial photo 2016 AGIS)





OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 400 feet

Project Number:

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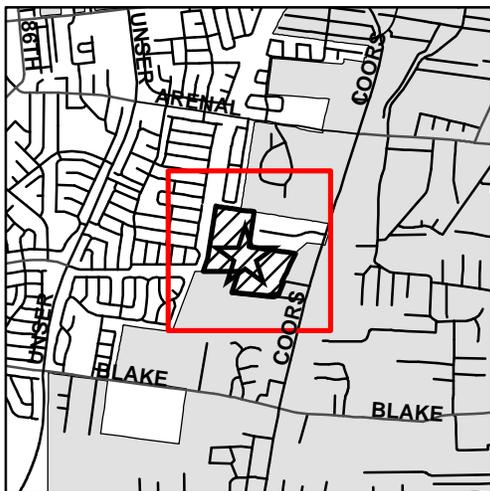
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Zone Map Page:

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IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 400 feet

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Zone Map Page:

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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 = 400 feet

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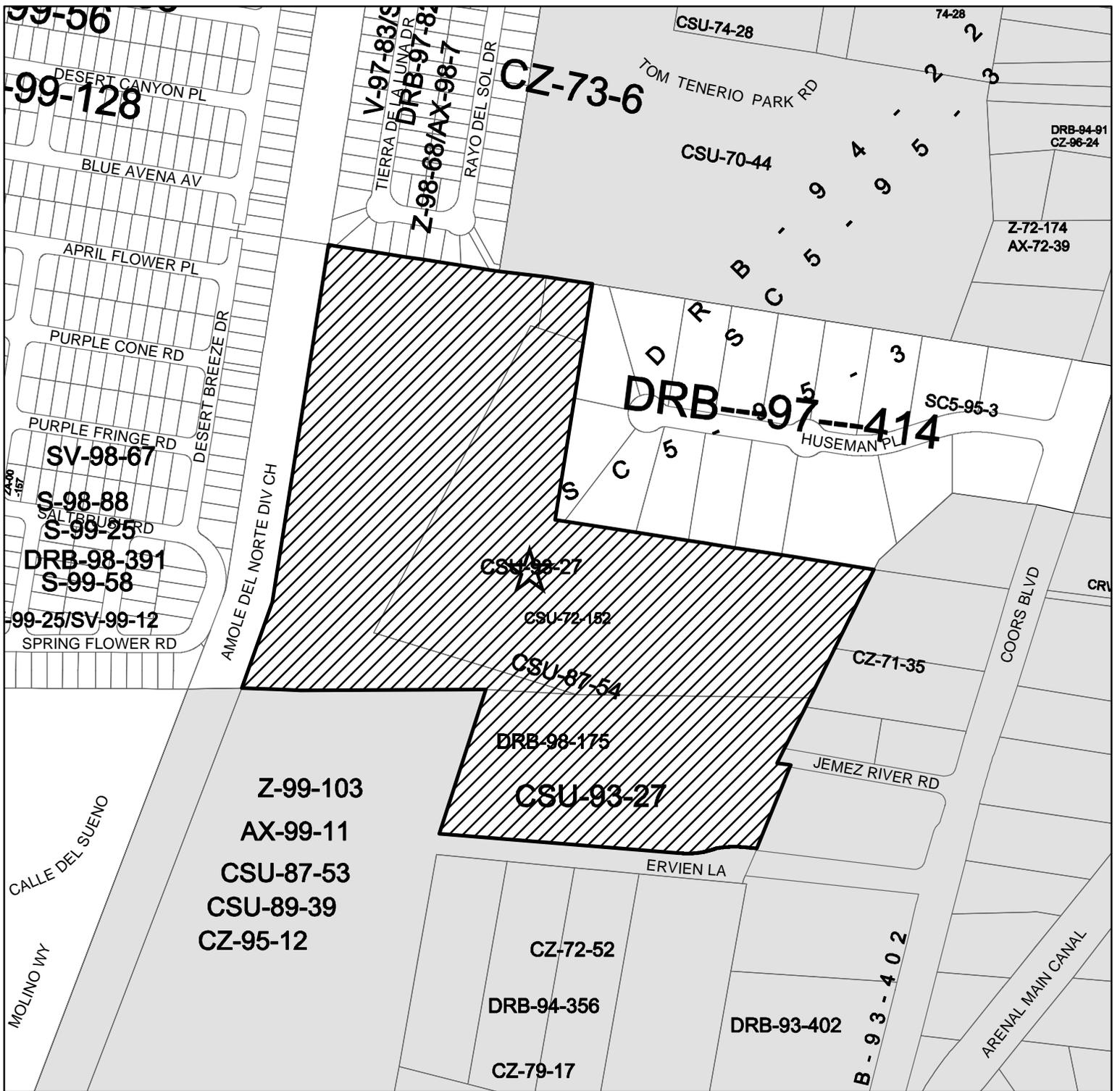
6/14/2018

Zone Map Page:

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HISTORY MAP

Note: Gray shading indicates County.



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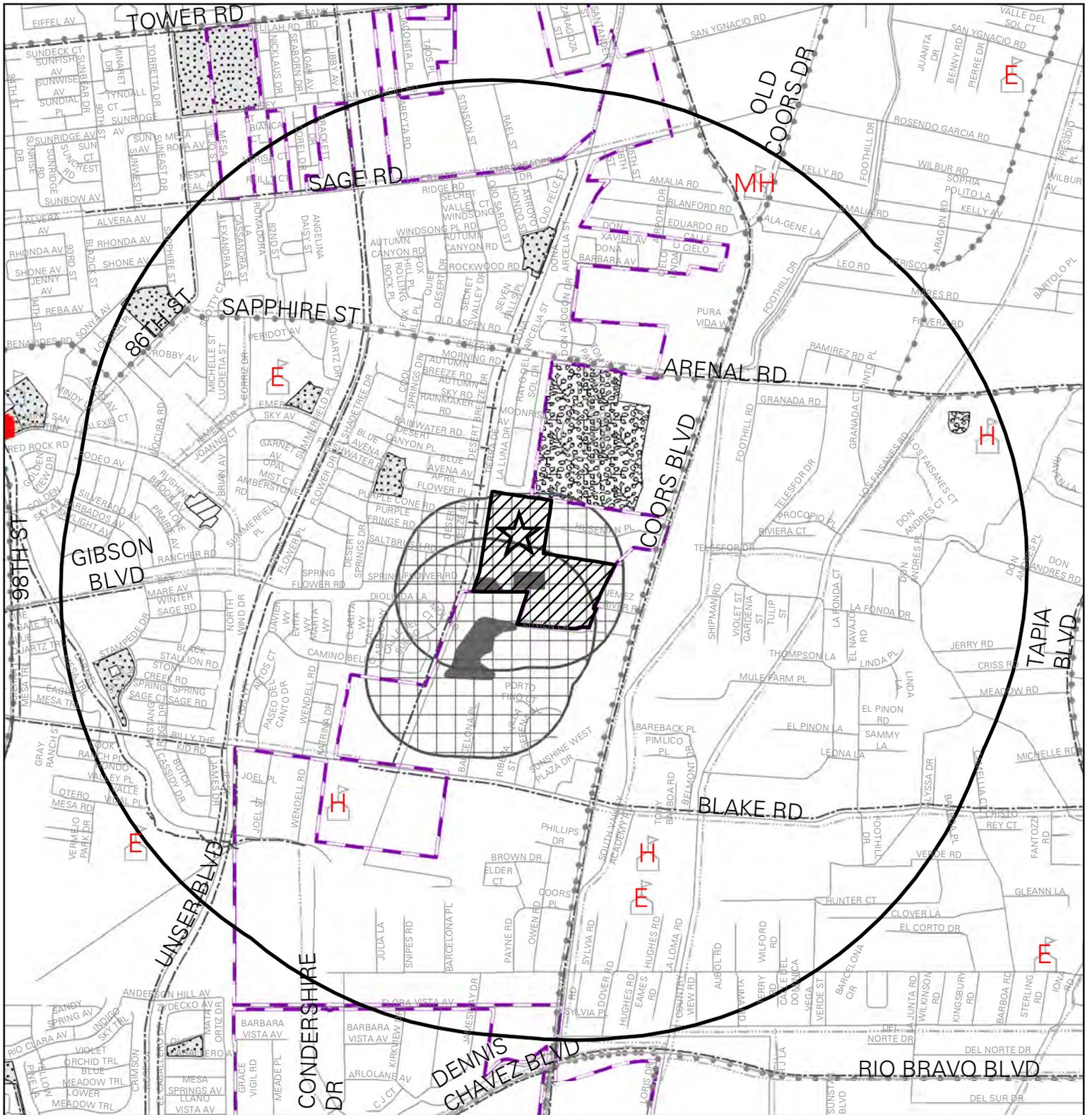
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Zone Map Page:

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Public Facilities Map with One-Mile Buffer



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

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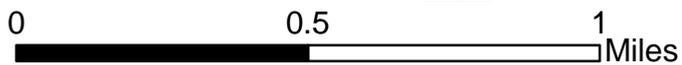


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 PRD 250 DUs Maximum	Area of Consistency and Area of Change; Rank II West Side Strategic Plan	Mobile home park and vacant land
<i>North</i>	R-LT and M-1 (in city), Tom Tenorio County park (in county)	Area of Consistency and Area of Change; Rank II West Side Strategic Plan	Single family residential, industrial/manufacturing, vacant land, public park
<i>South</i>	A-1/SU for various storage uses and M-1 (in county)	Developing Urban (County)	Self-storage, industrial/manufacturing
<i>East</i>	M-1 (in city), M-1 (in county)	Area of Consistency and Area of Change; Rank II West Side Strategic Plan; Developing Urban (County)	Industrial/manufacturing, wholesale/warehousing, commercial service, and vacant land
<i>West</i>	Unclassified (Amole del Norte Diversion Channel), R-LT west of channel	Area of Consistency; Rank II West Side Strategic Plan; Rank II Facility Plan for Arroyos; Rank III Amole Arroyo Corridor Plan	Drainage/flood control. Single-family residential further west.

Proposal

The request is for a Zone Map Amendment to rezone 40.9 acres from SU-1 PRD (Planned Residential Development) for 250 DUs (Dwelling Units) Maximum to MH (Mobile Home Development). The property is located south of Arenal Road between Coors Blvd. SW and the Amole del Norte Diversion Channel and borders unincorporated County land. It is accessed off Coors from Ervien Lane and Jemez River Road.

The property includes 2 County Assessor parcels. Tract 1 is 30.54 acres, of which 13.8 acres is developed as a mobile home park for residents of all ages, with approximately 89 units. The rest of this tract and the 8.40 acre tract located just east of the diversion channel are vacant.

The applicant wishes to rezone the property to MH to match the existing land use (mobile home park) and to enable an expansion of this use to the rest of his property.

EPC Role

The request is a quasi-judicial matter.

The EPC is required to hear all zoning map amendment (zone change) cases, regardless of site size, in the City. (None of the situations in 14-16-4-1(C)(15) requiring a Council decision applies.)

The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO) and then decided by the City Council.

History/Background

A mobile home park has been on the larger tract for over 20 years. The original zoning was MH. In 2004 the site was rezoned from MH to SU-1 PRD 250 DUs maximum, but no development occurred under the associated SU-1 site development plan for subdivision. This site development plan was amended in 2007.

A dual request in 2008 for a zone map amendment to SU-1 for MH and an amended site development plan was denied by the City Council on appeal in 2009. The appeal was made by the neighborhood association coalitions in the area. The applicant took the case to District Court, where the Council's decision was upheld.

The 2007 site development plan associated with the SU-1 PRD zoning has terminated per §14-16-3-11(C) in the Zoning Code, because a period of over 7 years elapsed with no development.

The existing mobile home park on approximately 1/3 of the site is a nonconforming use under the existing SU-1 for PRD zone.

Context

The 40-acre site is surrounded by different land uses and zoning. It is set back approximately 450 feet from Coors Blvd. and on higher ground than the non-residential lots along Coors.

The developed eastern portion of the site includes Riverside West Mobile Home Park. The main entrance to the mobile home park is off Ervien Lane and another access is off Jemez River Rd.

The vacant portion of the site can be accessed from a private street within the mobile home park. This vacant portion includes 2 small former landfills named Riverside that were used for construction debris. The site is within landfill buffer zones of these landfills and of another landfill to the south in the county named Seay Brothers. The applicant provided an assessment completed in 2005 for the Riverside landfills and one from 2002 for the Seay Brothers landfill.

Bordering the northern boundary of the site is a single-family residential subdivision in the city and Tom Tenorio County Park.

To the east is a small industrial park within the City limits accessed from Huseman Pl. off Coors Blvd., that is divided into small lots and mostly developed. 6 lots in the county with commercial service or light industrial uses separate the existing mobile home park from Coors.

South of the site is all unincorporated county land with a self-storage facility abutting the site and mostly industrial or commercial uses on the opposite side of Ervien Lane.

Amole del North Diversion Channel runs along the western edge of the site. A multi-use trail is on the other side of the arroyo from the site. Beyond the trail and arroyo is a residential subdivision in the City limits with small lots.

The site is equidistant from 2 small nodes of retail service activity at the intersections of Arenal/Coors and Blake/Coors.

If the zone change to MH is approved, the zoning would automatically convert to R-MC (Residential – Manufactured Home Community) under the IDO and development of the site would have to comply with relevant provisions of the IDO.

The site is split into 4 irregular, unplatted parcels that are configured quite differently from the County Assessor parcels. The City may require replatting the site prior to development.

Transportation System

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

The LRRS designates Coors Boulevard as a Limited-Access Principal arterial and part of the National Highway System. It is a state road (NM 45) under NMDOT control.

The LRRS designates Arenal Road as a Minor Arterial.

The LRRS designates Blake Road as a Major Collector street.

Ervien Lane and Jemez River Road that provide access to the site are local streets. The streets within the existing mobile home park on the site are private.

Comprehensive Plan Corridor Designation

Coors Boulevard is designated a Major Transit Corridor, which prioritizes transit above other modes. Development along Major Transit corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the corridor (in between stops).

The eastern portion of the existing mobile home park is within 1/8 mile of Coors.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map designates a proposed bike lane along Coors Blvd.

On Arenal Rd, the LRBS designates a proposed bike lane west of Coors and an existing bike route east of Coors.

On Blake Rd., the Long Range Bikeway System (LRBS) map designates an existing bike lane west of Coors and an existing bike route east of Coors.

The LRBS designates an existing multi-use trail along the west side of the Amole del Norte arroyo, which can be accessed from Arenal Road or Blake Blvd.

Transit

The 155 bus route operates 7 days a week on Coors Blvd. with termini at Gun Club in the south and the Northwest Transit center in the north and transfer opportunities at Rio Bravo, Arenal, Central, and Montaña. A pair of stops on Coors Blvd. are within approximately 1/8 mile of the 2 entrances to the existing mobile home park.

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 existing zoning under the Zoning Code is SU-1 (Special Use) for PRD (Planned Residential Development) with 250 DUs (Dwelling Units) maximum. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. However, the site development plan associated with this SU-1 zone has terminated. Per [§14-16-2-22\(B\)\(25\)](#), this zone generally allows single-family houses, townhouses, and apartments. O-1 permissive and C-1 permissive uses are also allowed but limited in area to 25% of the total gross floor area of the development.

The proposed zoning is MH Residential, a straight zone intended for mobile home developments per [§14-16-2-7](#). Besides mobile homes on rented spaces or sold lots, which are a type of single-family detached dwelling, the zone allows an office for managing the mobile home community and accessory uses allowed in R-1. Conditional uses includes uses permissive in the C-1 zone, provided that the nonresidential conditional uses are limited to types and amounts which are justified to serve the residents of the contiguous MH zone area. This zone may be located only where other

types of residential development of comparable densities would be considered appropriate.

If the zoning map amendment is approved, the MH zoning will convert to the IDO zone district R-MC (Residential – Manufactured Home Community). Land uses and future development of the vacant portion of the site and any redevelopment of the existing mobile home park will be regulated by the Integrated Development Ordinance (IDO).

The applicant also cited O-07-106 in their application letter, which resulted in the addition of [§ 14-16-3-21](#) Mobile Home Resident Notification regulations to the Zoning Code. The findings and public policy in the Council bill, which cite the Comprehensive Plan’s affordable housing policy and state the importance of mobile home developments to meeting affordable housing needs, are repeated in this section of the Zoning Code. However, the regulations themselves center on minimizing the hardships and disruptions associated with displacing existing mobile home residents when a property is rezoned. The current request would bring the existing mobile home park into zoning conformance and allow a significant expansion of the land use.

Definitions (per §14-16-1-5)

MOBILE HOME. A movable or portable housing structure larger than 40 feet in body length, 8 feet in width, or 11 feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes; it does not include structures built to the standards of the Building Code and other technical codes adopted in [§ 14-1-3](#), as of the date of the unit's construction.

MOBILE HOME DEVELOPMENT. An area developed or intended to be developed for occupancy by two or more mobile homes which are used for dwelling purposes. It includes areas known as mobile home parks, where lots or spaces are rented individually to residents; mobile home subdivisions, where lots are sold individually, usually to residents of the lots; or other forms of ownership.

NONCONFORMING USE. A use of a structure or land which does not conform to uses allowed under the regulations of this article or to uses allowed under an applicable sector development plan and which was an allowed use at the time the use was first undertaken.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in both City Development Areas (Area of Change and Area of Consistency) by the Comprehensive Plan with Goal 5.6 to “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.”

The majority of the site--the southern portion of the mobile home park and most of the vacant land west of this developed area--is designated Area of Consistency.

The smaller Area of Change in this location is designated due to proximity (660 feet or 1/8 mile) to Coors Blvd, a Major Transit Corridor designated in the Comprehensive Plan. The boundary of the Area of Change is based on City parcel information and where the 660 foot line crosses a parcel, the entire parcel is included in the Area of Change.

Applicable policies include:

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

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

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

The request would align the zoning with the existing, long-established land use on the developed portion of the site and expand it to the rest of the site. The MH zoning would reinforce the residential character to the north and west of the site that includes single-family residential subdivisions and mobile home parks as well as the County park.

The existing mobile home park is enclosed with a perimeter wall along Ervien Lane and the self-storage facility; has minimal shared access with surrounding light manufacturing uses in the city and county; and is on higher ground than Coors Blvd. Future development under MH zoning can be similarly compatible with the scale and intensity of non-residential uses and zones to the east and south.

The request furthers Goal 5.6, policy 5.6.3, and subpolicies b) and d).

Other goals and policies of the Comprehensive Plan that are relevant to the request are as follows:

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

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

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

The request encourages residential infill development on a site that is partially within 1/8 mile of Coors Blvd, a Major Transit Corridor, which will support transit ridership. The request furthers Goal 5.1, policy 5.1.1 and subpolicy g).

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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

b) Encourage development that offers choice in transportation, work areas, and lifestyles. [ABC]

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles. [ABC]

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. [ABC]

The applicant provided an analysis comparing vehicle trips generated by the same number of dwellings in a mobile home park versus a traditional (stick-built) single-family subdivision that shows one half the number of vehicle trips would be generated. MH zoning on this site, which is located near bus stops on Coors Blvd., would offer a choice in transportation for residents.

MH zoning would help meet the demand for single-family housing for low-to-moderate income families who cannot afford “stick-built” townhouses or single-family detached homes. The applicant conducted a survey in May 2018 of 9 mobile home parks in Albuquerque. They found that vacancy rates averaged 4.1% and that the majority, including 5 in the southwest part of the city, had a vacancy rate of less than 2%.

The request will encourage infill development in the area between Amole del Norte channel and Coors Blvd. that would add residential uses complementary to nearby commercial and light industrial uses along Coors Blvd., which provide services and potential jobs.

The request furthers Goal 5.2, policy 5.2.1 and subpolicies b), d), and h).

m) Discourage zone changes to single land uses on sites larger than ten acres. [A]

The policy above (not cited by the applicant) would normally be relevant to the request if the vacant portion of the 40-acre site were not landlocked. It can only be accessed on private streets through the existing mobile home park, which the applicant wishes to retain in place and is entitled to do, since it is a nonconforming use. Under the circumstances, it is unrealistic and unlikely that this vacant portion would be developed under the existing SU-1 for PRD zoning for single-family detached homes, townhouses, and/or apartments.

Goal 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

The request would allow infill development where there are existing connections to water, sewer, and electricity and a direct pedestrian access is possible to Tom Tenorio County Park, with amenities that include playing fields, a playground, and green space. In relation to school enrollment, the proposed MH zoning is estimated to generate a similar number of school-aged children as the existing SU-1 PRD zoning, and, in any case, APS commented that local schools at all levels have excess capacity to serve additional residents. The request furthers Goal 5.3 and policy 5.3.1.

Goal 9.1 (Housing) Supply

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

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

a) Increase the supply of housing that is affordable for all income levels. [ABC]

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]

a) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.

The request would increase the supply of housing that is accessible to low- and moderate-income families who cannot afford to rent or purchase single-family “stick-built” homes. Mobile or manufactured homes are in demand and provide households with another option for homeownership. This housing type would also maintain the scale of existing single-family subdivisions to the north and west. The request furthers Goal 9.1, policies 9.1.1. and 9.1.2, and their respective subpolicies a).

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

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

The proposed MH zoning would result in a type of single-family housing development that maintains compatibility with residential subdivisions and mobile home parks in the area and with its suburban context. The request furthers Goal 9.2 and policy 9.2.1.

Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

Policy 9.6.1 Development Cost: Reduce development costs and balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protecting quality of life. [ABC]

The proposed zoning would maintain the existing mobile home park and deliver new housing (a manufactured home on a rented lot) at a lower cost for comparable square footage than the existing SU-1 PRD, which meets community demand for housing in a cost-effective way. The request furthers Goal 9.6 and policy 9.6.1.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan was adopted by the City of Albuquerque and Bernalillo County in 1997 and 1998 respectively and was amended through 2014. The Plan generally encompasses properties between the county line on the north, the Rio Puerco Escarpment on the east, Gun Club Road on the south, the Rio Grande on the east for areas north of Central, and Coors Blvd. on the east for areas south of Central. The main purpose of the Plan is to provide a framework of strategic policies within which to manage future growth and development on Albuquerque's West Side.

Applicable policies include:

Community Concept Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density...[*Note: the rest of the policy is not relevant because it refers to development within Centers.*]

The subject site is located outside a Center and at the southeast corner of the Bridge/Westgate Community Area that includes approximately 4,900 acres and could someday include a population of 38,300. It is well located near the I-40, Central, Bridge and Rio Bravo crossings, and is fairly easily serviced by City utilities.

Bridge/Westgate Community Policy 3.46: Establish 5 dwelling units per acre minimum for most of the residential development in the Community.

The MH zoning, and the applicant's intent to maintain and expand the existing mobile home park, would result in residential density of more than 5 DUs per acre in the Bridge/Westgate Community. The request furthers policies 1.1 and 3.46.

The applicant cited additional policies from the Comprehensive Plan and West Side Strategic Plan, which staff did not consider sufficiently relevant to the request and the site to include in this report.

Facility Plan for Arroyos (Rank II), Amole Corridor Plan (Rank III)

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos. It was jointly adopted by the City of Albuquerque and Bernalillo County.

The subject site's western boundary abuts the Amole del Norte Diversion Channel and its northern boundary abuts Tom Tenorio County Park, a park associated with the drainageway.

The Facility Plan classifies the Channel as a Major Open Space Link. A more detailed Rank III corridor plan was adopted by the City in 1991 for the entire Amole arroyo system, including the Amole del Norte Diversion Channel. A recreational multi-use trail was subsequently constructed along the west side of the Channel, i.e. opposite the subject site.

The Facility Plan contains policies applicable to Major Open Space Link arroyos, but they do not apply to the request for a zone change on a site abutting an arroyo. The Amole Corridor Plan refers to policies in the Facility Plan and does not contain any additional policies that are relevant to the zone change.

Resolution 270-1980

Policies for Zone Map Change Applications

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

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

Analysis of Applicant's Justification

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

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

The request is consistent with the health, safety, morals, and general welfare of the city because it would encourage housing choice and development of affordable housing, whereas under the current zoning, residents of the existing mobile home park could be displaced to make way for a traditional single-family residential subdivision.

The request will support the maintenance and expansion of affordable housing, which 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 proposed MH zoning would allow residents in existing mobile home units to remain, and would bring the existing mobile home use into compliance and allow for additional mobile home development on the site, which would facilitate land use stability. The vacant portion of the site has not been developed as a subdivision of single-family homes under the SU-1 PRD zoning and is unlikely given existing land uses, including industrial, in the area.

Given the existing mobile home development use on the site and the predominant light industrial zoning and land use abutting the site, the request for MH zoning would provide stability of land use and zoning in the area. The applicant has provided a sufficiently sound justification for the change.

- 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 beginning on p. 10.

- 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.

The proposed zone change is more advantageous to the community, as articulated in the Comprehensive Plan and West Side Strategic Plan policies cited above.

Refer to policy analysis beginning on p. 10. The existing zoning is inappropriate because it makes the existing mobile home development on the site, which is almost fully occupied, a non-conforming use and it has not resulted in an increased supply of housing in the area. The proposed zoning responds to demand for housing choice for families, particularly demand for affordable single-family homes. MH zoning is also more likely to result in a type of development that will provide a transition between the single-family residential subdivisions to the north and west and the light industrial and warehousing uses surrounding the site. The vacant portion of the site can be connected to existing infrastructure lines and the site is near Coors, a Major Transit Corridor with bus service that offers a choice of transportation for existing and future residents.

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

The proposed zoning will not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The zoning reflects the existing mobile home development use on the site and provides a transition between existing industrial uses and single-family residential neighborhoods to the north and west. The site is accessed off Coors Blvd. and is not directly connected to these residential areas. This minimizes impacts of additional housing, such as increased traffic, on those neighborhoods. The total number of peak-hour vehicular trips for a mobile home development is also estimated to be about half of a single-family detached subdivision. Area schools would see an approximately equivalent increase in enrollment under MH or SU-1 PRD zoning.

Permissive uses in the MH zone are limited to single-family dwellings, a management office, and accessory uses allowed in the R-1 zone. These would not be harmful to adjacent property, the neighborhood, or the community. A mobile home development, including a small management office, has been on the site for over 20 years and coexisted with light industrial and commercial uses that have developed along Coors Blvd. As described by the applicant, the site has no direct connection to the single-family residential subdivisions to the north and west, and therefore poses no risk of increased traffic on their residential streets. APS has commented that area schools have excess capacity and would not be burdened by the proposed zoning.

- 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 City will not incur any unprogrammed expenditures as a result of the zone change, because connections to roads and to water, sewer, and stormwater facilities already exist on the site and the applicant would finance and develop infrastructure privately.

The site has access to existing infrastructure services and will be developed privately. NMDOT controls Coors Blvd. and has requested that a future development proposal include a traffic assessment of its potential impacts on the roadway, which the property-owner will need to discuss with NMDOT (and address as appropriate). The request will not require major and unprogrammed expenditures by the City.

- 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 proposed change is warranted due to the need for affordable housing, consistency with adjacent land uses, and generally to further goals and policies of the Comprehensive Plan. These are primarily land use considerations not economic considerations.

The applicant has justified the request as being more advantageous to the community as articulated in applicable City plans. While economic considerations may be a factor in the request, it is not the determining factor.

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

The subject site is located near a major street, but the request is not for apartment, office, or commercial zoning.

The applicant has justified the request as being more advantageous to the community as articulated in applicable City plans. The subject site is located near but not directly on Coors Blvd., a major street, and the request is for mobile home zoning, not zoning that allows apartments or any office or commercial zoning beyond what would serve the residents on the site.

- 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 request would give the site a different zone from the zoning of surrounding properties, but it would be consistent with the existing land use on the site and with four other mobile home parks within a ½ mile radius of the site. The proposed zone would function as a transition between adjacent industrial/storage uses to the east and south and adjacent single-family residential subdivisions to the north and west. The request also furthers several Comprehensive Plan policies.

Although the request will create a different zone from the zoning of surrounding properties, this 40-acre site is not a “small area”. As demonstrated in section c, the request facilitates realization of the Comprehensive Plan and applicable policy in the West Side Strategic Plan. In addition, the proposed zoning allows a specific type

of single-family residential development that can function as a transition between the light industrial and commercial zones along Coors Blvd. and the single-family residential subdivisions to the north and west. The request will not create 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 proposed zone change is not considered “strip zoning” due to the shape of the site and its location.

The subject site has an irregular shape and is not along a street, and the request is for MH residential zoning not “strip commercial zoning”. As demonstrated in section c, the request also facilitates realization of the Comprehensive Plan and applicable policy in the West Side Strategic Plan. The request will not create a strip zone.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Long Range Planning advised on which Comp Plan policies should be considered, including Housing, Areas of Consistency, and Major Transit Corridors.

APS commented that all three schools in the area have excess capacity.

Prior to any future development, the City Environmental Health Department will require a land mitigation plan prior to any excavation due to the site’s location within 2 landfill buffer zones, and NMDOT will require a Site Threshold Assessment and a meeting to discuss any future development’s potential impacts on Coors Blvd. Bernalillo County commented that a connection from future development on the site to the County park would be appropriate.

Neighborhood/Public

The Southwest Alliance of Neighborhoods (SWAN), the West Side Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified, as well as property-owners within a 100 foot buffer adjacent

to the subject site. No facilitated meeting was requested and no comments have been received.

CONCLUSION

The request is for a Zone Map Amendment to rezone 40.9 acres from SU-1 PRD (Planned Residential Development) for 250 DUs (Dwelling Units) Maximum to MH (Mobile Home Development). The proposed zoning would match the existing land use (mobile home park) on over 1/3 of the site and enable an expansion of the use to the rest of the property.

The applicant justified the request per R-270-1980 by demonstrating that the proposed zoning is more advantageous to the community than the existing zoning, as articulated in the Comprehensive Plan and the Rank 2 West Side Strategic Plan. MH zoning furthers a preponderance of applicable Comp plan goals and policies regarding Areas of Consistency, Desired Growth, Land Uses, Efficient Development Patterns, and Housing, and furthers the Rank 2 plan policy regarding appropriate minimum residential density in the area. The request would enable retention and expansion of an affordable housing option that is in demand, accessible by transit, and close to a public park and 2 nodes of neighborhood retail. Mobile home development would also be compatible with and complementary to surrounding zoning and uses that range from single-family residential subdivisions to light industrial and commercial businesses. While the request would result in one land use on more than 10 acres, which is discouraged by the Comp Plan, access to the undeveloped portion of the site can only be through the existing mobile home park, making an alternative land use unrealistic.

No public comments have been received and there is no known opposition to the request.

Agencies have submitted comments that are relevant prior to future excavation or development on the subject site under the requested zoning. These have been included as possible findings.

FINDINGS, Zone Map Amendment

Project # 1000976, Case # 18EPC-40026

1. This is a request for a Zone Map Amendment for Tract 1, Lands of Westland Development Co., Inc., in projected Section 3, T9N, R2E, NMPM together with an unplatted Tract within the SE ¼ of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant, Bernalillo County, New Mexico, and a Tract of Land East of Amole Del Norte Diversion Channel North of Section Line Of Sections 34 & 3 located at 2911 Ervien Lane SW, between Coors Blvd., SW and Amole del Norte Diversion Channel, and containing approximately 41 acres.
2. The request is to rezone the site from SU-1 PRD (Planned Residential Development) for 250 DUs (Dwelling Units) Maximum to MH (Mobile Home Development). MH zoning would match the existing land use (mobile home park) on approximately 1/3 of the site and enable an expansion of this use to the rest of the site.
3. The site's original zoning was MH. In 2004 the site was rezoned from MH to SU-1 PRD 250 DUs maximum, but no development occurred under the associated SU-1 site development plan for subdivision. This site development plan was amended in 2007. A dual request in 2008, for a zone map amendment to SU-1 for MH and an amended site development plan, was denied by the City Council on appeal in 2009 (AC-09-6). The appeal was made by neighborhood association coalitions in the area. The applicant took the case to District Court, where the Council's decision was upheld.
4. The 2007 site development plan associated with the SU-1 PRD zoning has automatically terminated per §14-16-3-11(C) in the Zoning Code, because a period of over 7 years elapsed with no development.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic 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 mostly within Areas of Consistency of the Comprehensive Plan and its eastern edge is within 660 feet of Coors Blvd., a Major Transit Corridor. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Goal 5.1 Centers & Corridors and Policy 5.1.1 Desired Growth: The request encourages residential infill development on a site that is partially within 1/8 mile of Coors Blvd, a Major Transit Corridor, which will help shape a sustainable development pattern and support transit ridership.

Goal 5.2 Complete Communities and Policy 5.2.1 Land Uses: MH zoning in this location will help meet the demand for single-family housing for low-to-moderate income households near a bus route operating 7 days week that offers a choice in

transportation. It would result in infill development that adds residential uses complementary to nearby commercial and light industrial uses along Coors Blvd., which provide services and potential jobs.

Goal 5.3 Efficient Development Patterns and Policy 5.3.1 Infill Development: the proposed zoning will allow infill residential development in an area with existing infrastructure, a County park, and available capacity in public schools at all age levels.

Goal 5.6 City Development Areas and Policy 5.6.3 Areas of Consistency: The request would align the zone with the existing mobile home park on the subject site and allow an expansion of the land use to the rest of the site, reinforcing the character of the residential neighborhood and public park to the north and west of the site.

Goal 9.1 (Housing) Supply

Policy 9.1.1 Housing Options: MH zoning will contribute to increasing the supply of housing that is accessible to low- and moderate-income households.

Policy 9.1.2 Affordability: the proposed zoning allows a form of single-family housing that expands affordable housing options in the area while maintaining a scale similar to single-family neighborhoods north and west of the subject site.

Goal 9.2 Sustainable (Housing) Design and Policy 9.2.1 Compatibility: The proposed MH zoning would result in a type of single-family housing development that maintains compatibility with residential subdivisions and mobile home parks in the area as well as with its suburban context.

Goal 9.6 (Housing) Development Process and Policy 9.6.1 Development Cost: The proposed zoning would maintain the existing mobile home park and deliver new housing at a lower cost for comparable square footage than the existing SU-1 PRD zone, which meets community demand in a cost-effective way.

7. The subject site is within the Bridge/Westgate Community designated in the Rank II West Side Strategic Plan. The request is in general compliance with Community Concept Policy 1.1 and Bridge/Westgate Community Policy 3.46, because it will allow the retention and expansion of an existing mobile home park, resulting in a residential density exceeding the minimum of 5 DUs per acre that is encouraged by the Plan in this community.
8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The request will support the maintenance and expansion of affordable housing, which 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 proposed MH zoning would allow residents in existing mobile home units to remain, and would bring the existing mobile home use into compliance and allow for additional mobile home development on the site, which helps stabilize land use and zoning. The applicant has provided a sufficiently sound justification for the change.

- 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.

Summarize Policy Analysis

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

The proposed zone change is more advantageous to the community, as articulated in the Comprehensive Plan and West Side Strategic Plan. The existing zoning is inappropriate because it makes the existing mobile home development on the site, which is almost fully occupied, a non-conforming use and it has not resulted in an increased supply of housing in the area. The proposed zoning responds to demand for housing choice for families, particularly demand for affordable single-family homes. MH zoning is also more likely to result in a type of development that will provide a transition between the single-family residential subdivisions to the north and west and the light industrial and warehousing uses surrounding the site. The vacant portion of the site can be connected to existing infrastructure lines and the site is near Coors, a Major Transit Corridor with bus service that offers a choice of transportation for existing and future residents.

- 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.

Uses permissive in MH are limited to mobile/manufactured homes and accessory uses that would not be harmful to adjacent property, the neighborhood, or the community. A mobile home development, including a small management office, has been on the site for over 20 years and coexisted with light industrial and commercial uses that have developed along Coors Blvd. The site has no direct connection to the single-family residential subdivisions to the north and west, and therefore poses no risk of increased traffic on their residential streets. APS has commented that area schools have excess capacity and would not be burdened by the proposed zoning.

- 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 City will not incur any unprogrammed expenditures as a result of the zone change, because connections to roads and to water, sewer, and stormwater facilities already exist on the site and the applicant would finance and develop infrastructure privately. Potential impacts of future development on Coors Blvd., a state road, would be assessed and addressed in conjunction with NMDOT.

- 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 applicant has justified the request as being more advantageous to the community as articulated in applicable City plans. While economic considerations may be a factor in the request, it is not the determining factor.

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

The applicant has justified the request as being more advantageous to the community as articulated in applicable City plans. The subject site is located near but not directly on Coors Blvd., a major street, and the request is for mobile home zoning, not zoning that allows apartments or any office or commercial zoning beyond what would serve the residents on the site.

- 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.

Although the request will create a different zone from the zoning of surrounding properties, this 40-acre site is not a "small area". The request facilitates realization of the Comprehensive Plan and the West Side Strategic Plan. In addition, the proposed zoning allows a specific type of single-family residential development that can function as a transition between the light industrial and commercial zones

along Coors Blvd. and the single-family residential subdivisions to the north and west. The request will not create 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 subject site has an irregular shape and is not along a street, and the request is for MH residential zoning not “strip commercial zoning”. The request will not create a strip zone.

9. The applicant conducted research in May 2018 of current mobile home occupancy and land availability in the City of Albuquerque and Bernalillo County. Of 9 mobile home parks surveyed, including the subject site, 5 were in the southwest part of the city (zip code 87121) and had a vacancy rate of less than 1%.
10. Vehicular access to the vacant portion of the 41-acre site is on private streets through the existing mobile home park, which the applicant intends to continue operating.
11. The subject site lies within the landfill buffer zones of two former landfills for construction debris. A landfill mitigation plan developed by a New Mexico licensed professional engineer will be required prior to grading and drainage or development activities. Due to the presence of wallboard in the waste on the site this mitigation plan should be in place prior to any excavation or development activity.
12. The following apply prior to development on the subject site:
 - a. NMDOT requests that, when the undeveloped land is to be developed, the property-owner shall complete the State Access Management Manual’s Site Threshold Assessment (STH) and schedule an appointment with NMDOT staff to discuss the development’s potential impacts on NM 45 (Coors Blvd.)
 - b. Access to the Tom Tenorio Park (owned by Bernalillo County) from a future residential development on the subject property is appropriate. County Parks and Recreation must be consulted about the specific design of the access, prior to development of the property.
 - c. The City may require the subject property to be platted.
13. The Southwest Alliance of Neighborhoods (SWAN), the West Side Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations

were notified, as well as property-owners within a 100 foot buffer adjacent to the subject site. No facilitated meeting was requested and no comments have been received.

RECOMMENDATION

APPROVAL of 18EPC-40026, a request for Zone Map Amendment from SU-1 PRD 250 DU MAX to MH for all or a portion of Tract 1, Lands of Westland Development Co., Inc., in projected Section 3, T9N, R2E, NMPM together with an unplatted Tract within the SE ¼ of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant, Bernalillo County, New Mexico and a Tract of Land East of Amole Del Norte Diversion Channel North of Section Line Of Sections 34 & 3, based on the preceding Findings.



***Carol Toffaleti
Senior Planner***

Notice of Decision cc list:

[to be added after the June 14, 2018 EPC hearing]

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments

Office of Neighborhood Coordination

Long Range Planning

The zoning in place when this application was submitted converts to PD for the vacant portions and Residential Manufactured Home Community (R-MC) for the portion with existing mobile homes under the IDO. If the requested zone map amendment is granted, the PD portion of the site will convert to R-MC. The other part of the site will remain R-MC.

The ABC Comp Plan encourages a variety of housing options (Policy 5.2.1.d and Policy 9.1.1) and affordable housing options (Policy 9.1.2), both of which seem to be furthered with the requested use.

Portions of the site are within Areas of Change, but the rest of the site is within Areas of Consistency, so policies related to Areas of Consistency should be carefully considered. A small portion of the property is within a Major Transit Corridor, so policies related to that Corridor should be carefully considered.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

No objection to the request.

The trip generation shows the request is under the threshold for the requirement for further analysis, but the applicant should also confer with NMDOT as the development access is off Coors Blvd., which is a State road.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

- a. No objection to the proposed zone map amendment.
- b. If new development is desired request an availability statement at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- c. Please note that there is currently onsite public water and sanitary sewer bisecting the site.

ENVIRONMENTAL HEALTH DEPARTMENT

The site will require a landfill mitigation plan developed by a New Mexico licensed professional engineer prior to grading and drainage or development activities. Due to the presence of wallboard in the waste on the site this mitigation plan should be in place prior to any excavation or development activity.

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

No Comment

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment

TRANSIT DEPARTMENT

BERNALILLO COUNTY

Access to the Tom Tenorio Park (owned by Bernalillo County) from a future residential development on the property is appropriate. County Parks and Recreation must be consulted about the specific design of the access, prior to development of the property.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: 19EPC-40026 ZONE MAP AMENDMENT (ZONE CHANGE)
- b. Site Information: Section 3, T9N, R2E, NMPM and an unplatted tract within the SE1/4 of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant
- c. Site Location: Locat at 2911 Ervien La SW between Cord Bld SW and Amole del Norte Diversion Channel.
- d. Request Description: The applicant requests a zone change from SU-1 PRD 250 DU Max to MH to allow for the development of 161 mobile homes. There are currently, 89 mobile homes on the site.
- e. APS Case Comments: This will have impacts to Navajo Elementary School, Harrison Middle School, Rio Grande High School. Currently, all three schools have excess capacity.
 - i. Residential Units: 161
 - ii. Est. Elementary School Students: 41
 - iii. Est. Middle School Students: 17
 - iv. Est. High School Students: 18
 - v. Est. Total # of Students from Project: 76

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

School Capacity

School	2017-2018 40 th Day Enrollment	Facility Capacity	Space Available
Navajo ES	559	660	101
Harrison MS	416	650	234
Rio Grande HS	1571	1950	379

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments

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. It is 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
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NMDOT requests that when the undeveloped land is developed the property owner shall complete the State Access Management Manual's Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development's potential impacts on NM 45 (Coors Blvd).



Views of the subject site from North looking South and Southwest





View of the subject site from North looking West



View of the subject site from North looking Southeast



View of the subject site from East looking West up Jemez River Rd.



View of the vacant portion of the subject site looking West.



View of the subject site at South entrance to the existing mobile home park on Ervien Lane looking North

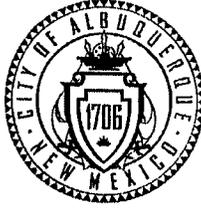


View at the same location looking Southeast up Ervien Lane



View of the subject site from West (Amole del Norte channel) looking Southeast
[Photos were taken 5/24/2018]

HISTORY



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project #1000976**
04EPC-01346 Zone Map Amendment
04EPC-01760 EPC Site Development Plan-
Subdivision

GMR, LLC
3738 Arno St. NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract 1, **Westland Development Co. Subdivision and unplatted lands of Bernalillo County and Mesa Enterprises**, located west of COORS BLVD. SW between ERVIEN LANE and HUSEMAN PLACE, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1000976/04EPC 01346 a request for a zone map amendment from M-H to SU-1 PRD, 250 du max. for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings:

FINDINGS:

1. This is a request for approval of a zone map amendment from M-H (mobile home) to **SU-1 PRD, 250 du max.** for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This case was heard by the EPC on October 21, 2004. At that hearing, the EPC voted to continue the hearing for 60 days to allow for an amendment to the request for R-LT zoning and to allow for a further investigation of the effects of decommissioned landfills on, and adjacent to, the subject site.
3. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).

4. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
5. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/
6. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. The proposed zoning will allow residential development that is within the recommended density of the *Southwest Area Plan*.
7. The request for zone change is justified per the policies of *Resolution 270-1980*. The proposed zoning will be more beneficial to the community because it allows public review of a site plan for subdivision and because it requires that the site plan contain specific design requirements to assure compatible development with adjacent properties. (*Section 1.D, R-270-1980*)
8. There is no known opposition to this request.

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1000976/f 04EPC 01760 a request for a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This request is associated with a request for SU-1 PRD zoning on the subject site. SU-1 PRD zoning requires EPC approval of a site plan for subdivision with associated design regulations.
3. Upon approval of the site plan for subdivision by the EPC, individual site plans for building permit may be submitted for building permit approval unless the EPC specifies additional review.
4. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes.

5. The subject property lies within the landfill buffer zones of two former landfills. Future development of the site must follow the City's most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
8. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.
9. The subject site is located in Residential Area 5 of the *Southwest Area Plan* with a recommendation to provide up to 9 du/net acre. The proposed site development plan will allow residential development that is within the recommended density of the *Southwest Area Plan*.
10. The site development plan meets the requirements for SU-1 PRD zoning by providing a set of design regulations that will assure compatible development with adjacent properties.
11. There is no known opposition to this request.

CONDITIONS:

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. Label Coors Boulevard and the two roadways from Coors. Describe each function of the two roadways.
3. A note shall be added to the site plan explaining where and how the pedestrian connections to Tom Tenorio Park will be provided and who will maintain them.

4. A note should be added under "Architectural Design Standards" that addresses variety in the style of the homes.
5. Replace the word "should" with "shall" on Note 6 of the Architectural Design Standards.
6. Verify that the term "plaster" is the correct term regarding the design of the perimeter walls.
7. Add a second sentence to Note 3 of the Landscape Plan (Sheet 2) to read as follows: "No water shall be allowed to enter into or pond over the private park."
8. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Traffic Impact Study (TIS) is required prior to any DRB submittal.
 - c. Access coordination is required with NMDOT.
 - d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.
9. The subject property lies within the landfill buffer zones of two former landfills (Seay Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.
10. Prior to DRB review, the applicant shall provide additional test data on carcinogens.

OFFICIAL NOTICE OF DECISION
DECEMBER 16, 2004
PROJECT #1000976
PAGE 5 OF 5

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122
Jim Joseph, INTERA, Inc., One Park Square, 6501 Americas Parkway NE, Suite 820, Albuquerque, NM 87110

**Official Notice of Decision
City of Albuquerque
City Council**

May 7, 2009

AC-09-6 Southwest Alliance of Neighbors and West Side Coalition of Neighborhood Associations, Appeals the Environmental Planning Commission's Approval of a Zone Map Amendment from SU-1 for PRD to SU-1 for MH Uses, for all or a portion of Tracts 1 & 2, Lands of Westland Development, Located on Ervien Lane SW Between Coors Blvd SW and Amole Del Norte Diversion Channel, Containing Approximately 40.9 acres

Decision

On April 20, 2009, by a vote of 8 FOR and 0 AGAINST, the City Council voted to grant the appeal and deny the zone change.

IT IS THEREFORE ORDERED THAT THE APPEAL IS GRANTED.

On May 4, 2009 the City Council adopted the following findings:

1. The proposed zone map amendment is for Tracts 1 and 2, Lands of Westland Development Company. The proposed change is from SU-1 for PRD to SU-1 for MH.
2. The EPC approved the proposed zone map amendment finding compliance with the requirements imposed by R-270-1980.
3. R-270-1980(A) requires the applicant to show that a proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city. The EPC had evidence that the property owners were operating a trailer park with rental units in a manner that constituted a detriment to the health and general welfare of the community. The EPC failed to properly apply these facts to the adopted City policy by allowing the same owners to expand that facility.
4. R-270-1980(B) provides that stability of land use and zoning is desirable and therefore the applicant must provide a sound justification for the change. The Applicant failed to present adequate justification for the zone change so as to overcome the preference for land use and zoning stability. The EPC erred in applying adopted City policy.
5. R-270-1980 (C) provides that a proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans. The EPC

erred in applying adopted City policy with respect to the following:

a. The proposed zoned change is in significant conflict with the policy calling for a full range of urban land uses in that proposal increase homogeneity of uses and discourages diversity.

b. There was not evidence, as asserted by the Applicant that the proposed zone change respected existing neighborhood values. The EPC finding on this point ignored considerable testimony from the community to the contrary and appears to have simply assumed this conclusion

c. The EPC found that the mobile homes would serve as a transition between residential and industrial/manufacturing uses, ignoring the fact that mobile homes are a residential use.

6. The EPC found that R-270-1980(D) was complied with because the existing zoning is inappropriate because SU-1 for MH is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan than SU-1 for PRD. The EPC did not have evidence to support this finding. The EPC's actions were arbitrary and capricious for reaching conclusions without support on the following:

a. The EPC recognized that the zone change would adversely impact overcrowded public schools but failed to consider that school overcrowding would have an adverse impact on the community.

b. The EPC did not have adequate support for a determination that the change was more advantageous given that the property had previously been rezoned from MH to SU-1 for PRD because, in part, that earlier change was found to be more advantageous to the community. This arguable inconsistency was a specific concern previously raised by the City Council which the Applicant chose not to address.

c. The EPC failed to consider that the tax losses to the City from the new zoning would be a disadvantage to the community.

d. The EPC gave weight to an argument that the existing tenant would be forced to leave unless there was a zone change although legally there is no obligation for those tenants to leave.

7. R-270-1980 (I) provides that spot zones shall only be approved in certain circumstances. Here the EPC found that this was a spot zone but should be approved because it could function as a transition between adjacent zones. Here the proposed transition would be between residential and industrial. However, the proposed zoning would be for a residential use. Placing a residential use as a buffer between residential and industrial does not satisfy this requirement of R-270-1980. The EPC erred in applying adopted City policies.

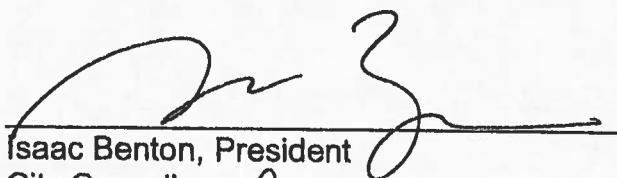
8. The appeal was supported by substantial evidence and adopted City policies and should be granted.

Attachments

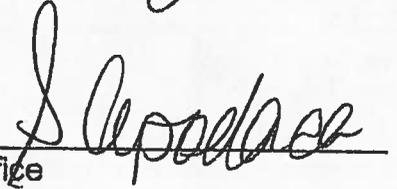
1. Action Summary from the April 20, 2009 City Council meeting
2. Action Summary from the May 4, 2009 City Council meeting

Appeal of Final Decision

A person aggrieved by a final decision of the City Council may appeal that decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date that decision is filed with the City Clerk.


Isaac Benton, President
City Council

Date: 5/12/09

Received by: 
City Clerk's Office

Date: 5/12/09

ZONING

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

APPLICATION INFORMATION



		Supplemental Form (SF)		ZONING & PLANNING	
		S	Z		
<input type="checkbox"/>	Major subdivision action			<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Minor subdivision action				
<input type="checkbox"/>	Vacation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/>	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/>	for Subdivision				Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/>	for Building Permit				
<input type="checkbox"/>	Administrative Amendment (AA)				
<input type="checkbox"/>	Administrative Approval (DRT, URT, etc.)				
<input type="checkbox"/>	IP Master Development Plan				
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)				
<input type="checkbox"/>	STORM DRAINAGE (Form D)				
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan				
		<input type="checkbox"/>		<input type="checkbox"/>	Street Name Change (Local & Collector)
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	APPEAL / PROTEST of...
					Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 794-9801
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Riverside West, LLC PHONE: (505) 259-8094
 ADDRESS: 3738 Amo NE, Suite 300 FAX: (505) 345-3991
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: kramcomp@aol.com
 Proprietary interest in site: Property Owner List all owners: Riverside West, LLC

DESCRIPTION OF REQUEST: Zone Map Amendment

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. Please see attached legal description Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-1 PRD 250 DU MAX Proposed zoning: MH MRGCD Map No _____
 Zone Atlas page(s): M-10-Z UPC Code: 101005440552820545; 101005534207240110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project #1000978; 08EPC-40091; 08EPC-40092; 04EPC-01348; 04EPC-01760; 07DRB-70107; CSU-93-27; CSU-72-152; CSU-87-54

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 40.9

LOCATION OF PROPERTY BY STREETS: On or Near: 2911 Ervien Lane SW

Between: Coors Boulevard SW and Amole del Norte Diversion Channel

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 4/23/2018

SIGNATURE [Signature] DATE 5/2/2018
 (Print Name) James Strozler, FAICP Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>KEPC 40026</u>	<u>HZM</u>	_____	<u>\$1,095.00</u>
<input type="checkbox"/>	All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 50.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	<u>HJV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
		Hearing date <u>June 14, 2018</u>			Total <u>\$1,220.00</u>

[Signature] 5-1-18 Staff signature & Date Project # 1000976

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

ANNEXATION (EPC08)

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

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

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

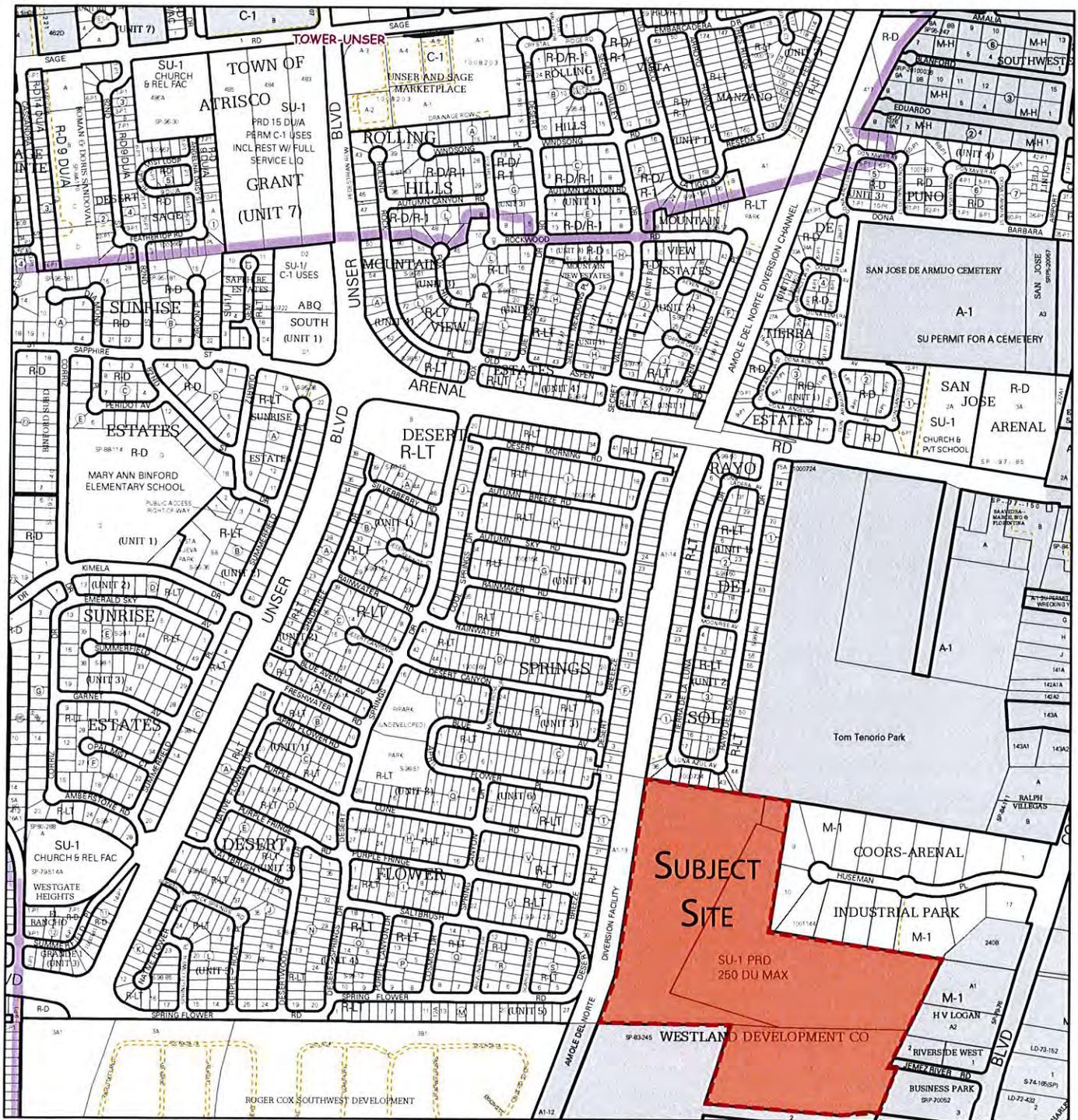
James K. Storz, FAICP
Applicant name (print)
[Signature] 5/2/2018
Applicant signature & Date



Revised: June 2011

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
18EPC - 40026

[Signature] 5-1-18
Staff signature & Date
Project # 1000976



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





May 22, 2018

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

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

RE: Riverside West, LLC Request for Zone Map Amendment - Revised

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Zone Map Amendment on behalf of Riverside West, LLC. The subject site is located at 2911 Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel (see Figure 1). It is comprised of two parcels that total 40.93 acres in size and are currently zoned SU-1 PRD 250 Dwelling Units Max. The property is legally described as:

- *Tract 1 of Summary Plat Land Division of Westland Development Co Inc Together with a Tract of Land Within These 1/4 SE 1/4 Section 34 T10N R2E Containing 30.5432 Acres*
- *Tract of Land East of Amole del Norte Diversion Channel North of Section Line of Sections 34 & 3 Containing 8.4022 Acres M/L*

There are currently 89 existing mobile homes in the southeast portion of the site.

Summary of Request: The request is for a Zone Map Amendment to rezone the property from SU-1 PRD 250 DU Max to MH. As detailed below, this request for zone change complies with Resolution 270-1980.

Figure 1. Site location (in yellow, areas in light green indicate unincorporated areas)



PRINCIPALS

James K. Switzer, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Lawrence Fishman, AICP



I. PROJECT DESCRIPTION

The subject site is in the South Valley, south of Arenal Road SW, between Coors Boulevard SW and the Amole del Norte Diversion Channel. The site borders unincorporated areas of Bernalillo County to the south, north, and east. Currently, there is an existing mobile home park ("Riverside West Mobile Home Park") with 89 mobile home units in the southeast portion of the site; the remainder of the site is vacant.

The applicant, Riverside West, LLC, is requesting a zone change to MH to allow for the development of approximately 161 additional mobile home units (for a total of up to 250 mobile homes on-site with a gross density of 6 DUs/acre). The property's current zoning, SU-1 PRD 250 DU Max, allows for single-family homes, townhouses, apartments, and associated accessory structures. In addition, O-1 and C-1 permissive uses may be allowed up to 25% of the total gross floor area (i.e., as part of a mixed-use project) with the approval of the Planning Commission. The SU-1 PRD zone also requires that uses and development be "compatible with adjacent properties, including public open spaces, public trails and existing neighborhoods and communities."

The SU-1 PRD zoning does not allow for mobile home units, making the existing mobile home park a non-conforming use, although mobile homes have been present since at least 1996 (and prior to annexation by the City in 2001). The recently adopted IDO converted the existing mobile home park to R-MC and the vacant portion to PD, creating an untenable situation for the remaining portion of the property. It is unlikely that the site will develop under the existing SU-1 PRD (converted to PD) zoning, given the presence of the existing mobile home units that one must drive through to access the remaining SU-1 PRD zoned land.

Although currently zoned for single-family homes, the applicant believes that mobile homes are the appropriate use for this site, given the existing developed mobile homes, and MH zoning being more advantageous to the community. In addition, the applicant believes that this development will help meet demand for more affordable housing within Albuquerque and Bernalillo County.

As discussed throughout this letter, there is a substantial need for affordable housing in Albuquerque. Estimates from the 2013-2017 Albuquerque Consolidated Plan show that there are 26,630 households in Albuquerque that are considered "cost-burdened" (paying between 30% to 50% of household income on housing), and 25,275 households that are "severely cost-burdened" (paying over 50% of income on housing). In other words, the number of additional affordable housing units needed in Albuquerque is likely close to 50,000 units.



Mobile homes are recognized by adopted City policy (under Ordinance 07-106) as one type of affordable housing that can help alleviate the demand for affordable housing. The findings of this ordinance state that "...mobile home developments play a vital role in meeting the City's affordable housing needs through the furnishing of low cost, stable housing environments. Therefore, it is the City's policy to minimize the hardships and disruptions associated with displacing mobile home residents." As a non-conforming use, the existing mobile home residents are vulnerable to future displacement without this Zone Map Amendment.

Mobile home units are consistently more affordable than single-family homes and provide households with another option for homeownership. The cost of a single-wide mobile home in New Mexico ranges from \$20,000 to \$60,000; larger double-wide units range from \$35,000 to \$100,000 or more. By comparison, according to the New Mexico Realtors Association, the median sale price for a home in Bernalillo County in 2017 was \$198,000.

Rental costs for mobile home spaces are also more affordable than other rental options. The rent for an existing space that accommodates a single-wide unit at Riverside West Mobile Home Park is \$440 a month, which includes water, sewer, and garbage collection. By comparison, according to 2012-2016 US Census American Community Survey five-year estimates for Albuquerque, the median monthly cost of housing for owner-occupied homes is \$1,053 per month, while the median cost for renter-occupied housing is \$816 per month.

Mobile home parks in Albuquerque and Bernalillo County currently have very low vacancy rates and there are few open lots available to those seeking spaces for their mobile homes. A telephone survey of 8 mobile home parks throughout the City in May 2018 revealed that most are at full capacity or have only 3 to 10 open spots (most have 200 or more total lots). This equals an average vacancy rate of just 1% to 2% and shows there is strong demand for mobile home spaces in the City.

By increasing the total number of lots available for mobile homes at Riverside West, the applicant believes this will positively address the need for additional affordable housing in the City. The increase in residents will also result in more efficient provision of amenities. Upon approval and development of additional mobile home units, the applicant will comply with all site and lot requirements under the IDO for manufactured homes (i.e., lot sizes, setbacks, usable open space, etc.)

This justification letter will expand on these points based on the policies in the Albuquerque/Bernalillo County Comprehensive Plan and other related plans.



II. SITE CONDITIONS

Land Use

The subject site consists of two parcels that total 40.9 acres in size. The site is currently partially developed with an existing mobile home park consisting of approximately 89 units in the southeast portion of the site. The mobile home park development accounts for about 13.8 acres or 34% of the total site area, with a gross density of 6 DUs/acre. The western portion of the site (totaling 27.1 acres) is undeveloped, but surrounded by existing development on all sides (see Table 1 and Figure 2).

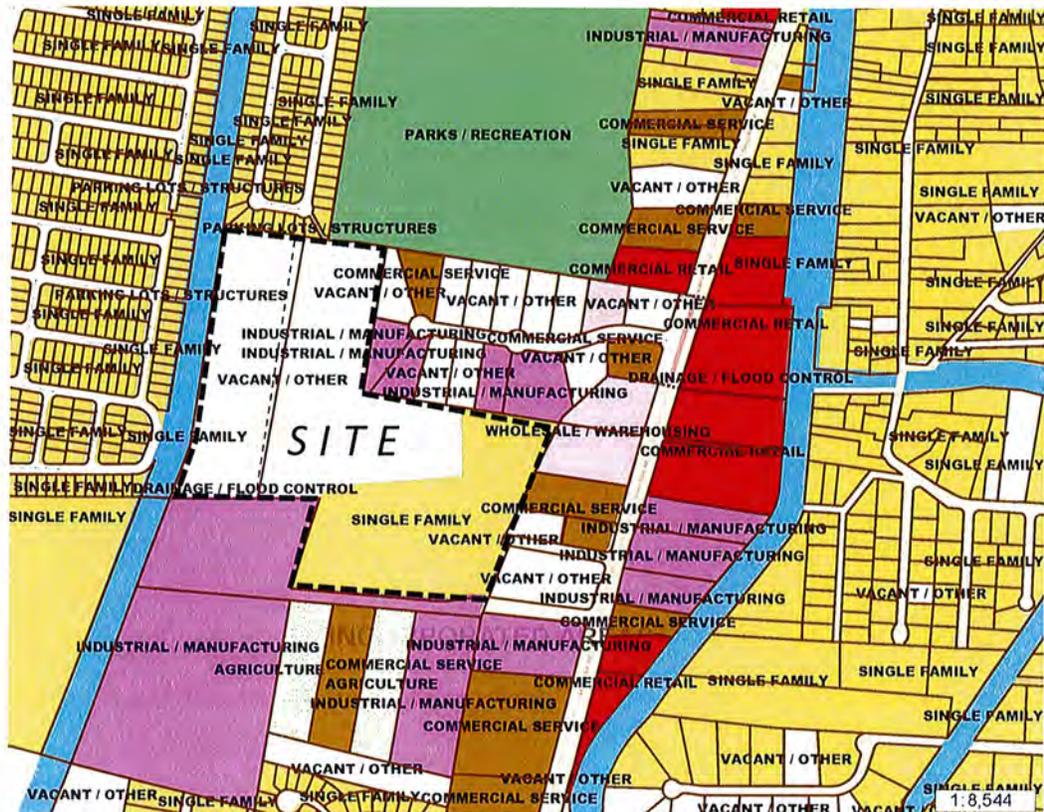
To the north of the site, there is an existing single-family subdivision zoned R-LT and Tom Tenorio Park (zoned A-1 within Bernalillo County). Homes in this subdivision include both manufactured housing units, and traditional site-built homes. A six- to eight-foot CMU wall separates this development from the subject site. To the east, there is the Coors-Arenal Industrial Park, which includes storage and light manufacturing uses zoned M-1. Also to the east, adjacent to Jemez River Road, there is vacant land and storage uses that are zoned M-1, and are within Bernalillo County. To the south of the site, the land is a mixture of storage, light industrial, and one mobile home, zoned M-1 and A-1 within Bernalillo County. To the west, across the Amole del Norte Diversion Channel, there are single-family residential dwellings, zoned R-LT.

The southern portion of Tom Tenorio Park (north of the subject site) is currently undeveloped, but there are future plans to add parking and a perimeter walking trail that would be adjacent to the subject site.

TABLE 1. Surrounding Zoning & Land Use

NORTH	R-LT	Single Family Homes
	A-1 (County)	Tom Tenorio Park
EAST	M-1	Coors-Arenal Industrial Park
	M-1 (County)	Industrial Uses, Vacant
SOUTH	M-1 (County)	Storage, Industrial
	M-1 (County)	Mobile Home
	A-1 (County)	Undeveloped Land
WEST	R-LT	Single Family Homes separated by the Amole del Norte Diversion Channel

Figure 2. Existing Land use (Site outlined in black)



The site lies within 1,000 feet of two former construction-debris landfills (Seay Brothers and Riverside Landfill). A study assessing the potential impact of the Riverside Landfill was completed in 2005 as part of a previously approved subdivision request. The study found minimal impacts from the former landfill that would affect future development.

A Phase 1 Environmental Site Assessment was also completed in 2002 to assess the possible impacts of the Seay Brothers Landfill. The study noted that the "methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999, and 2000." Further, "only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures." Copies of these studies are provided in the application packet.

Access & Public Transit

Access to the site is currently from Ervien Lane SW and Jemez River Road SW. These roads are classified as local roads by the Mid-Region Council of Governments (MRCOG) and provide access to Coors Boulevard SW to the east. Both roads lead to private access roads that follow public utility easements within the existing mobile home park. These roadways could be extended in the future to provide access to the undeveloped portions of the



site. The primary entrance and main gate to the existing mobile home park is located at Ervien Lane SW.

Coors Boulevard SW is designated as a “Major Transit Corridor” in the Comprehensive Plan and as an Urban Principal Arterial by MRCOG. The segment of Coors Boulevard SW directly to the east of the site had an average weekday traffic (AWDT) count of 25,600 vehicles in 2016 according to MRCOG.

There is an existing bus stop on Coors Boulevard SW and Ervien Lane SW that serves the southbound ABQ Ride Route 155. This stop is within 1/8 mile from the primary entrance on Ervien Lane SW. There is bus stop on the opposite side of Coors Boulevard serving Route 155 northbound.

Existing bicycle and pedestrian trails in the immediate vicinity include the Amole del Norte Diversion Channel multi-use trail that runs along the western side of the drainage channel. The subject site currently does not have direct access to this trail. Coors Boulevard SW currently does not have any bike facilities. Blake Road SW is the nearest street that has a bike lane. There is a possibility to provide a direct, secure access into Tom Tenorio Park in the future.

Utilities

The site is currently served by utility connections for water, sewer, and electricity. The developed portion of the site has existing water, sewer, and drainage easements running parallel to the private access roads. These connections serve the existing 89 mobile home units and could be expanded to serve the undeveloped portions of the site. In addition, the undeveloped portion of the site has a public utility easement running east-west that includes large water and sewer trunk lines.

Topography & Drainage

The site sits at a higher elevation relative to Coors Boulevard SW and the adjacent developments to the south and east. Although generally flat, there is a grade change of approximately 20 feet from Coors Boulevard SW to the entrance at Jemez River Road SW. This grade change is apparent along the entire eastern border of the site.

Drainage for the site is generally from northwest to southeast, although the existing mobile home park is at a slightly higher elevation than the undeveloped lands to the west. There is a ~25,000 square foot detention basin along the northeastern property line. This detention basin has a spillway that drains to Jemez River Road SW, which in turn feeds into Coors Boulevard SW.

Public Amenities & Schools

The site is directly south of Tom Tenorio Park, which is a 50-acre park in Bernalillo County. This park includes three baseball fields, playground



equipment, a track for RC racing, and a large amount of undeveloped open space. A master plan for the park includes more baseball fields, a skatepark, a dog park, an aquatics center, more parking, and other future improvements. There is currently no formal connection to the park from the site, although there is not an existing fence or wall between the property and park that limits access. Pending further discussions with Bernalillo County’s Parks and Recreation Department, access to the park from the subject site could be created in the future.

Area schools include Mary Ann Binford Elementary School, Rudolfo Anaya Elementary School, Navajo Elementary School, Kit Carson Elementary School, Barcelona Elementary School, Truman Middle School, Robert F. Kenney Charter School (grades 9-12), and Rio Grande High School. The change from site built homes to mobile homes should have minimal impacts to area schools.

III. CASE HISTORY

2004 – Zone Map Amendment and Site Development Plan for Subdivision: This action (Project #1000976, 04EPC-01346; 04EPC-01760) approved a request for a zone map amendment from MH to SU-1 PRD 250 DU Max and approved a site plan for subdivision for the site.

2007 – Site Development Plan for Subdivision: This action (07DRB-70107) approved an amended Site Plan for Subdivision for 243 single family homes. The subdivision included three open space areas and proposed internal access roads to the site, as well as a pedestrian connection to Tom Tenorio Park. This site plan has since been terminated and is no longer in effect.

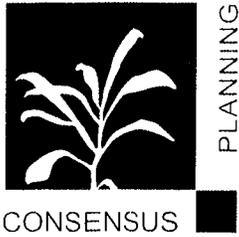
2008/2009 – Zone Map Amendment and Amended Site Plan for Subdivision: This action (Project #1000976, 08EPC-40091; 08EPC-40092) sought to rezone the property from SU-1 PRD 250 DU Max to SU-1 for MH and requested approval of an amended Site Plan for Subdivision. Although the initial request was approved by the EPC, the request for Zone Map Amendment was appealed to City Council and ultimately denied at a Council hearing on April 20, 2009.

IV. ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980

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

(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. As described in the



response to criteria C below, the proposed zone change furthers several Comprehensive Plan policies that support and encourage affordable housing development, infill, and housing choices for households with a variety of incomes and lifestyles.

The request is also consistent with City Policy as outlined in Ordinance 07-106, which outlines requirements for termination of tenancy and zone map amendments made at mobile home parks. The findings of this ordinance state *"...mobile home developments play a vital role in meeting the City's affordable housing needs through the furnishing of low cost, stable housing environments. Therefore, it is the City's policy to minimize the hardships and disruptions associated with displacing mobile home residents."* Because future development of the site under existing SU-1 PRD zoning would displace existing mobile home residents, this request will help promote the stability of the neighborhood and the general welfare of the City by allowing these residents to stay in their homes.

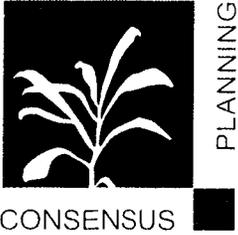
(B) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: The request to rezone the site to MH is consistent with existing mobile home uses on the property and maintains the existing zoning's single-family character and overall density. The request would allow those living in existing mobile home units to remain at this location and bring these units into compliance with the underlying zoning district.

As discussed in the case history section above, the site was rezoned to SU-1 PRD 250 DU Max from MH in 2004. Since that time, the vacant portions of the site have not been developed as single-family homes. Given the industrial character of the area, and existing land uses, it is unlikely that the site will ever develop as single-family housing under the existing SU-1 PRD zoning. Because the proposed MH zoning would allow for additional mobile home development that matches existing mobile home uses on the site, this request for rezoning facilitates land use stability and brings the existing mobile homes into compliance with the site's zoning.

(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.

Applicant's Response: The site belongs to the Westside Strategic Plan area and the Southwest Area Plan, but does not fall under any



adopted Sector Plan or Metropolitan Redevelopment Area (MRA) Plan. Goals and policies (in italics) from the Comprehensive Plan and applicable area plans that apply to the proposed zone map amendment are described below.

LAND USE POLICY 5.1.1: Desired Growth: *Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]*

- e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.*
- f) Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.*
- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.*

Response: This policy is furthered by encouraging residential infill development on a site within 1/8 mile of a Major Transit Corridor (Coors Boulevard SW). The development of additional mobile home units at the subject site will capture growth in an area that is currently undeveloped, but well-positioned to accommodate regional housing growth. The subject site's location, utility connections, access to a major roadway, transit connections, park and recreation facilities, and size all make it an appropriate location to accommodate up to an additional 160 households.

In addition, the development would provide housing that meets the needs of residents at lower income levels. By providing a location for housing that is affordable to those with low-to-moderate incomes, the proposed mobile home use will create greater housing choice in the City.

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. [ABC]*
- b) Encourage development that offers choice in transportation, work areas, and lifestyles. [ABC]*
- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns. [ABC]*
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles. [ABC]*
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]*
- f) Encourage higher density housing as an appropriate use in the following situations: [ABC]*
 - *Within designated Centers and Corridors;*

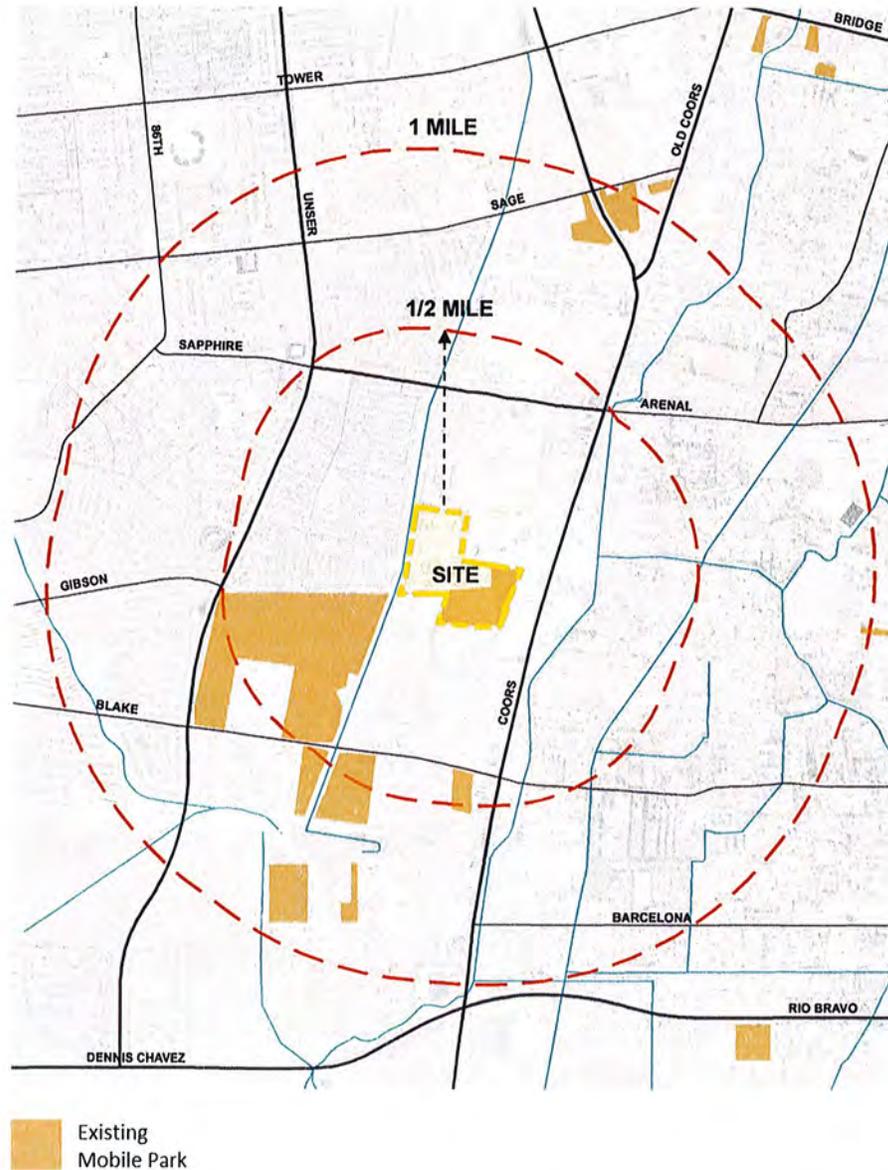
- *In areas with good street connectivity and convenient access to transit;*
 - *In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;*
 - *In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;*
 - *In areas where a transition is needed between single-family homes and much more intensive development.*
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. [ABC]*

Response: This policy is furthered by the proposed use, which will help maintain the long-established character of the area, while also broadening housing options to meet a portion of the need for residents with low-to-moderate incomes. As stated above, City Ordinance 07-106 explicitly states that mobile homes as one type of affordable housing. In function, scale, and use, they are another housing option for families with low-to-moderate incomes who cannot afford traditional single-family homes.

This part of the City is also home to several mobile home parks: within ½ mile of the site there are four mobile home parks; within one mile, there are eight (see Figure 3). The proposed density of 6 DU/acre would be the same as allowed under the existing SU-1 PRD zoning. The proposed use would therefore encourage infill development that is compatible in form and scale to the surrounding land uses.

Although there are several existing mobile home parks in the area, many have few current vacancies. A telephone survey of 8 mobile home parks throughout the City in May 2018 revealed that most are at full capacity or have only 3 to 10 open spots (for example, Vista del Sol to the southwest of the subject site had 3 open lots out of 478 in total). The average vacancy rate of surveyed mobile home parks was just 1% to 2% and shows there is strong demand for mobile home spots in the City.

Figure 3. Mobile Home Parks. Subject site location in yellow. Areas in orange indicate mobile home parks within the a ½ mile and 1-mile radius of the site.



In addition, given the site’s proximity to Coors Boulevard SW and existing transit stops (as well as a possible connection to the Amole del Norte Diversion Channel Trail), the location offers a range of transportation options.

LAND USE 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.

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



Response: This goal and policy are furthered by the proposed use, which is an infill project that takes advantage of existing infrastructure and public facilities. As described in the Site Conditions description above, connections for water, sewer, and electricity already exist on site. These connections can be expanded to the undeveloped portions of the property to support future mobile home development.

The subject site is located adjacent to Tom Tenorio park, which can be currently accessed at the northern boundary of the subject property. In addition, the development is within 1/8 mile of a transit stop on Coors Boulevard SW and could connect to the Amole del Norte Diversion Channel Trail to the west, providing active transportation options.

Although the development of an additional 161± mobile home units will impact the number of school-age children attending area schools, the number of new students would be approximately equivalent to the number of expected new students if the site were to be developed as single-family homes under the existing zoning. Therefore, impacts on enrollment and school-related programs would be similar under both the proposed and existing zoning.

In addition, traffic impacts for the site will be significantly less than for development under the existing zoning. Trip generation estimates for a mobile home development show that the total number of AM and PM peak trips would be about half the total amount of a traditional detached single-family housing development. (A trip generation report is attached as part of this application.)

LAND USE 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.

LAND USE POLICY 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [A]

- a) Use Figure 5-6 created according to the methodology described in Section 5.1.2.5, to determine where Areas of Consistency policies apply.
- 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.

Response: This goal and policy are furthered by the proposed use, which reinforces the existing character of the area and aligns the appropriate zoning to the existing land use context of predominately mobile homes, light manufacturing, and storage uses. This part of the City is home to several mobile home parks: within ½ mile, there are four mobile home parks (including the 400+ unit Vista del Sol to the southwest); within one mile, there are eight (see Figure 3 above). The proposed use would therefore encourage development that reinforces the existing scale, intensity, and predominate residential density of the neighborhood.

A portion of the developed mobile home park on the site is designated as an “Area of Change” in the Comprehensive Plan; the undeveloped western portion and developed southern portion are both designated as an “Area of Consistency.” The boundary for the “Area of Change” was designated due to its proximity (within 1/8 mile) to Coors Boulevard SW, a Major Transit Corridor identified in the Comprehensive Plan.

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

Response: This policy is furthered by the proposed use, which is an infill project that blends with the existing built environment in this area of the City. There are currently 89 mobile home units on the site, and the adjacent land uses are a mixture of light industrial, storage, single-family residential, mobile home parks, and vacant land. Given these adjacent uses and character, the applicant believes the proposed zoning is the most compatible use for this site, and is more appropriate than the existing restriction for single-family homes, which does not match the character of adjacent development to the south and east.

The site has not developed under the existing SU-1 PRD zoning and it is unlikely that the property will develop as single-family homes in the future, since you must drive through the existing mobile home park to access the remaining SU-1 PRD zoned area. The proposed rezoning will therefore help promote the productive development of the site.

In addition to extending the existing development pattern of the area, upon seeking site plan approval, the applicant will install all required amenities for the property to support additional mobile home units. This includes constructing the required access roads, sidewalks, lot sizes, street trees, usable community open space, drainage improvements, utility extensions, and other improvements that will make the site a livable mobile home community.

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

HOUSING POLICY 9.1.1: Housing Options: *Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]*

- a) Increase the supply of housing that is affordable for all income levels. [ABC]*
- b) Assure against discrimination in the provision of housing. [ABC]*
- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status. [ABC]*

Response: This goal and policy are furthered by the proposed use by providing a viable housing option for households with low-to-moderate incomes. It creates greater housing choices for these households and increases the overall supply of affordable housing citywide. Further, the proposed use conserves the availability of land zoned for mobile home parks, which currently have very few available spaces. Vacancy rates for mobile home parks in Albuquerque and Bernalillo County are very low (1% to 2%), indicating there is strong demand and limited supply for mobile home spaces.

Many existing and future residents may also work in this area, meaning additional housing options may let residents live in close proximity to their workplaces, thereby reducing household transportation costs. According to data from the US Census Longitudinal Employer-Household Dynamics program, with a 2-mile radius of the site, there are many construction, retail trade, educational services, accommodation and food service, and other low- and medium-skilled jobs that may match the skillsets of residents moving into this area.

HOUSING POLICY 9.1.2: Affordability: *Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]*

- a) Prioritize support for affordable housing that the market is unable to provide for populations with the lowest income levels and/or special needs.*
- b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.*
- c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.*



HOUSING POLICY 9.1.3: Fair Housing: *Promote fair housing through local housing programs that enhance housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity. [ABC]*

Response: These policies are furthered by the proposed use by fulfilling a need to develop more affordable housing in the City of Albuquerque. Increasing the site's capacity of mobile home spaces from 89 to 250 will meet demand for additional mobile home spaces in the City (which have been declining and currently have limited vacancies). It will also assist in meeting the affordable housing needs of the City, which are significant (as discussed above, City Ordinance 07-106 states that mobile home units are one form of affordable housing). According to the 2013-2017 Albuquerque Consolidated Plan, there are 26,630 households that are considered "cost-burdened" (paying between 30% to 50% of household income on housing), and 25,275 households that are "severely cost-burdened" (paying over 50% of income on housing). In other words, the number of additional affordable housing units needed in Albuquerque is likely close to 50,000 units.

Mobile homes are one form of affordable housing that is accessible to low- and moderate-income families who cannot afford to rent or purchase single-family homes. Mobile home units are consistently more affordable than single-family homes and provide households with another option for homeownership. According to US Census American Community Survey estimates for 2012-2016, the median monthly cost of housing for owner-occupied homes is \$1,053 per month, while the median cost for renter-occupied housing is \$816 per month.

As discussed above, vacancy rates for mobile home parks are very low (1% to 2%), indicating there is strong demand and limited supply for mobile home spaces. By increasing the total number of lots available for mobile homes at Riverside West (up to 250 units in total), the applicant believes this will positively address the need for additional mobile home spaces within the City while also furthering the City's goals to create more affordable housing.

In addition, because development of the site under the existing SU-1 PRD zoning would displace existing mobile home residents, this request will help promote the stability of the neighborhood and the general welfare of the City by allowing these residents to stay in their homes.

HOUSING POLICY 9.2.1: Compatibility: *Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e.*



urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

Response: This policy is furthered by the proposed use, which encourages housing development that is compatible and consistent with existing mobile home uses in the area. As described above, the subject site already has 89 mobile home units, and the proposed rezoning will continue this use for the entire property (up to 250 units total). Further, mobile home units have been the only land use on the subject site since at least 1996.

HOUSING POLICY 9.6.1: Development Cost: *Reduce development costs and balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protecting quality of life. [ABC]*

Response: These policies are furthered by the proposed use which provides another type of housing that reduces development costs compared to the development of single-family homes. As discussed above, mobile home units are generally much cheaper than single-family homes with comparable square footage (about ½ to ¼ the price of a single-family home). This reduced cost is a result of both the lower costs for purchasing a manufactured home unit (\$20,000 to ~\$100,000), as well as the lower land costs in mobile home parks, which are generally rented lots instead of being owned by the resident directly (rent is currently \$440 per month at Riverside West).

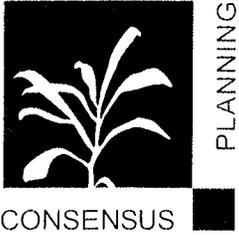
West Side Strategic Plan (Rank III)

The site is located within the Bridge/Westgate Community area as outlined in the West Side Strategic Plan. Policies for this area are intended to encourage medium density development and the construction of additional public infrastructure and community amenities to support future population growth. Applicable policies include:

Policy 3.46: *Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.*

Policy 3.47: *Establish 5 dwelling units per acre minimums for most of the residential development in the Community.*

Response: The proposed density for the site is 6 dwelling units per acre, a medium overall density. This is the same density allowed by the current zoning (SU-1 PRD 250 Dwelling Units Max). By proposing a medium density housing development within the Bridge/Westgate Community area, the request furthers the policies of the West Side Strategic Plan to support and encourage additional residential development.



Policy 4.18: *Housing within the price range of citizens with low-to-moderate incomes is desirable on the West Side, and in other parts of the metropolitan area.*

Response: This policy is furthered by providing a housing type that is affordable to those with low-to-moderate incomes. As noted in the Plan, the median incomes of those living on the West Side of Albuquerque are too low to afford the price range of new homes being constructed on the West Side (\$125,000+ when the Plan was adopted). The Plan recognizes the need to provide additional housing options to those who cannot afford to purchase a single-family home on the West Side.

Southwest Area Plan (Rank III)

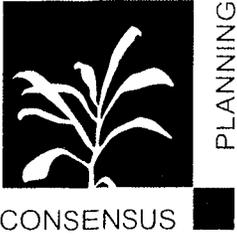
The Southwest Area Plan guides development of adjacent parcels within Bernalillo County and does not apply to the subject site. However, the proposed use is compatible with the residential densities and development policies of the Plan.

(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.*

Applicant's Response: The proposed zone change is more advantageous to the community because it will lead to the productive development of the site with a compatible use. As described above, approximately 34% of the site has existing mobile home units, which are a non-conforming use under the existing zoning. The remainder of the site is undeveloped, and has stayed this way since the zone change to SU-1 PRD 250 DU Max zoning in 2004. The recently adopted IDO converted the existing mobile home park to R-MC and the vacant portion to PD, creating an untenable situation for the remaining portion of the property. It is unlikely that the site will develop under the existing SU-1 PRD zoning, given the presence of the existing mobile home units that one must drive through to access the remaining SU-1 PRD zoned land.

The site was originally approved for a mobile home park when it was annexed in 2001, and had mobile home units prior to the zone change to SU-1 PRD 250 DU Max in 2004. If the entire site were to be developed under existing zoning, current mobile home residents would have to vacate the property. As the price of housing continues



to increase, and single-family homes remain unattainable for low- and moderate-income families, it is advantageous for this community to retain and expand mobile home units at this location.

In addition, the proposed zoning is more advantageous to the community because it responds to a need to provide affordable housing choices to residents of Albuquerque. As detailed in the response to criteria (C) above, the proposed zoning furthers many of the Comprehensive Plan's goals and policies by:

- Creating more affordable housing options for families. Mobile homes are part of the affordable housing equation.
- Increasing the supply of land for mobile home spaces in Albuquerque, which are currently in demand.
- Allows existing residents to remain in their mobile home units, without being displaced in the future due to incompatible zoning.
- Providing a transition use between adjacent industrial/ warehousing uses and single-family developments to the west and northwest.
- Allowing appropriate infill in an area served by existing infrastructure.

Based on the goals and policies in the Comprehensive Plan outlined above, the proposed zone change to MH is more advantageous than single-family homes at this location.

(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: The proposed zone change will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. The proposed MH zoning reflects existing uses on site and provides a buffer between existing industrial and single-family home uses in the area.

Access to the subject site is off Coors Boulevard SW, which does not connect directly to the single-family developments to the north and west. Due to the subject site's relatively isolated location, adjacent uses, and configuration, the proposed zone change minimizes the impacts of additional housing development on adjacent neighborhoods (such as increased traffic, noise, etc.). Trip generation estimates for a mobile home development show that the total number of AM and PM peak trips would be about half the total amount of a traditional detached single-family housing development. The subject site also acts as a transitional buffer area between existing industrial uses and single-family developments to the west.



Therefore, the surrounding single-family neighborhoods would not have an increase in traffic due to development at this site under the proposed zoning.

In addition, although area schools would see increased enrollment by the addition of approximately 160 more families to the site, the total number of additional school-age children would be approximately equivalent to the number of school-age children expected if the site were to develop under the existing SU-1 PRD zoning. In other words, the proposed zoning would not significantly alter the number of expected additional students should the site become fully developed.

(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.*

Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request. Connections to existing roadways, water, sewer, and stormwater facilities already exist on site and will not have to be expanded due to this rezoning request. The applicant proposes to finance and develop the site's infrastructure (roadways, utility connections, etc.) privately, without the need for the expenditure of unprogrammed public funds.

(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 proposed zone change is warranted due to consistency and compatibility with adjacent land uses, compliance with the goals and policies of the Comprehensive Plan, and an overall need to provide affordable housing in Albuquerque and Bernalillo County. These factors are primarily land use considerations, not economic considerations.

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

Applicant's Response: The subject site is located near a major arterial roadway but the justification of this rezoning request is not for apartment, office, or commercial zoning. Instead, the request is narrowly focused on rezoning to allow for additional mobile homes to be developed on-site.



(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.*

Applicant's Response: The zone change request will give the site a zone different from the surrounding zoning on adjacent parcels. However, the request for rezoning is consistent with the existing land use on the site and could function as a transition area between adjacent industrial/storage uses to the east and south and single-family uses to the west and north.

In addition to the 89 mobile home units that currently exist on the property, within a ½ mile radius of the site there are four other mobile home parks, which make this an area with a higher concentration of mobile home parks relative to the rest of the City (see Figure 3 on page 11). Given these adjacent uses and character, the proposed zoning is the most compatible use for this site, and is more appropriate than the existing restriction for single-family homes, which does not match the character of adjacent development to the south and east. Further, as discussed in the response to criteria (C) above, the request for rezoning furthers several Comprehensive Plan policies.

(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.*

Applicant's Response: The proposed zone change is not considered "strip zoning" due to the size, shape, or location of the site.



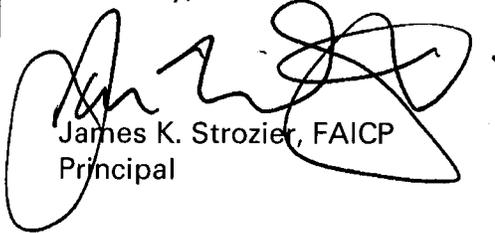
PLANNING

CONSENSUS

V. CONCLUSION

On behalf of Riverside West, LLC, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment for the subject site. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

May 22, 2018

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

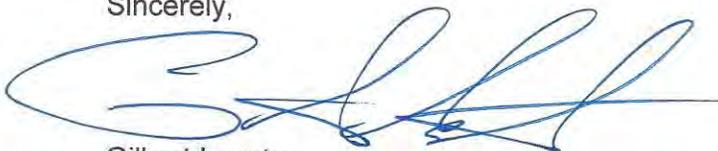
Dear Mr. Chairman:

I am the owner of the two properties legally described as the following:

- Tract 1 of Summary Plat Land Division of Westland Development Co Inc Together with a Tract of Land Within These 1/4 SE 1/4 Section 34 T10N R2E Containing 30.5432 Acres
- Tract of Land East of Amole del Norte Diversion Channel North of Section Line of Sections 34 & 3 Containing 8.4022 Acres M/L

I hereby authorize Consensus Planning, Inc. to represent us in all matters regarding the application, processing, and representation before the Environmental Planning Commission and the Development Review Board regarding the request for a Zone Map Amendment for the properties located north of Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel.

Sincerely,



Gilbert Lovato
Riverside West, LLC
3738 Arno NE
Albuquerque, NM 87107

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Riverside West, LLC DATE OF REQUEST: 05 / 01 / 18 ZONE ATLAS PAGE(S): M-10-Z

CURRENT:

ZONING SU-1 PRD
PARCEL SIZE (AC/SQ. FT.) 40.93

LEGAL DESCRIPTION:

LOT OR TRACT # see attached BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [✓]: From SU-1 PRD To MH
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) [✓]

SITE DEVELOPMENT PLAN:

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

*includes platting actions

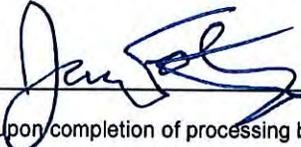
PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: Up to 250 approved per existing zoning. Up to 250 mobile homes per MH - no change
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE 
(To be signed upon completion of processing by the Traffic Engineer)

DATE 4/17/2018

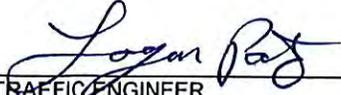
Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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

A Trip generation will be Required For zone change. ATIS Maybe Required For Development.

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

04-17-18
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 / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

Monday, April 30, 2018

Logan Patz, P.E.
Transportation Development Section
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re: Riverside West Mobile Home Park (Jemez River Rd. / Coors Blvd.)

Dear Logan:

Attached for your review / comment is the trip generation comparative analysis of the existing Riverside West Mobile Home Park located at Jemez River Rd. / Coors Blvd. SW versus the same parcel of property developed with 250 single family housing units. The following displays are attached to this letter:

- Vicinity Map (Zone Atlas Page M-10-Z)
- Boundary Survey Plat
- Trip Generation Comparative Summary Table
- Trip Generation Worksheets

Riverside West Mobile Home Park (Jemez River Rd. / Coors Blvd. SE)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
		GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet							
	Units						
	Single-Family Detached Housing (210)	250	2,416	46	137	154	91
	Mobile Home Park (240)	250	1,250	20	45	71	44
	Increase (Decrease) in Trip Generation Rate -		1,166	26	92	83	47
	<i>Percent Increase (Decrease)</i>		<i>93%</i>	<i>130%</i>	<i>204%</i>	<i>117%</i>	<i>107%</i>

The following table summarizes the results of this analysis:

Please call me if you have questions.

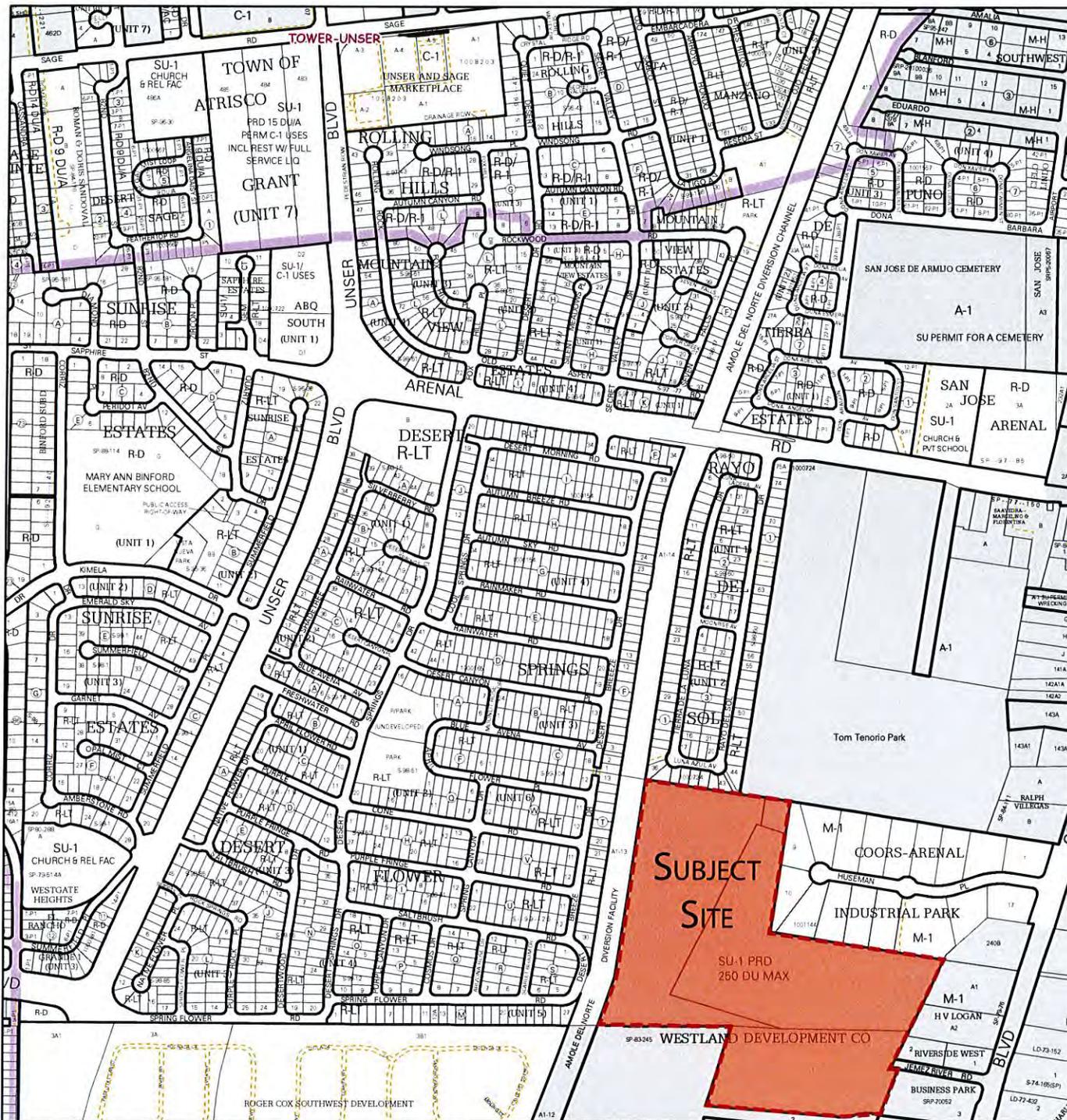
Best Regards,



Terry O. Brown, P.E.

attachments as noted

cc: Jim Strozier, Consensus Planning w/attachments



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



Riverside West Mobile Home Park (Jemez River Rd. / Coors Blvd. SE)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
		GROSS	ENTER	EXIT	ENTER	EXIT	ENTER
Summary Sheet							
	Single-Family Detached Housing (210)	250					
	Mobile Home Park (240)	250					
	Increase (Decrease) in Trip Generation Rate -						
	<i>Percent Increase (Decrease)</i>	93%	130%	204%	117%	107%	
		1,166	26	92	83	47	

Units

*Riverside West Mobile Home Park (Jemez River Rd. / Coors Blvd. SE)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A.M. PEAK HOUR		P.M. PEAK HOUR		
	GROSS	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
	2,416	46	137	154	91		

Units

Single-Family Detached Housing (210)

250	46	137	154	91
-----	----	-----	-----	----

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME):

$$\ln(T) = 0.92 \ln(X) + 2.71$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.71 (X) + 4.8$$

25% Enter, 75% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.96 \ln(X) + 0.2$$

63% Enter, 37% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition

*Riverside West Mobile Home Park (Jemez River Rd. / Coors Blvd. SE)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Mobile Home Park (240)	1,250	20	45	71	44	

Units

250

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME),

$$T = 50\% \text{ Enter, } 5 (X) + 0 \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 31\% \text{ Enter, } 0.26 (X) + 0 \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 62\% \text{ Enter, } 0.46 (X) + 0 \text{ Exit}$$

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 18-084 Date: 4-23 Time: 1:30

Address: 2911 Ervien Lane SW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: Maggie Gould
Code Enforcement: Ben McIntosh Other: Ricardo Vialpando
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: Marwa Al-Najjar

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 PRD

Proposed Use/Zone: _____

Applicable Plans: _____

Applicable Design Regulations: _____

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

The DRB approved project 1000976 in July of 2007. If less than half of the square footage approved or less than half of the site has developed, then the site plan is terminated. See 14-16-3-11(c). The platting and aerial photos^{may} indicate that the project was not built. The IDO converts the site to R-MC and PD.

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

Future development of the site would be as stated in the EOD, see page 118 at 168-9 and 13 and 14. Parking is 2 spaces per each home.

If the northern portion is rezoned for MH it will convert to ~~to~~ R-MC



Memorandum

To: Carol Toffaleti, Senior Planner, City of Albuquerque
From: Jim Strozier, Consensus Planning, Inc.
Date: May 30, 2018
Re: Project #1000976 – ZMA for Riverside West – Mobile Home Park Occupancy Research

As a supplement to the request for a Zone Map Amendment for the property located at 2911 Ervien Lane SW from SU-1 PRD 250 DU Max to MH, we have conducted research on current mobile home park occupancy and land availability in the City of Albuquerque and Bernalillo County. This research supports our contention that there are a limited number of open lots at existing mobile home parks. This is further supported by the fact that there is a limited supply of undeveloped land available for new mobile home parks within the City of Albuquerque.

Vacancies at Existing Mobile Home Parks

Mobile home parks in Albuquerque and Bernalillo County currently have very low vacancy rates and there are few open lots available for new tenants. A telephone survey of 9 mobile home parks (including the subject site) in May 2018 revealed that most are at full capacity or have only 3-10 spots available (most have 200 or more total lots – see Table 1). The only outlier is Four Hills Mobile Home Park in the Singing Arrow neighborhood, which has 100 current vacancies out of 1,003 lots in total. Overall, this equals an average vacancy rate of just 4.1% per mobile home park, with most parks having a vacancy rate of 0% to 2%. By comparison, this overall vacancy rate is much lower than the vacancy rate for other rental units in the City (8.1%) (American Community Survey 5-year data 2012-2016).

Table 1: Survey of Current Vacancies at Area Mobile Home Parks – May 2018

Location	Total Lots	Reported Vacancies (May 2018)	Estimated Vacancy Rate
Riverside West Mobile Home Park (Subject Site) 122911 Ervien Lane, Albuquerque, NM 87121	89	0	0%
Four Hills Mobile Home Park 12300 Singing Arrow Ave SE, Albuquerque, NM 87123 (505) 299-7663	1,003	100	10%
University Village Mobile Homes (\$425 per month) 1907 Buena Vista Dr SE # 100, Albuquerque, NM 87106 (505) 247-2631	180	1	0.5%
Albuquerque Meadows (55+) 7112 Pan American Fwy, Albuquerque, NM 87109 (505) 821-1991	430	10	2.3% - Owner estimates 95% occupancy
Vista Del Sol 4501 Blake Rd SW, Albuquerque, NM 87121 (505) 877-7997	478	3	0.6%
Meadowbrook Family Resort 7401 San Pedro Dr NE, Albuquerque, NM 87109 (505) 821-1717	252	4	1.6%
Sunshine Country Mobile Home Park 4000 Blake Cir #124, Albuquerque, NM 87121 (505) 873-8022	174	0	0%
Bakers Mobile Home Park 4301 Blake Rd SW #38, Albuquerque, NM 87121 (505) 877-6707	~90	0	0%
Countryside Mobile Home Park 4201 Coors Blvd SW, Albuquerque, NM 87121 (505) 873-1818	162	0	0%

Land Availability

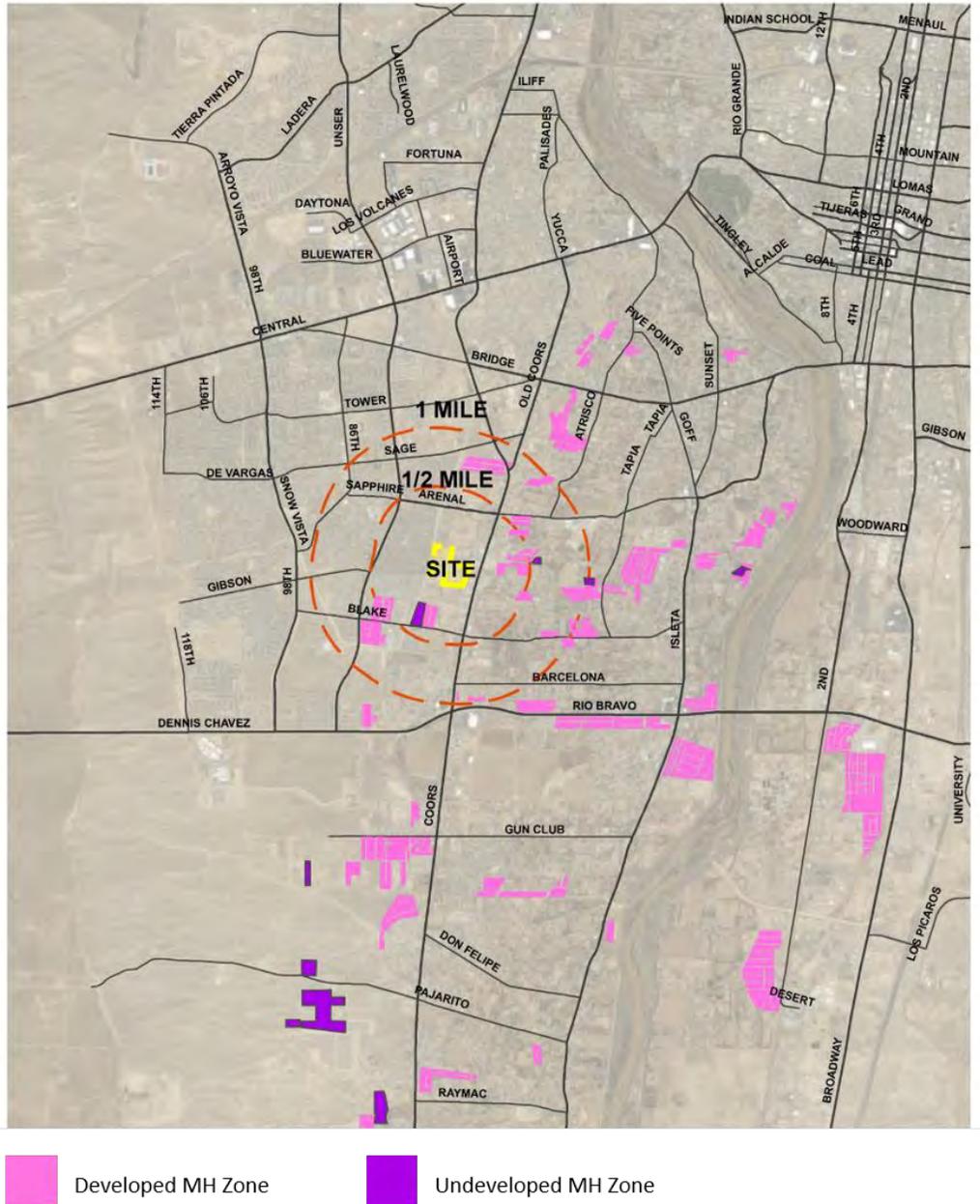
Five-year estimates from the 2012-2016 American Community Survey show that there are 15,846 (±810) mobile home units in Bernalillo County, and 9,144 (±628) in the City of Albuquerque. These estimates are supported by the City of Albuquerque’s GIS land use layer (GIS data is from May 2018), which includes land use categories for both mobile home parks and mobile home uses not associated with

parks (single site). According to these data, there are 2,985 acres of land classified as “mobile homes” in Bernalillo County. At a typical average density of 5 DUs/acre, this equals about 14,925 mobile home units in Bernalillo County, which is roughly equivalent to the American Community Survey estimate for 2012-2016. At a slightly higher average density of 6 DUs/acre, the total number of units is estimated to be 17,910.

According to the City’s GIS zoning layer, there are 4,152 acres currently zoned MH. There are also SU-1 zoned areas that allow for mobile home development, totaling 541 acres. Although there is more land zoned for MH than occupied by mobile home uses, the MH zone also allows for uses permissive in C-1 zones and conditional uses allowed in R-1. As a result, development in some MH zones consists of land uses other than mobile homes.

Further, among MH zoned land, there are currently 600 undeveloped acres within Bernalillo County. Most of this undeveloped land (around 400 acres or 66%) is located to the west in Edgewood and near Carnuel. Within the 1-mile vicinity of the subject site, the only equivalent undeveloped MH zone is a 9-acre site to the south (north of Blake Rd and west of the Amole del Norte Diversion Channel) (please see Figure 1 below). This site could support approximately 50 mobile home units in total. Further south, past Pajarito Road and west of Coors Boulevard, there are about 67 acres of undeveloped land zoned MH. This land, although zoned for mobile homes, may or may not support mobile home park development due to access, location, lack of infrastructure, or other site constraints.

Figure 1: Overview of MH Zone Land within Immediate Vicinity – Developed and Undeveloped



Mobile Home Costs

Mobile home units are consistently more affordable than single-family homes and provide households with another option for homeownership. The cost of a single-wide mobile home in New Mexico ranges from \$20,000 to \$60,000; larger double-wide units range from \$35,000 to \$100,000 or more. By

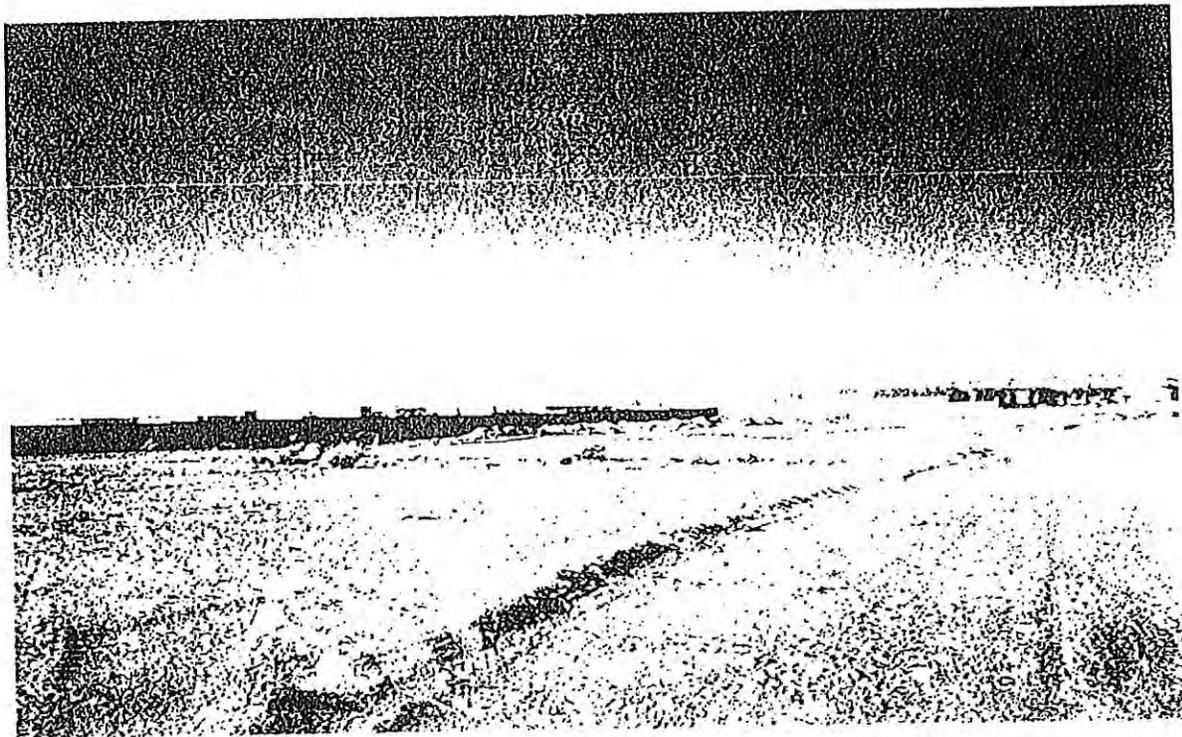
comparison, according to the New Mexico Realtors Association, the median sale price for a home in Bernalillo County in 2017 was \$198,000.

Rental costs are also more affordable. The monthly rent for an existing space at Riverside West Mobile Home Park is \$440 a month which includes water, sewer, and garbage collection. Rental costs at other mobile home parks survey was between \$400 and \$450 per month depending on the size of the lot. According to US Census American Community Survey estimates for 2012-2016, the median monthly cost of housing for owner-occupied homes is \$1,053 per month, while the median cost for renter-occupied housing is \$816 per month.

Conclusion

The findings of this research support the claim that there are a limited number of available spaces at existing mobile home parks within the City of Albuquerque and Bernalillo County. These findings indicate that there is currently a limited supply of mobile home spaces and there is a high demand for additional mobile home spaces. Further, within the immediate vicinity of the subject site (and within the City of Albuquerque), most of the MH zoned land is already developed, revealing there are few alternative sites that can support future mobile home park development.

Potential Impact of the Riverside Landfill on a Potential Development of Land Incorporating the Landfill Site



Prepared for

Riverside Construction, Inc.
2503 Coors Boulevard, SW
Albuquerque, NM 87121

Prepared by

Engineering Solutions & Design, Inc.
4848 Tramway Ridge NE, Suite 222
Albuquerque, New Mexico 87111

February 21, 2003



Engineering Solutions & Design, Inc.

4848 Tramway Ridge NE, Suite 222 • Albuquerque, New Mexico 87111
Tel: (505) 298-1851 • Fax: (505) 298-0272

MEMORANDUM

TO: Whom It May Concern

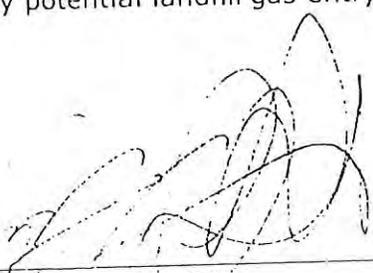
FROM: Jack Chappelle, P.E.

DATE: February 21, 2003

SUBJECT: Certification - Analysis of Potential Impact of the Riverside Landfill on a Potential Development of Land Incorporating the Landfill Site

The referenced study has determined that the impact from landfill gas generated by the Riverside Landfill on the potential development of land incorporating the landfill site is minimal. We are recommending that structures that may be built on the property have conduit seals installed on all underground utilities that enter them. We also recommend that no subsurface structure be constructed within the limits of the landfill or within 100 feet of the edge of the landfill. Only xeriscape landscaping should be utilized for areas over or adjacent to the landfill. No water should be allowed to pond over or enter into the landfill. Any utilities that are constructed over or adjacent to the landfill should be encased with flexible joints or double walled to address potential settlement. These abatement measure are adequate to address any potential landfill gas entry to the structures.

Signed:



Jack P. Chappelle, P.E.



1910/X/R01-MN01

Specializing in Solid Waste Planning, Design & Construction Services

INTRODUCTION

Riverside Construction, Inc. intends to sell its property located west of 2503 Coors Boulevard SW. The site is located in Section 34, Township 10 North, Range 2 East. The property is approximately 44 acres in size and consists of both open space and an existing mobile home park. An existing landfill is located in the southwest corner of the far western portion of the property (see site map on the following page).

The landfill, denoted as the Riverside Construction Landfill, is approximately 1.8 acres in size. The landfill accepted construction and demolition debris for approximately four years and was closed in 1992. Based on the present City of Albuquerque Environmental Health Department requirements, the Riverside Construction, Inc. property was evaluated to determine what, if any, impact the Riverside Construction Landfill may have on this property. The analysis focused on the potential for landfill gas to impact the property. The impact of the landfill with respect to construction activities, potential settlement, or structural integrity was not evaluated.

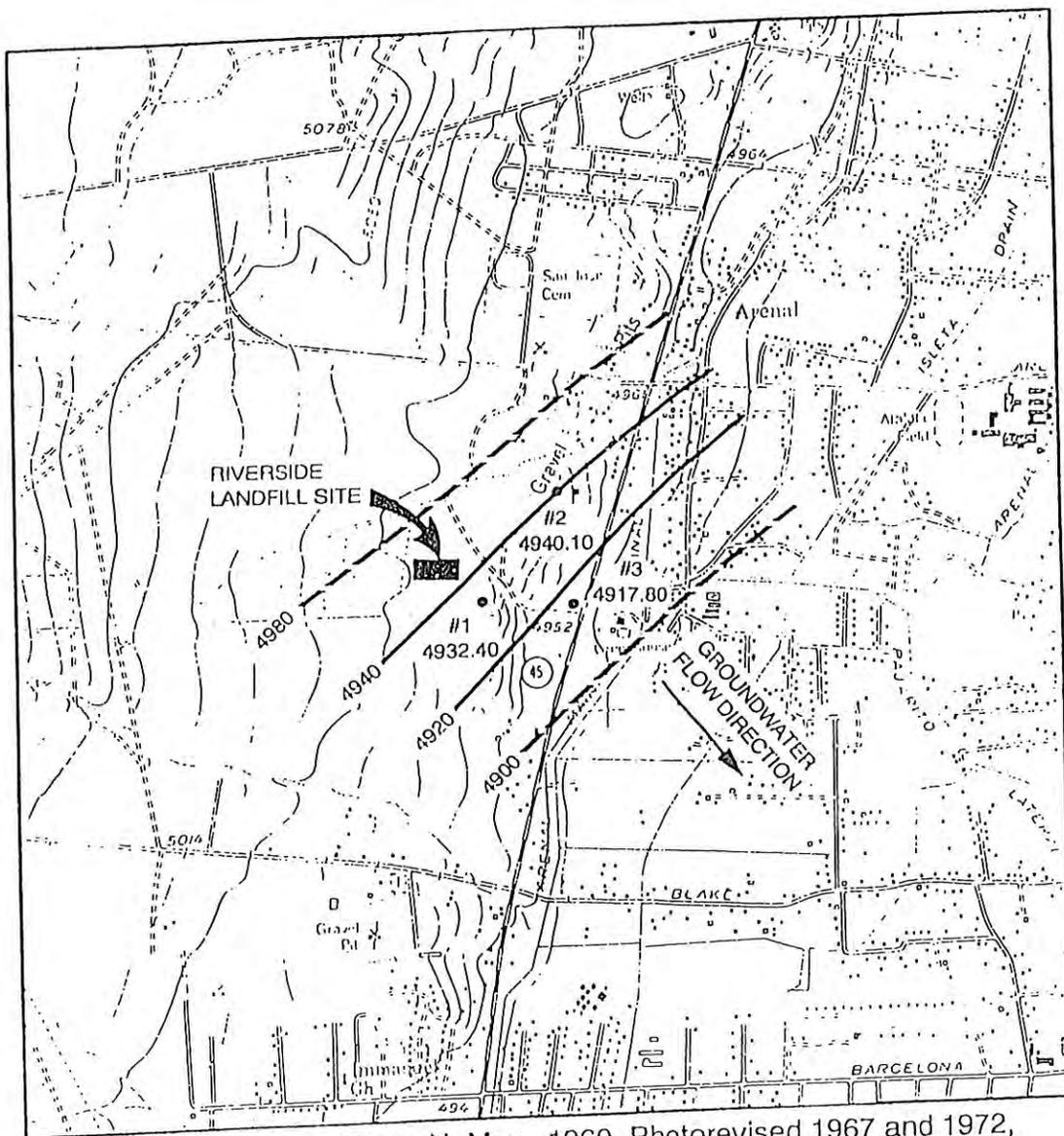
BACKGROUND INFORMATION

The Riverside Construction, Inc. property has been previously studied to address closure of the landfill. A series of reports were prepared presenting the results of these studies. The following is a list of these reports which contain information pertinent to this investigation.

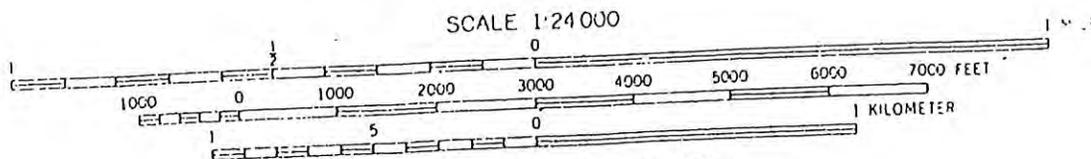
- Letter Report - Turner Environmental Consultants to New Mexico Environment Department, September 29, 1996.
- Letter - Turner Environmental Consultants to New Mexico Environment Department, October 21, 1996.
- Letter - Turner Environmental Consultants to New Mexico Environment Department, October 22, 1996.

Each of the documents listed was reviewed in order to gain further insight to the conditions at the Riverside Construction Landfill. A number of pertinent facts were gathered from reviewing these documents. These facts are provided in the following paragraphs.

FIGURE 1
RIVERSIDE LANDFILL
WATER TABLE ELEVATION CONTOUR MAP



USGS, Albuquerque West, N. Mex., 1960, Photorevised 1967 and 1972,
7.5 Minute Topographic Series



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Previous Testing

Testing at the Riverside Construction Landfill for landfill gas was conducted by Turner Environmental Consultants on September 25, 1996. Gas concentrations were detected ranging from 0% to 1% in air. (Table 2, on the following page, presents the results of this gas testing. This table is from the letter report prepared by Turner Environmental Consultants dated September 29, 1996). This field testing indicates the landfill was generating a limited amount of gas in 1996.

Climate/Groundwater Conditions

For the Albuquerque area, the annual rainfall rate is approximately 8 to 9 inches with an annual minimum evapotranspiration rate of approximately 50 inches. Climate conditions are considered arid. Groundwater is approximately 30 to 80 feet deep and is not in direct contact with in-place solid waste at the Riverside Construction Landfill.

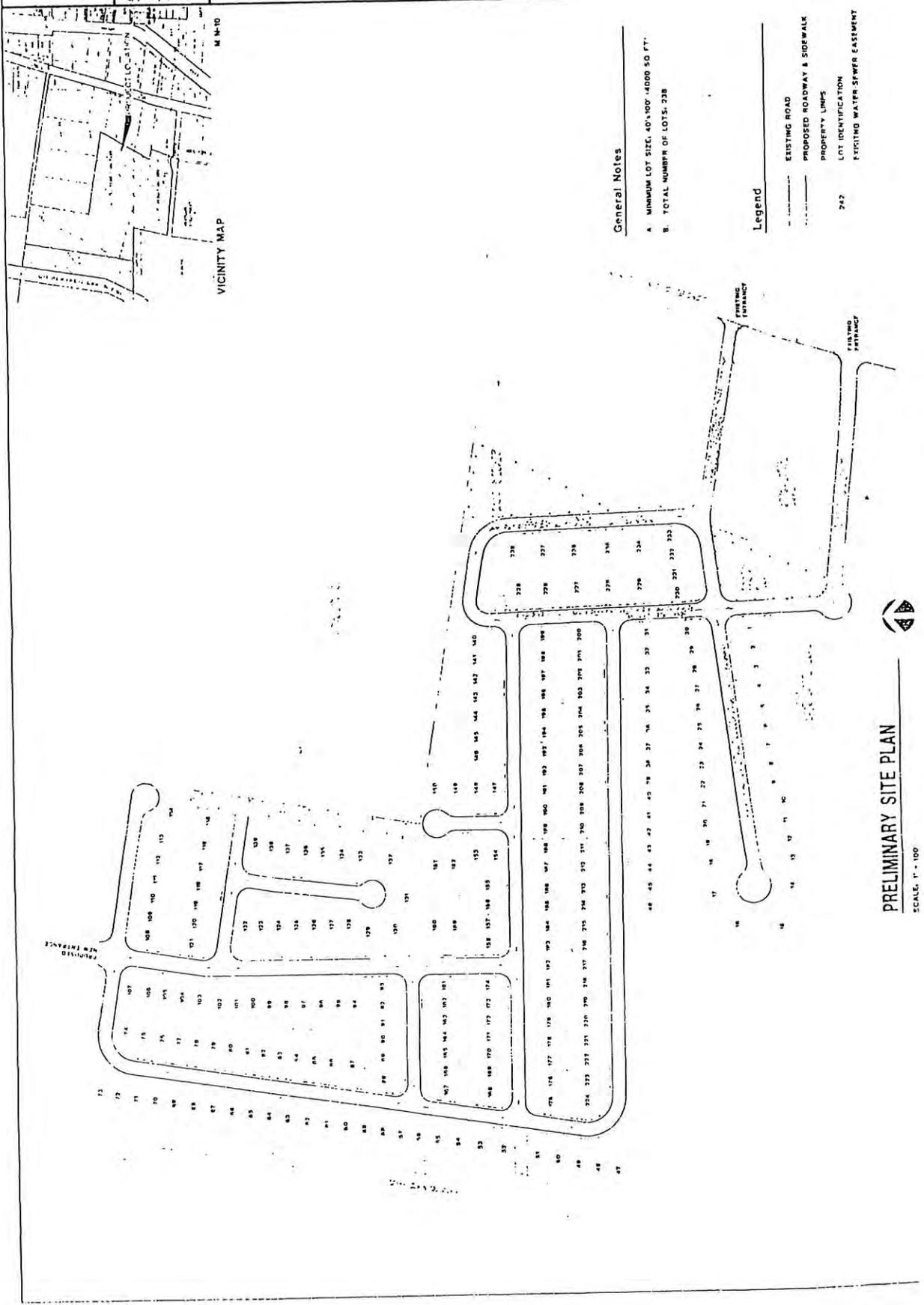
Present Conditions

The property that encompasses the Riverside Construction Landfill is mostly undeveloped. The southern one quarter of the property has been developed into a mobile home park. A plan for the development of the entire site is provided in Sheet C1 on page 5.

Surface conditions appear to be supporting native grasses with soils that could allow landfill gas generated underground to surface to the atmosphere. Some restriction of vertical gas migration to the atmosphere is expected in locations where there is fine grained soil fill materials (clayey sands and silts). The documents reviewed for this report indicate there are locations on the property where there is fine grained soil fill material. The report indicates these locations are somewhat randomly disbursed throughout the site. The floodplain soils which comprise the majority of the site consist primarily of silts, silty sands, gravelly sands, and clayey sands or silty fill. There are however, gravel layers present that could allow lateral gas migration (this property was once utilized for gravel extraction).

Table 2. Results of soil gas sampling conducted September 25, 1996

Hole #	% LEL
1	001
2	000
3	000
4	001
5	000
6	001
7	001
8	000
9	000
10	000
11	000
12	001
13	001
14	001
15	001
16	000
17	000
18	001
19	000
20	000
21	001



General Notes

- A. MINIMUM LOT SIZE: 40'x100' / 4000 SQ. FT.
- B. TOTAL NUMBER OF LOTS: 728

Legend

- EXISTING ROAD
- PROPOSED ROADWAY & SIDEWALK
- PROPERTY LINES
- LOT IDENTIFICATION
- EXISTING WATER SEWER EASEMENT

PRELIMINARY SITE PLAN

SCALE: 1" = 100'



A soil permeability test was conducted for the on-site soils. This test indicated the on-site soils have a permeability of 2.1×10^{-6} cm/sec. Because of the various soils present and the potential of gravel layers, we are unable to say that the soils themselves would entirely restrict landfill gas migration from the Riverside Construction Landfill.

Landfill Material Characteristics

Based on the documents reviewed for this analysis, the Riverside Construction Landfill (approximately 1.8 acres) was originally utilized for soil and gravel extraction. It is assumed that the soil and gravel was removed in the late 1970's and 1980's. The content of the landfill is composed of native soils (likely utilized as daily cover) and construction and demolition debris (90% concrete and 10% plaster and wall board). The landfill was not lined and the aerial extent of the landfill is approximately 1.8 acres. The landfill has an estimated maximum depth of 15 to 20 feet. The documents reviewed do not indicate the placement of a designed cap over the landfill; however, a site inspection performed as a part of this project revealed that a 3-foot thick soil cap was installed at the landfill. This site inspection also revealed that the present surface area of the landfill is relatively flat. There is the potential for standing water; however, the depth of water would likely be less than 3 to 6 inches.



LANDFILL GAS GENERATION

As a part of the previous studies conducted on the Riverside Construction, Inc. property landfill gas was measured. The gas measurement indicated the landfill may have been generating gas in 1996.

To better understand the amount of methane that could be generated over the entire generation cycle, we modeled the landfill waste. The analysis follows:

Methane Generation - Assumptions:

Methane yield should be less than 1.0 ft³/lb for construction and demolition debris. This type of waste stream has a large quantity of inorganic and the organics are typically treated wood and paper products. The decay rate constant is estimated at less than 0.01 per year (i. e., less than 1% of the remaining decomposable material will decompose each year). This low rate is expected because of low precipitation in the vicinity and limited amounts of organics that are likely broadly distributed throughout the landfill.

The mass of waste in the landfill is 34,848,000 pounds. The mass of wood and paper is estimated to be 4% of the total waste stream or 1,393,920 pounds. This is based on the Turner Environmental Consultants letter report dated September 29, 1996, which indicated that 90% of the waste stream is concrete and the remaining 10% of the waste stream is comprised of plaster and wall board. Typically plaster and wall board includes a limited amount of wood and paper. The amount of wood and paper can vary and can be as much as 40% of this portion of the waste stream.

Based on the Scholl-Canyon Model, the maximum generation rate for this landfill is less than 3,000 cubic feet per year. Based on the model results methane is likely being generated at the landfill in very small amounts (low concentrations and small volumes) and will continue to be generated into future years. Because of arid weather, low moisture conditions enable low gas generation rates over long periods of time. Conversely, high moisture conditions enable large gas generation amounts over shorter periods of time. The date when gas generation will cease is difficult to predict and is beyond the scope of this report. Presently, the modeling values for gas generation would

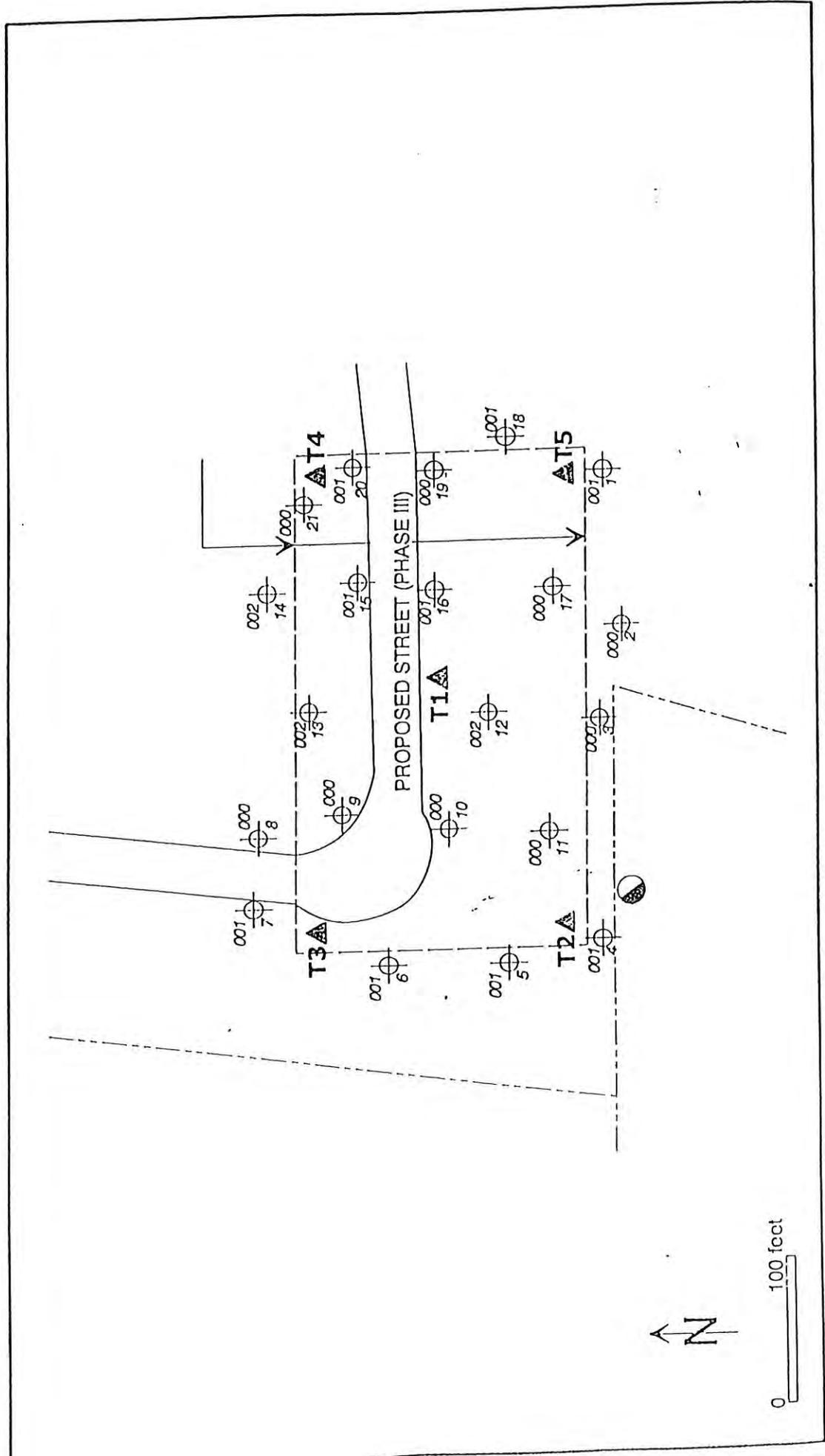
be considered extremely low in the landfill industry. Gas generation pressures are likely similarly low.

In addition to conducting a computer modeling analysis of the landfill, another round of gas sampling was conducted at the landfill site. The sampling involved excavating a total of 5 five test holes – 4 at approximately each corner of the landfill and 1 in the center of the landfill. Each hole was excavated to a depth of 4 to 5 feet. At the bottom of each excavation a steel probe was driven an additional 2 feet or to refusal, whichever came first. The steel probe was extracted and a test wand connected to a gas meter was placed in the hole. The wand was left in the hole to capture initial air condition. The wand was then removed, recalibrated, and returned to the hole to determine if any gases had entered the hole. Gas was detected in 2 of the 5 holes. In both instances, the level of gas was 1%. The complete results of this testing program are provided in the following table. Additionally, the map on the following page provides the location of the new tests in relationship to the sampling program conducted in 1996.

**LANDFILL GAS SAMPLING
FEBRUARY 3, 2003**

<i>Test Point</i>	<i>Test Result (%)</i>	<i>Test Depth (ft)</i>
T1	0	5.5
T2	1	6.0
T3	0	7.5
T4	0	6.5
T5	1	6.5

RIVERSIDE LANDFILL SOIL VAPOR SURVEY SAMPLE LOCATIONS



IMPACT ON RIVERSIDE CONSTRUCTION, INC. PROPERTY

The Riverside Construction, Inc. property encompasses the existing landfill, open spaces, and a mobile home park. The landfill is located in the southwest corner of the most westerly portion of the property. Based on the proposed development plan for the site, the landfill will be overlain by a cul-de-sac and house lots.

Specific soils information for the property in the vicinity of the landfill is presently unavailable. Based on the limited soils information for the entire property, there is the potential of relatively tight soils within the property around the landfill. These tighter soils could decrease the opportunity for venting of any landfill gas migrating across the site; however, given the variability of the soils at the landfill site, the potential to allow venting is still significant.

Based on our investigation of the utilities in the area, it appears that some underground utilities are located along the northern edge of the landfill and extend past the property. These utilities include a sanitary sewer and domestic water supply.

There is a scenario where landfill gas could enter a cracked utility line such as an underground power conduit near the landfill. Methane from the gas could potentially travel along the conduit and enter structures that are served by the utility (for example at electrical panel boxes). Though the likelihood of this occurring is slight, precautionary measures to prevent gas from entering site utilities will greatly reduce (and can eliminate) potential problems related to methane related issues. The precautionary measures are easily incorporated into new building construction and are inexpensive compared to overall site/building development costs.

FUTURE CONSIDERATIONS AND RECOMMENDATIONS

Future land use changes especially at the landfill site may increase lateral gas migration. These land use changes could include the addition of paved areas, buildings or other uses that decrease surface soils available for vertical gas venting to the atmosphere. Based upon the fact that gas is being generated at the landfill, there is a slight chance of gas migration into adjacent utilities. Though the likelihood of this migration ever becoming a problem at the property is slight, we recommend conservative precautionary measures be provided with utilities connected to any enclosed structures on the property. Specifically, all underground electrical conduits should be fitted with "EYS" conduit seals (by Crouse-Hinds or similar) filled with explosion-proof expanding grout (Chico X or similar) just prior to the conduit entering panel boxes, confined spaces, buildings, homes or other site structures (see Appendix A for details on these fittings). Sanitary and wastewater drain lines should be equipped with normal sewer gas prevention fittings as per local codes. Underground telephone conduits should be equipped with fittings to allow the introduction of "EYS" fittings with explosion-proof grout (or ventilation of the conduits) just prior to the line's entering on-site confined spaces, buildings, homes, or other site structures. Because the landfill is likely generating a limited quantity of landfill gas, we do not believe utility trench dams are necessary. With the limited amount of gas generated, the gas pressure will be very small. This low pressure condition will severely restrict the mobility of the landfill gas.

Any buildings or landscaping planned on or adjacent to the landfill should incorporate xeriscaping. No water should be allowed to enter in to or pond over the landfill. Any utility that is placed over the landfill should be encased in concrete, include flexible joints, or double walled to eliminate the possibility of leaking fluids into the landfill due to breakage or joint failure because of landfill settlement. No subsurface structure should be constructed within the limits of the landfill nor within 100 feet of the outside edge of the landfill.

REPORT LIMITATIONS

This report is based upon available information at the time of this writing. The evaluation of properties or structures other than the subject property in terms of susceptibility to landfill gas is not included in this report. As noted previously, this report does not address other aspects of the landfill and its impact on property development. These impacts include, but are not limited to, differential settlement and structural capabilities of the landfill. These issues should be evaluated prior to any design or construction activities at or adjacent to the landfill site.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**VALLEY VISTA SELF-STORAGE FACILITY
& SEAY BROTHERS CONSTRUCTION-DEBRIS LANDFILL (closed)
3901 ERVIEN LANE SW
(Tract 2, Land of Westland Development Company, Inc.)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87121**

PREPARED FOR:

VALLEY VISTA, Inc.
Attn: Mr. MICHAEL SEAY, President

and

TRI-COUNTIES DEVELOPMENT
Attn: Mr. TOM BURROWS

VIA:

ALBUQUERQUE COMMERCIAL REALTY
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(505) 254-0928, Telephone & FAX

SUBMITTED:

OCTOBER 3, 2002
REESCO PROJECT No. C064.02

EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted in accordance with ASTM E1527-00 by Real Estate Environmental Services Company (REESCO) from September 19 through October 3, 2002 at the Valley Vista Self-Storage Facility & Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM.

Exhibit A presents the site's location; details of ownership and an abbreviated legal description; a copy of the State's letter approving the landfill's closure 1996); the site's monitoring well borehole logs; and this Phase I ESA's records of conversations. Exhibit B presents the City's of Albuquerque's Interim Guidelines for Development within 1,000 feet of Landfills (2001); the site's Landfill Gas and Analysis of Landfill Gas Sampling Program (2000); the Results of Surface Methane Sampling (1999); and a Letter with the Results of Methane Testing (1995). Exhibit C presents the results of previous ground-water analyses from the site's monitoring wells (1999-90). Exhibit D documents recognized environmental concerns within a 1.0-mile radius of the site. Exhibit E presents contractual details regarding the performance of this Phase I ESA.

This Phase I ESA's subject site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers'/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time. The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site. The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM), and this Phase I ESA observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the

accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell. The City of Albuquerque's Environmental Health Department (EHD) has implemented Interim Guidelines for Development within 1,000-feet of Landfills; these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations, but a settlement agreement has not been recorded for a single reported vicinity location.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

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LIST of EXHIBITS

EXHIBIT A	SITE LOCATION, OWNERSHIP and LEGAL DESCRIPTION; STATE's APPROVAL of LANDFILL CLOSURE (1996); and MONITORING WELL BOREHOLE LOGS; RECORD of CONVERSATION
EXHIBIT B	CITY of ALBUQUERQUE'S INTERIM GUIDELINES for DEVELOPMENT within 1,000 feet of LANDFILLS (2001); LANDFILL GAS and ANALYSIS of LANDFILL GAS SAMPLING PROGRAM (2000); RESULTS of SURFACE METHANE SAMPLING (1999); LETTER with RESULTS of METHANE TESTING (1995)
EXHIBIT C	RESULTS of PREVIOUS GROUND-WATER ANALYSES (1999-90)
EXHIBIT D	SITE ASSESSMENT REPORT
EXHIBIT E	CONTRACT DOCUMENTATION

1.0. Summary

A Phase I Environmental Site Assessment (ESA) was conducted in accordance with ASTM E1527-00 by Real Estate Environmental Services Company (REESCO) from September 19 through October 3, 2002 at the Valley Vista Self-Storage Facility & Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. Valley Vista, Inc. (Client) retained REESCO to perform this Phase I ESA for the use of both Valley Vista, Inc., and Tri-Counties Development. John R. Dupuy is the qualified Environmental Professional employed for the performance of this Phase I ESA.

The site's location; details of ownership and an abbreviated legal description; a copy of the State's letter approving the landfill's closure 1996); the site's monitoring well borehole logs; and this Phase I ESA's records of conversations are presented as Exhibit A of this report. Exhibit B presents the City's of Albuquerque's Interim Guidelines for Development within 1,000 feet of Landfills (2001); the site's Landfill Gas and Analysis of Landfill Gas Sampling Program (2000); the Results of Surface Methane Sampling (1999); and a Letter with the Results of Methane Testing (1995). Exhibit C presents the results of previous ground-water analyses from the site's monitoring wells (1999-90). Exhibit D documents recognized environmental concerns within a radius of 1.0-mile of the subject property; these concerns were reviewed during the site inspection performed on September 28, 2002. Authorization to conduct this investigation was granted via the signature on our proposal of Cord Mounkes as the Clients' agent, dated September 19, 2002 (Exhibit E).

This Phase I ESA's subject site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The subject site lies within Albuquerque's South Valley, a short distance west of Coors Boulevard SW and approximately midway between Arenal and Blake Roads SW, to the north and south, respectively. The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time (Exhibit A). The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site (Exhibit C). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996; this construction post-dates the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM) and this Phase I ESA

observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell (2000; Exhibit C). The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C). The City of Albuquerque's Environmental Health Department (EHD) has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "*...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...*" (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations, but a settlement agreement has not been recorded for a single reported vicinity location.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "*...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...*" (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described within ASTM E 1527-00, Recognized Environmental Conditions (REC) in connection with the site. A REC means "*...the presence or likely presence of any hazardous substances or petroleum products on a property*

*under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.... The term is not intended to include **de minimis** conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought the attention of appropriate governmental agencies."* (ASTM, 2000). This Phase I ESA addresses certain of those requirements necessary to constitute appropriate inquiry in order to qualify for CERCLA's innocent landowner defense.

This Phase I ESA included an extensive database review of public records for the site concerning regulatory permitting, soil and/or groundwater contamination, waste disposal practices, Underground/Above-ground Storage Tanks (UST/AST) on or in the vicinity of the site, and hazardous waste/materials disposal, generation, storage, transportation, and/or treatment on or in the vicinity of the site; and a visual site inspection by a qualified Environmental Professional.

2.2 Limitations and Exceptions

No Phase I ESA can wholly eliminate uncertainty regarding potential for recognized environmental conditions in connection with a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site. In accordance with the requirements of ASTM E 1527-00, this Phase I ESA is presumed to be valid for 180 days following completion of this report.

The ASTM Standard Practice E 1527-00 states "...the user should check or engage a title company or title professional to check reasonably ascertainable recorded land title records for environmental liens or activity and use limitations currently recorded against the property." (ASTM, 2000). This Phase I ESA includes brief discussions prepared by a U.S. EPA/OSHA certified Asbestos Inspector (i.e., John R. Dupuy, #121901-02) regarding the potential presence of suspected Asbestos-Containing Materials (ACMs) at the subject site.

2.3 User Reliance

This Phase I ESA is intended for the sole uses of Valley Vista, Inc., (Client) and Tri-Counties Development, and may not be relied upon by any other party. The scope of services performed in this Phase I ESA may not be appropriate to satisfy the needs of other users, and the use or re-use of this document or the findings, opinions or conclusions is at the risk of said other users.

3.0 Site Description

3.1 Location and Legal Description

The site of this Phase I ESA is a 26.011-acre irregularly-shaped parcel known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW, Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The subject site lies within Albuquerque's South Valley, a short distance west of Coors Boulevard SW and approximately midway between Arenal and Blake Roads SW, to the north and south,

respectively (Figure 1, Exhibit A). The site's legal description is summarized as "... *Tract 2, Land of Westland Development Company, Inc.,...*" (Exhibit A).

3.2 Site and Vicinity Characteristics

The site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline. The site carries an Albuquerque mailing-address, but is located outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The original portion of the self-storage facility is paved, while the remainder of the site's surface is graded, hard-packed earth (Figures 2.a through 2.c). Landscaping consists of perimeter Russian-olive trees; a temporary surface-water detention basin is present to the immediate south of the site's entrance; and a wire-fence encloses the site's perimeter. The site enjoys some public utilities and services (e.g., electricity; fire and police protection), but is equipped with a drinking-water and landscaping-water well, septic systems, and propane for heat.

The site's vicinity comprises both mature and modern mobile-home parks, currently undeveloped acreage, and scattered residential homesteads in a relatively recently rural area of unincorporated Bernalillo County, NM. A concrete flood-control diversion channel adjoins the site's western boundary and forms part of the area's storm-water discharge system; this arroyo is maintained by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA; Figure 3). Most ordinary public utilities, improvements and services are currently present in the site's vicinity.

3.3 Descriptions of Structures and Roads, Other Improvements on Site

The subject site currently supports a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline (Figures 2.a through 2.c, and 3). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of ACMs, and this Phase I ESA observed no suspected ACMs at the subject site. The site contains three (3) perimeter ground-water monitoring wells, and is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane for heat.

3.4 Current Uses of the Property

The site currently supports the activities of a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion and known as the Valley Vista Self-Storage Facility; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline (Figure 3). This Phase I ESA discovered no evidence of existing releases or the material threat of a release of

hazardous substances or petroleum products associated with the site's current uses..

3.5 Current Uses of the Adjoining Properties

The concrete-lined channel and earthen embankments of AMAFCA's Amole del Norte Diversion Channel and open fields adjoin the site's western and northern boundaries, respectively. Open fields and a mature mobile-home park adjoin the site's southern boundary, while a modern mobile-home park, scattered residential homesteads, and open fields adjoin the site's eastern boundary (Figure 3). This Phase I ESA discovered no evidence of existing releases or the material threat of a release of hazardous substances or petroleum products associated with the current uses of the site's adjoining properties.

4.0 User Provided Information

This Phase I ESA's current user (i.e., Valley Vista, Inc.) provided this Phase I ESA with information telling of no environmental liens or activity and use limitations due to environmental concerns associated with the site, or of a valuation reduction for environmental issues associated with the site (Exhibit A).

In the absence of other user-provided information, REESCO assumes that this Phase I ESA was performed to help qualify the user for the innocent landowner defense to CERCLA liability.

5.0 Records Review

5.1 Standard Environmental Record Sources, Federal and State

The research of standard environmental record sources determines whether current or previous instances of hazardous and/or regulated wastes/materials generation, storage, transportation, treatment, and/or disposal are recorded on or in the vicinity of the site. The ASTM-recommended standard environmental record sources used by this Phase I ESA are listed below and in Exhibit B.

Sites located within a 0.5-mile to 1.0-mile radius

- National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites under the Superfund program.
- Resource Conservation and Recovery Act Treatment, Storage, Disposal (RCRA-TSD) Facilities database identifies and tracks hazardous waste from the point of generation to the point of disposal.

No records representing locations with reported Recognized Environmental Conditions (RECs) were reported within a 0.5-mile to 1.0-mile radius of the subject site by this search (Exhibit B).

Sites located within a 0.25-mile to 0.5-mile radius

- CERCLA List (CERCLIS) containing sites which are either proposed to or on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL.
- NFRAP sites where either contamination has been identified and remediated or is below regulatory concern, or no contamination was identified.
- Solid Waste Landfills (SWLF) records State-registered landfills.
- Leaking Underground Storage Tanks (LUST) records State-registered leaks of fluids from USTs.

Records representing one (1) location with RECs were reported within a 0.25-mile to 0.5-mile radius of the subject site by this search (Exhibit B). These records represent a facility reporting previously removed LUSTs. Environmental degradation is not noted for this reported vicinity location, but a settlement agreement has not yet been recorded.

Sites located within a 0.125-mile to 0.25-mile radius

- Underground Storage Tanks (UST) Owners and Facilities List records State-registered USTs and Leaking USTs (LUST).

Records representing two (2) locations with RECs were reported within a radius of 0.125-mile to 0.25-mile of the subject site by this search (Exhibit B). These records represent facilities reporting State-registered USTs, either existing or previously removed. No environmental degradation or unresolved violations are noted, and no further actions are required to be taken at either of these reported vicinity locations.

Sites located within a 0.125-mile radius

- Emergency Response Notification System (ERNS) records releases of oil and hazardous substances.
- RCRA-Large Generator (RCRA-LgGen) records hazardous waste from the point of generation to the point of disposal.
- RCRA-Small Generator (RCRA-SmGen) records hazardous waste from the point of generation to the point of disposal.

Records representing two (2) locations with RECs were reported within a radius of 0.125-mile of the subject site by this search (Exhibit B). These reported vicinity locations represent the currently closed, former construction-debris landfills of both the site and the northeasterly-adjointing property (i.e., the Seay Brothers and the Riverside Construction-debris Landfills; Figure 4).

Non-Geocoded Sites

This Phase I ESA reports three (3) vicinity locations as "Non Geocoded" sites (Exhibit B). These "Non Geocoded" vicinity locations represent facilities reporting environmental concerns and which have insufficient address-information to accurately plot on a map, but which report addresses within the subject site's Zip Code area. This Phase I ESA has determined that each of these "Non Geocoded" vicinity locations lies more than 1.0-mile from the site and is therefore excluded from further discussion.

The potential environmental concerns associated with any of the reported vicinity locations would require the ingestion of affected substances (e.g., contaminated ground water and/or soils). This Phase I ESA judges only minimal potential environmental concerns to the subject site are associated with the reported vicinity locations due to the lack of environmental degradation associated with these vicinity locations.

5.2 Additional Environmental Record Sources

This Phase I ESA contacted the NM Environment Department's UST Bureau-Albuquerque Field Office for information regarding the suspected UST rumored to be present at the site. This public agency identified neither general nor specific environmental concerns associated with the site (Exhibit A).

5.3 Physical Setting and Historical Use Source(s)

This Phase I ESA used the following ASTM-recommended standard physical and historical setting sources:

- Albuquerque Zoning Atlas, April 2002.
- Aerial photographic coverage of the site (1935-96).
- Albuquerque City Directory (Hudspeth/Polk, 1950-99).
- Previous consultants reports regarding the site (1990-2000).
- USGS Water Resources Investigations Report (USGS, 1993).
- United States Geological Survey (USGS) topographic map of the area (USGS, 1990).
- FEMA Firm Flood Insurance Rate Map City of Albuquerque, NM, Bernalillo County (FEMA, 1996).

This Phase I ESA's historical use information on the property included the ASTM-recommended standard sources described above; the following discussions are syntheses of this information.

5.4 Historical Use Information on the Property

The aerial photographs from 1935 through 1969 show the site as natural, undeveloped acreage amidst large tracts of similar natural land; nearby Coors Road SW remained a 2-lane road until widened by 1969. The 1973 through 1982 aerial photographs show the site's northern-1/3 as part of an adjoining apparent sand and gravel pit, while the site's larger southern portion remained undeveloped acreage. The aerial photographs from 1986 and 1991 show the site as an active construction-debris landfill, while the 1996 aerial photograph shows the unpaved first phase of the site's self-storage facility. The Albuquerque City Directory's initial listing for the subject site occurs in 1997 with R.E. & C. Cook present at 3901 Ervien Lane SW; Ervien Lane SW is not listed prior to 1997 (Hudspeth/Polk, 1950-99).

The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers'/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time (Exhibit A). The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site (Exhibit C). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of ACMs; this Phase I ESA observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell (2000; Exhibit C). The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C). The City EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

4,995 feet above mean sea level (Figure 1; USGS, 1990). Ground water underlies the site at depths of less than 100 feet below the local land surface, as determined via measurements from the site's perimeter ground-water monitoring wells; ground-water flow directions are little studied in this area, but are likely to be complex due to the effects of nearby private water wells (USGS, 1993).

The site and surrounding developments have been engineered to direct surface runoff away from the site's facilities and these developments, while the area's natural easterly-slope directs precludes surface runoff generated at the commercial activities along Coors Boulevard SW from entering the site. A small temporary surface-water detention basin present to the immediate south of the site's entrance receives the site's surface runoff, while the adjacent AMAFCA surface-water diversion channel protects the site from surface runoff originating from the west. This Phase I ESA's inspection of the FEMA Firm Flood Rate Insurance map for this area indicates that the subject site is not located within a mapped floodplain (FEMA, 1996).

6.3 Exterior Observations

The site's northern portion supports a 500-unit self-storage facility with an on-site manager's residence (Figure 2.a), while the site's southern portion encompasses the closed waste-cell of a former construction-debris landfill (Figures 2.b and 2.c). Various abandoned landfill equipment and piles of stockpiled soils are located near the site's southwestern corner, and a surface-water detention basin lies immediately south of the site's entrance.

This Phase I ESA observed no evidence indicating current solid waste disposal at the site. No unusual odors, indications of land subsidence, pools of liquids, or non-seasonally stressed vegetation were apparent during the site inspection. This Phase I ESA observed no ASTs, USTs, or vent pipes, fill pipes or access ways indicating USTs; no evidence of electrical or hydraulic equipment known to contain or likely to contain PCBs; no wastewater outfalls; no pits, ponds, or lagoons; and no dry wells, irrigation wells, injection wells, and/or abandoned wells associated with the subject site. The site does contain a private drinking-water and landscaping-water well and septic systems associated with the site's manager's residence and mobile-home.

6.4 Interior Observations

The office area and selected empty storage lockers of the Valley Vista Self-Storage Facility were constructed in 1996, long after the Federal-ban on the use of ACMs, and this Phase I ESA observed no suspected ACMs at the site. The office's interior contains 12"x12" vinyl floor tiles, painted low-relief surface texturants covering the wallboard, and 2'x4' suspended acoustic panels for a ceiling. The site's electricity is supplied by the local municipal utility, while the site has its own drinking-water and landscaping-water well, septic systems for the site's residences, and propane for heat.

7.0 Interviews

7.1 Interview with Owner

This Phase I ESA interviewed the subject site's current co-owner (Exhibit A). The site's owner is unaware of either general or specific environmental concerns associated with the subject site.

7.2 Interview with Occupants

This Phase I ESA interviewed the resident-manager of the Valley Vista Self-Storage Facility who was familiar with the site's history and past and current uses (Exhibit A). This individual is unaware of either general or specific environmental concerns associated with the site.

7.3 Interviews with Local Government Officials

This Phase I ESA interviewed a representative of the NM Environment Department's UST Bureau-Albuquerque Field Office (Exhibit A). This public agency identified neither general nor specific environmental concerns associated with the subject site.

8.0 Findings

This Phase I ESA presents the following findings regarding the subject property:

- The site of this Phase I ESA is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121.
- Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM.
- The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers'/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time.
- The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site.
- The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996; this construction post-dates the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM) and this Phase I ESA observed no suspected ACMs at the subject site.
- The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.
- The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be

implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell.

- The City's EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).
- This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations.

9.0 Opinion

This Phase I ESA identified no evidence of past releases, an existing release, or the material threat of a release of hazardous materials or petroleum products associated with the subject site. Therefore, this Phase I ESA has identified no evidence of Recognized Environmental Conditions (REC) associated with the site.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell. The City's EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA judges the potential environmental effects of the reported vicinity locations upon the site to be minimal because of the lack of reported environmental degradation associated with these vicinity locations.

10.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-01 of a 26.011-acre irregularly-shaped parcel known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121, the property.

Any limitations or exceptions to this Phase I ESA are discussed in Section 2.2 of this report.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

11.0 Deviations

This Phase I ESA identifies no deviations from the requirements of the ASTM Standard Practice E1527-00.

12.0 References

Aerial photographic coverage of the site and the flood-map provided by the University of New Mexico Centennial Library-Maps and Geographic Information System (MAGIC) and Earth Data Analysis Center (EDAC), Albuquerque, NM:

Date	Project	ID#
10-06-96	NAPP	9624-199
05-05-91	NAPP	3531-30
07-29-86	Landis Aerial Photos, Inc. (Albuquerque)	M-15
02-19-82	Albuquerque Zone Atlas Photo	N-10
03-30-74	Albuquerque Zone Atlas Photo	N-10
05-29-73	A20 35001	273-122
03-25-69	Albuquerque Zone Atlas Photo	N-10
09-21-67	GS-VBUG	1-71
11-06-59	GS-VZR	2-25
11-11-51	GS-RU	1-6
08-09-47	DFC	6D-77
1935	SCS	201-A

ASTM, 2000: ASTM Standards on Environmental Site Assessments for Commercial Real Estate: E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

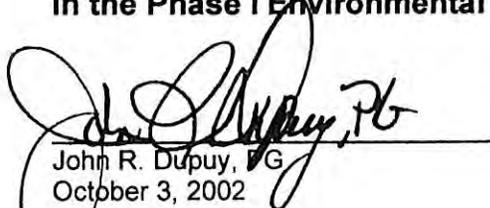
City, 2002: Albuquerque Zoning Atlas, April 2002, Albuquerque Geographic Information System, Planning Department, City of Albuquerque, NM.

FEMA, 1996: Firm Flood Insurance Rate Map City of Albuquerque, NM, Bernalillo County, Panels 38, 39.

Hudspeth/Polk: Hudspeth Directory Co., Publishers and/or R.L. Polk Co., Publishers: Albuquerque City Directory, 1950-1999.

- USGS, 1990:** United States Geological Survey (USGS) topographic map of the area: *Alameda Quadrangle, New Mexico, 7.5 Minute Series (Topographic), 1990.*
- USGS, 1993:** USGS Water Resources Investigations Report 93-4149: Geohydrologic Framework and Hydrologic Conditions in the Albuquerque Basin, Central New Mexico.

13.0 Signature and Qualifications of the Environmental Professional Participating in the Phase I Environmental Site Assessment



John R. Dupuy, P.G.
October 3, 2002

John R. Dupuy holds accredited-degrees of BS and MS in the Geological Sciences, is a registered Professional Geologist, and a qualified environmental professional with more than 18-years of experience in waste management, regulatory compliance, the analyses of soil and ground-water contamination caused by improper waste disposal, and developing remedial action plans for contaminated media. Mr. Dupuy has maintained professional-currency via professional continuing-education classes and training, and he is certified Asbestos Inspector (#121901-02). Since 1995, Mr. Dupuy has been employed by REESCO as a Senior Environmental Professional responsible for the successful performance of hundreds of Phase I ESAs and related environmental investigations.

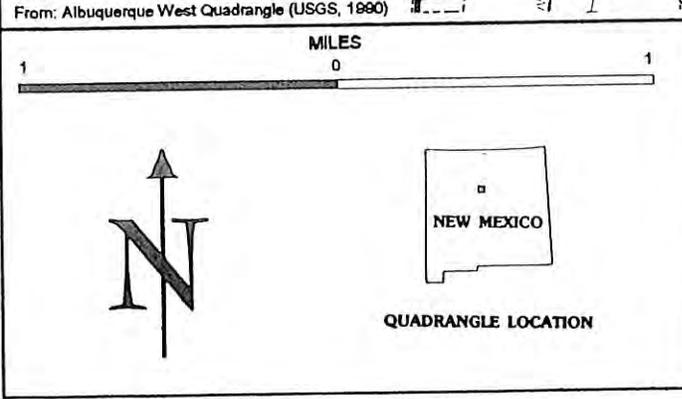
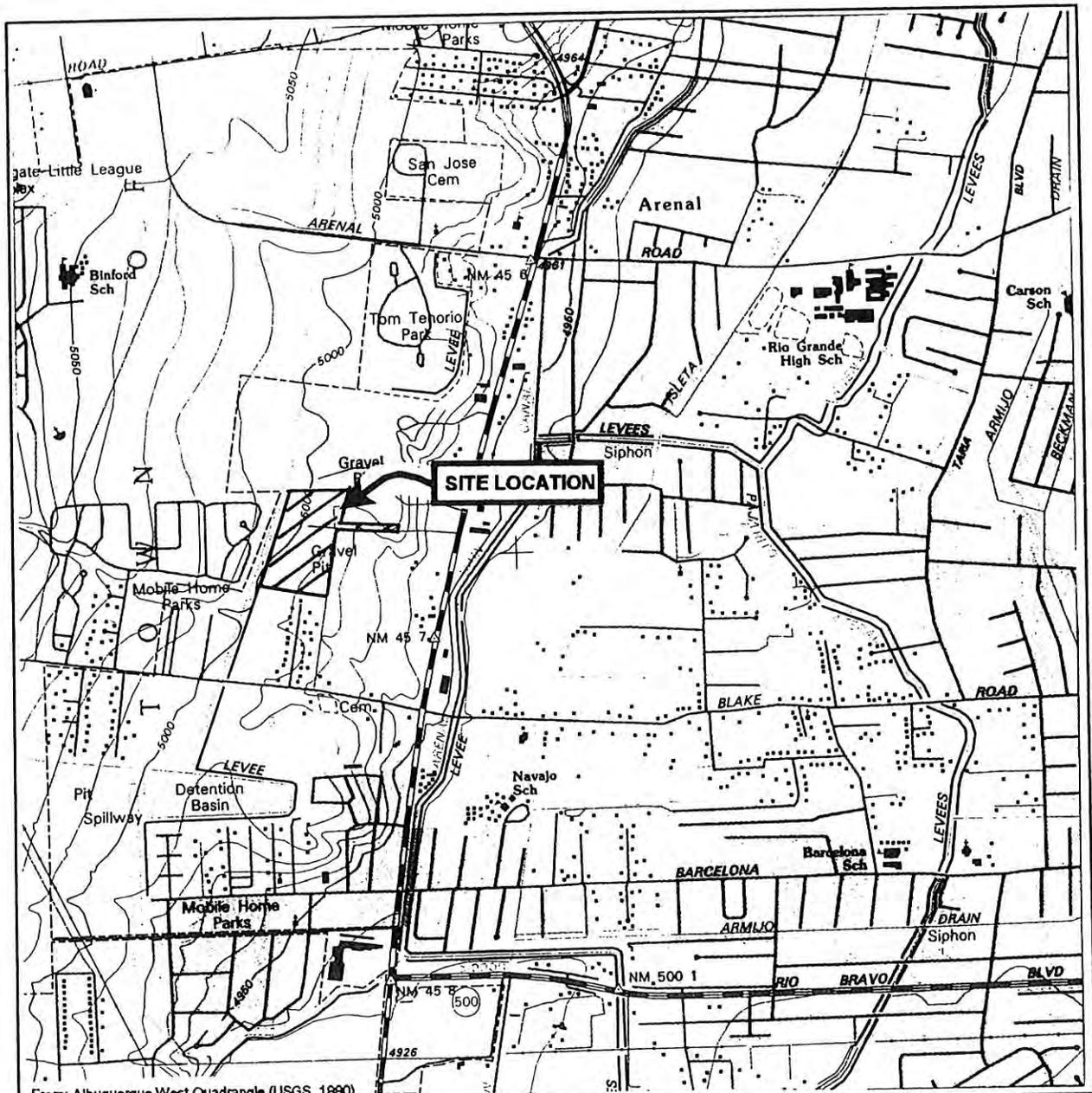


FIGURE 1
SITE LOCATION
 VALLEY VISTA SELF-STORAGE FACILITY
 & CLOSED CONSTRUCTION-DEBRIS LANDFILL
 3901 ERVIEN LANE SW
 (Tract 2, Land of Westland Development Company, Inc.)
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO 87121
 OCTOBER 3, 2002

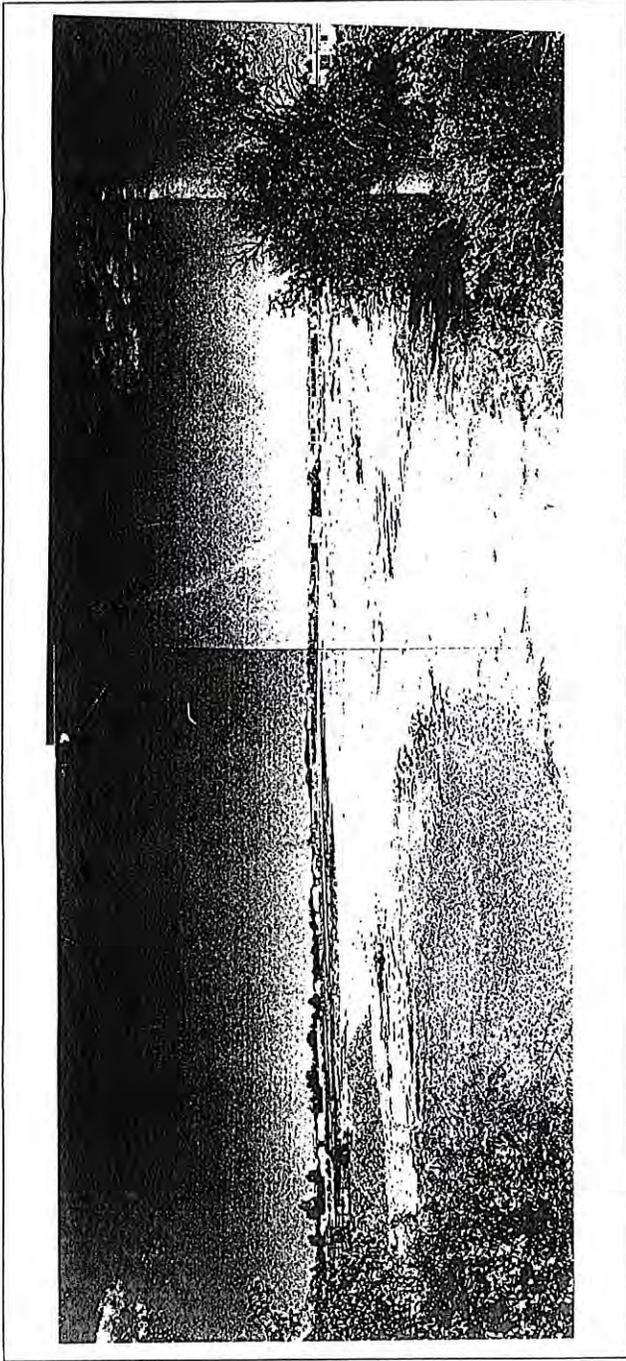


Figure 2 c View looking west to north from near the site's southeastern corner with the site's occupied mobile-home to the left and a mobile-home park and the Valley Vista Self-Storage Facility visible across the photos' horizon

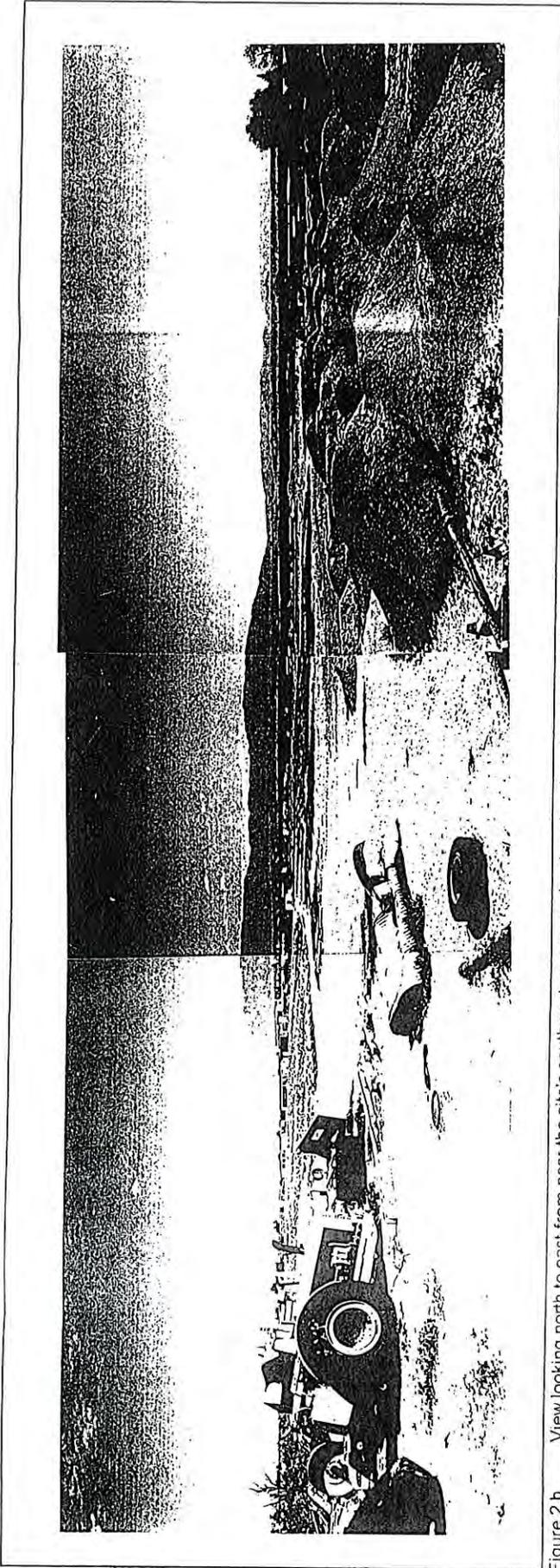


Figure 2.b View looking north to east from near the site's southwestern corner showing abandoned equipment of the closed Seay Brothers Construction-debris Landfill and stockpiled soils, at the photos' left and right, respectively, the graded surface of the closed Landfill encompasses the photos' background

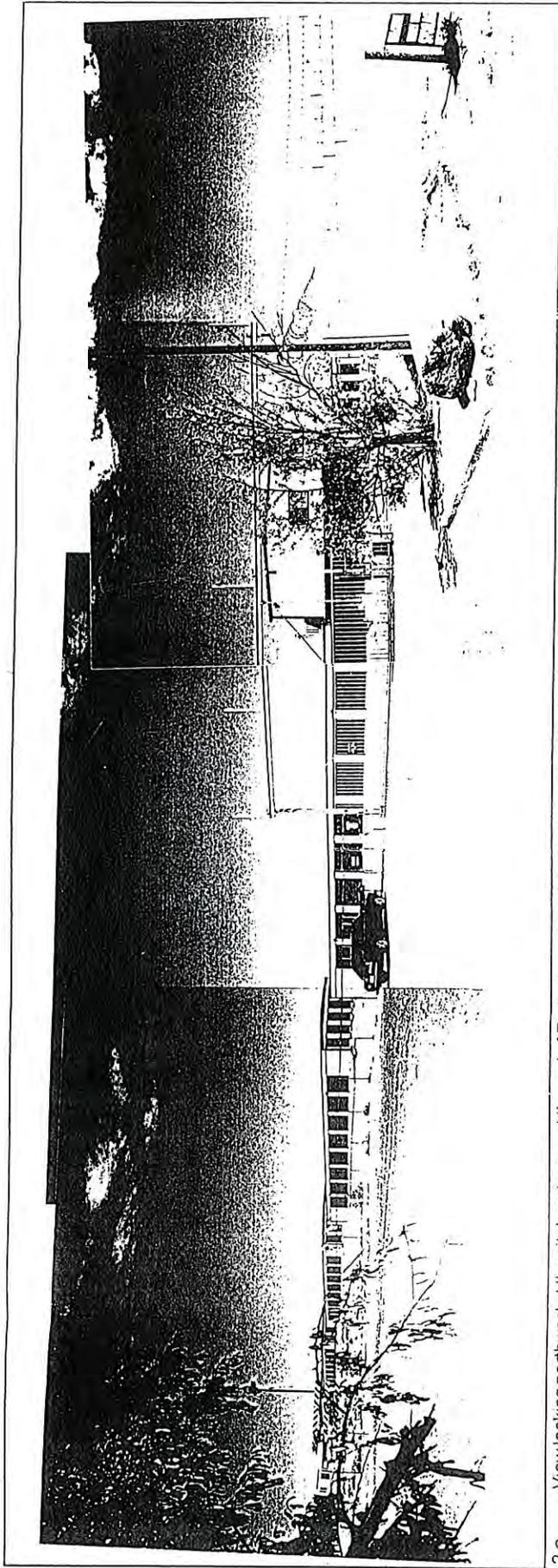


Figure 2 a View looking northwest at the site's entrance at the end of Ervlen Lane SW showing the on-site manager's residence and a modern mobile-home-home park at the photos' right and the closed Seay Brothers Construction-debris Landfill to the photos' left.

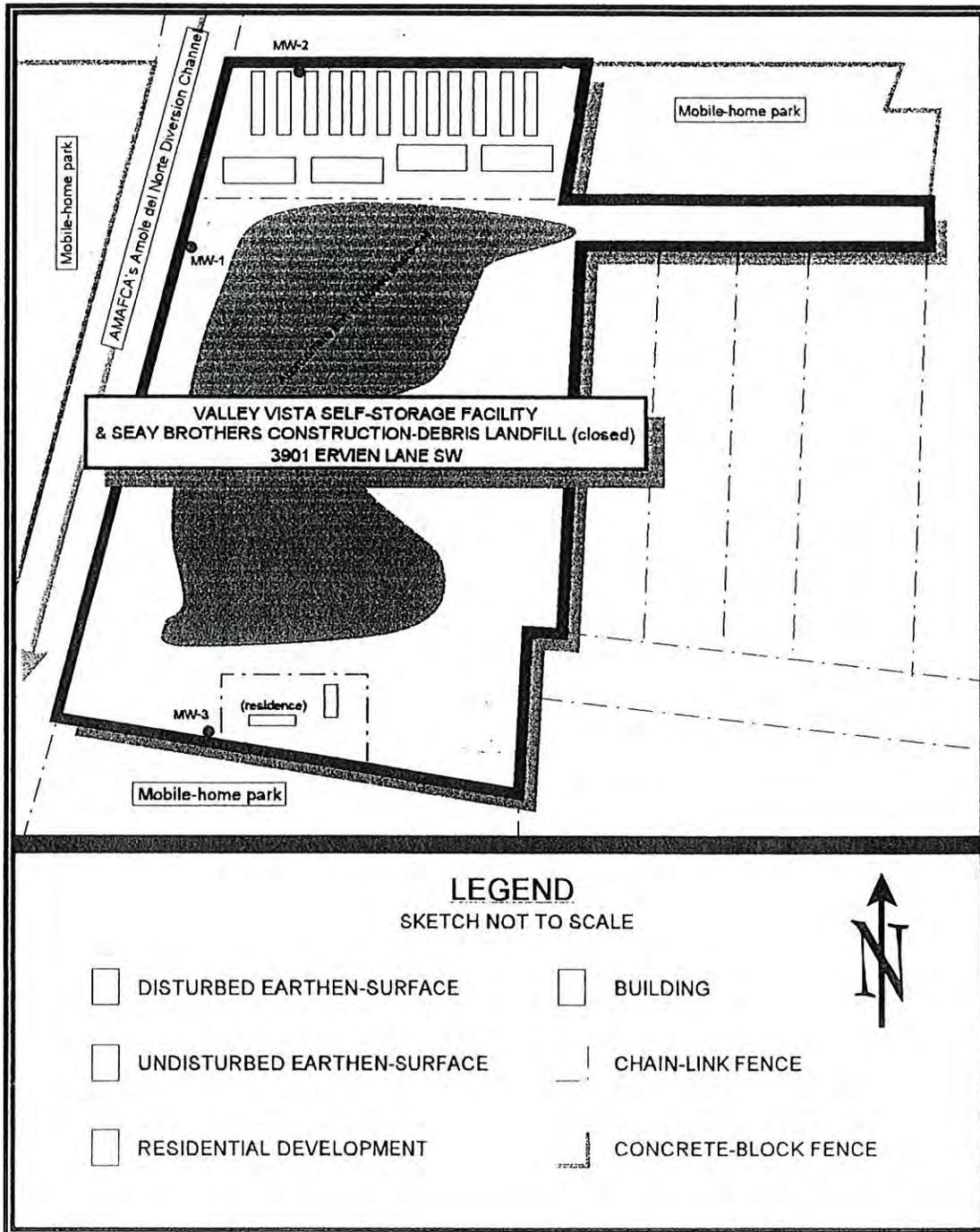


FIGURE 3. DESCRIPTIVE SKETCH of VALLEY VISTA SELF-STORAGE FACILITY & the CLOSED SEAY BROTHERS CONSTRUCTION-DEBRIS LANDFILL (Tract 2, Land of Westland Development Company, Inc.) and VICINITY, ALBUQUERQUE, BERNALILLO COUNTY, NM 87121.

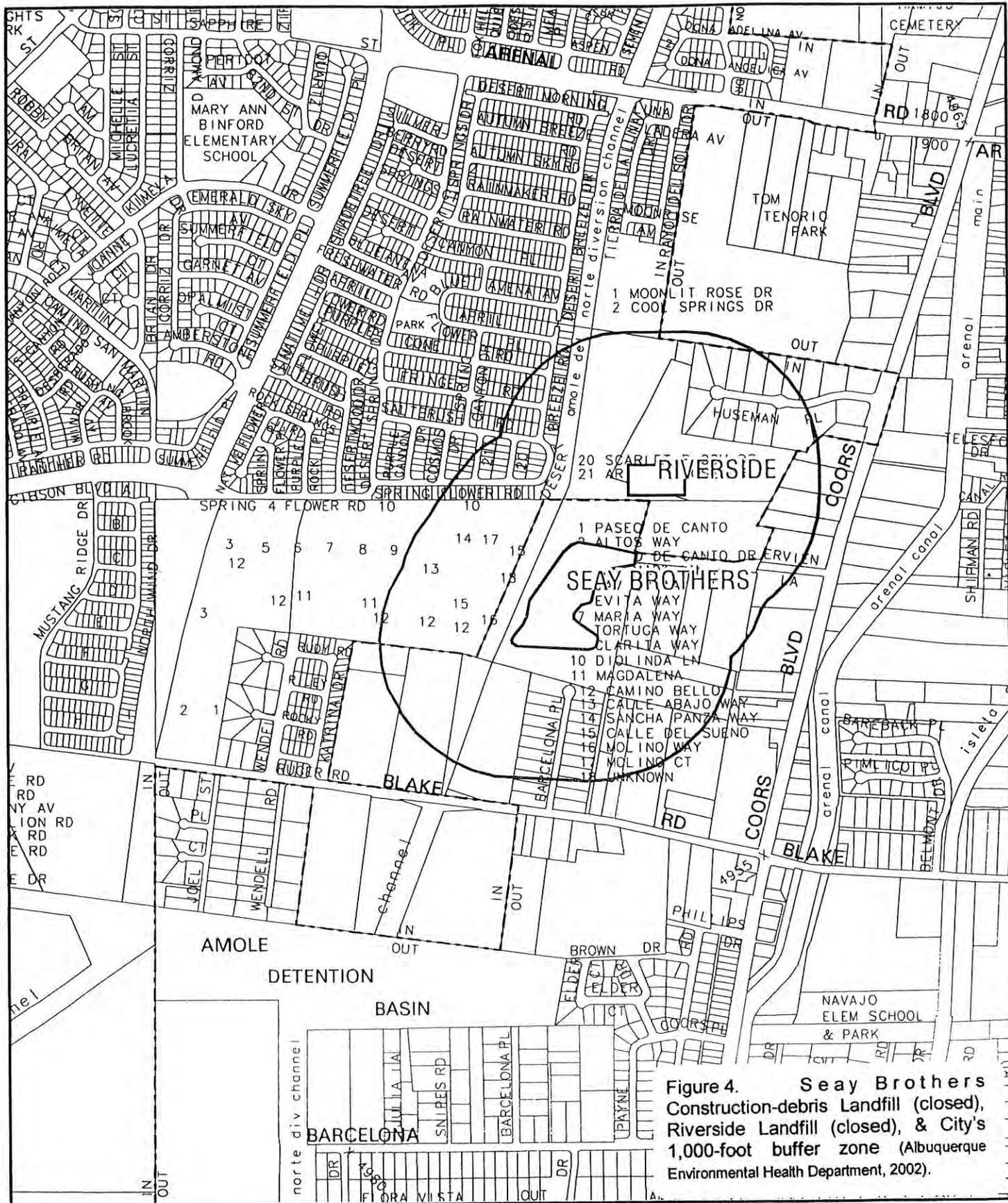


Figure 4. Seay Brothers Construction-debris Landfill (closed), Riverside Landfill (closed), & City's 1,000-foot buffer zone (Albuquerque Environmental Health Department, 2002).

- Residential
- Commercial
- Manufacturing or Warehouse
- Major Transportation or Utilities
- Public Institutions
- Parks or Open Space
- Agriculture or Vacant
- Landfill with 1000 Ft Buffer
- Municipal Limits

Seay Brothers Landfill with 1000 Ft Buffer

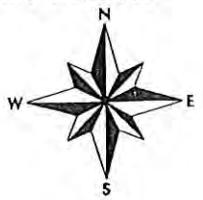
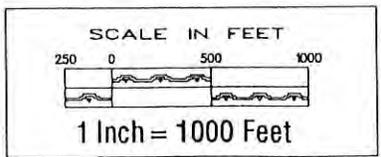


EXHIBIT A

**SITE LOCATION, OWNERSHIP and LEGAL DESCRIPTION;
STATE'S APPROVAL of LANDFILL CLOSURE (1996);
MONITORING WELL BOREHOLE LOGS
and
RECORD of CONVERSATION**

October 3, 2002
C064.02

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

313 Aliso Drive SE
Albuquerque, NM 87108

Telephone & FAX
(505) 254-0928

NOTIFICATION & NEIGHBORHOOD INFORMATION

From: Quevedo, Vicente M.
To: James Foty
Subject: Notification Inquiry_N of Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel_EPC
Date: Monday, April 16, 2018 11:59:34 AM
Attachments: image001.png
 image002.png
 image003.png
 Page_M-10-Z Annotated.pdf
 Notification_Inquiry_N_of_Ervien_Lane_SW_between_Coors_Blvd_SW_and_the_Amole_del_Norte_Diversion_Channel_EPC.xlsx
 INSTRUCTION SHEET FOR APPLICANTS.pdf

James,

See list of affected coalitions of neighborhood associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372	johannypena@comcast.net
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058360668	jgallegoswccdg@gmail.com
Westside Coalition of Neighborhood Associations	Gerald	Worrail	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrail@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	hhhen@comcast.net
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	2401 Violet SW	Albuquerque	NM	87105		5058779727	mbfernandez1@gmail.com
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600		rmahoney01@comcast.net

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, April 13, 2018 9:23 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

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

Contact Name
 James Foty
 Company Name
 Consensus Planning, Inc.
 Address
 302 Eighth St NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 505-764-9801
 Email Address
foty@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
June 14th EPC Hearing

Describe the legal description of the subject site for this project:
The two subject properties are legally described as the following:

Tract 1 of Summary Plat Land Division of Westland Development Co Inc Together with a Tract of Land Within These 1/4 SE 1/4 Section 34 T10N R2E Containing 30.5432 Acres
 Tract of Land East of Amole del Norte Diversion Channel North of Section Line of Sections 34 & 3 Containing 8.4022 Acres M/L.
 Located on/between (physical address, street name or other identifying mark):
 North of Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel.
 This site is located on the following zone atlas page:
 M-10-Z

This message has been analyzed by Deep Discovery Email Inspector.

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: 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
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372	johnnyepena@comcast.net
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058360668	jgallegoswccd@gmail.com
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	50593331919	5058390893	fworrall@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	hhen@comcast.net
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	2401 Violet SW	Albuquerque	NM	87105		5058779727	mbfernandez1@gmail.com
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600		rmahoney01@comcast.net



May 2, 2018

Johnny Pena
6525 Sunset Gardens SW
Albuquerque, NM 87121

Jerry Gallegos
5921 Central Avenue NW
Albuquerque, NM 87105

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. Pena, Mr. Gallegos, and the South West Alliance of Neighborhoods:

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 Riverside West, LLC.

The site is located at 2911 Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel. The site is currently zoned SU-1 for Planned Residential Development (PRD) 250 Dwelling Units Max. The applicant is requesting to change the zoning to MH: Mobile Homes to reflect the existing land use (89 mobile homes) and to address future expansion of the mobile home park. 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,

James Strozier, FAICP
Principal

Attached: Zone Atlas Map M-10

PRINCIPALS

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



May 2, 2018

Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

Rod Mahoney
1838 Sadora Road SW
Albuquerque, NM 87105

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Fernandez, Mr. Mahoney, and the South Valley Coalition of
Neighborhood Associations:

302 Eighth St. NW
Albuquerque, NM 87102

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

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

The site is located at 2911 Ervien Lane SW between Coors Blvd SW and the
Amole del Norte Diversion Channel. The site is currently zoned SU-1 for Planned
Residential Development (PRD) 250 Dwelling Units Max. The applicant is
requesting to change the zoning to MH: Mobile Homes to reflect the existing land
use (89 mobile homes) and to address future expansion of the mobile home
park. 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,

James Strozier, FAICP
Principal

Attached: Zone Atlas Map M-10

PRINCIPALS

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



May 2, 2018

Gerald Worrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

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. Worrall, Mr. Hendriksen, and the Westside Coalition of Neighborhood Associations:

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 Riverside West, LLC.

The site is located at 2911 Ervien Lane SW between Coors Blvd SW and the Amole del Norte Diversion Channel. The site is currently zoned SU-1 for Planned Residential Development (PRD) 250 Dwelling Units Max. The applicant is requesting to change the zoning to MH: Mobile Homes to reflect the existing land use (89 mobile homes) and to address future expansion of the mobile home park. 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,

James Strozier, FAICP
Principal

Attached: Zone Atlas Map M-10

PRINCIPALS

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

7018 0360 0000 6686 8793

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ALBUQUERQUE, NM 87121

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
 Street and Apt. Johnny Pena
 6525 Sunset Gardens SW
 City, State, ZIP+4 Albuquerque, NM 87121

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

7018 0360 0000 6686 8788

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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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
 Street and Apt. Marcia Fernandez
 2401 Violet SW
 City, State, ZIP+4 Albuquerque, NM 87105

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

7018 0360 0000 6686 8823

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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
<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
 Street and Apt. Harry Hendriksen
 10592 Rio del Sol NW
 City, State, ZIP+4 Albuquerque, NM 87114

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

7018 0360 0000 6686 8818

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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
 Street and Apt. Jerry Gallegos
 5921 Central Avenue NW
 City, State, ZIP+4 Albuquerque, NM 87105

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

7018 0360 0000 6686 8808

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ALBUQUERQUE, NM 87105

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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
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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
 Street and Apt. Rod Mahoney
 1838 Sadora Road SW
 City, State, ZIP+4 Albuquerque, NM 87105

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

7018 0360 0000 6686 8771

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

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ALBUQUERQUE, NM 87120

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
 Street and Apt. Gerald Worrall
 1039 Pinatubo Place NW
 City, State, ZIP+4 Albuquerque, NM 87120

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



Memorandum

To: City of Albuquerque
From: Consensus Planning, Inc.
Date: May 1, 2018
Re: First Class Mail Confirmation for Riverside West Zone Map Amendment

I, James Foty, mailed First Class notification letters to all property owners within a 100' buffer adjacent to the Riverside West Mobile Home Park property as part of the application for a zone map amendment on May 1, 2018. The list of 59 property owners is attached.

Sincerely,

James Foty

Consensus Planning, Inc.

Attachments:

1. Typical letter addressed to property owners
2. Buffer map – including project area and a 100' buffer around project area
3. List of included property owners

Typical

May 2, 2018

Dear 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 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, www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports.

REQUEST

Consensus Planning, agent for Riverside West, LLC., request a Zone Map Amendment for two properties located at 2911 Ervien Lane SW, between Coors Blvd SW and the Amole del Norte Diversion Channel. The site is legally described as Tract 1, Lands of Westland Development Co. Inc. in projected Section 3, T9N, R2E, NMPM, and an unplatted Tract within the SE 1/4 of projected Section 34, T10N, R2E, NMPM, Town of Atrisco Land Grant, Bernalillo County, New Mexico. The site is currently zoned SU-1 for Planned Residential Development (PRD) 250 Dwelling Units Max. The request is for a Zone Change to MH: Mobile Homes.

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.

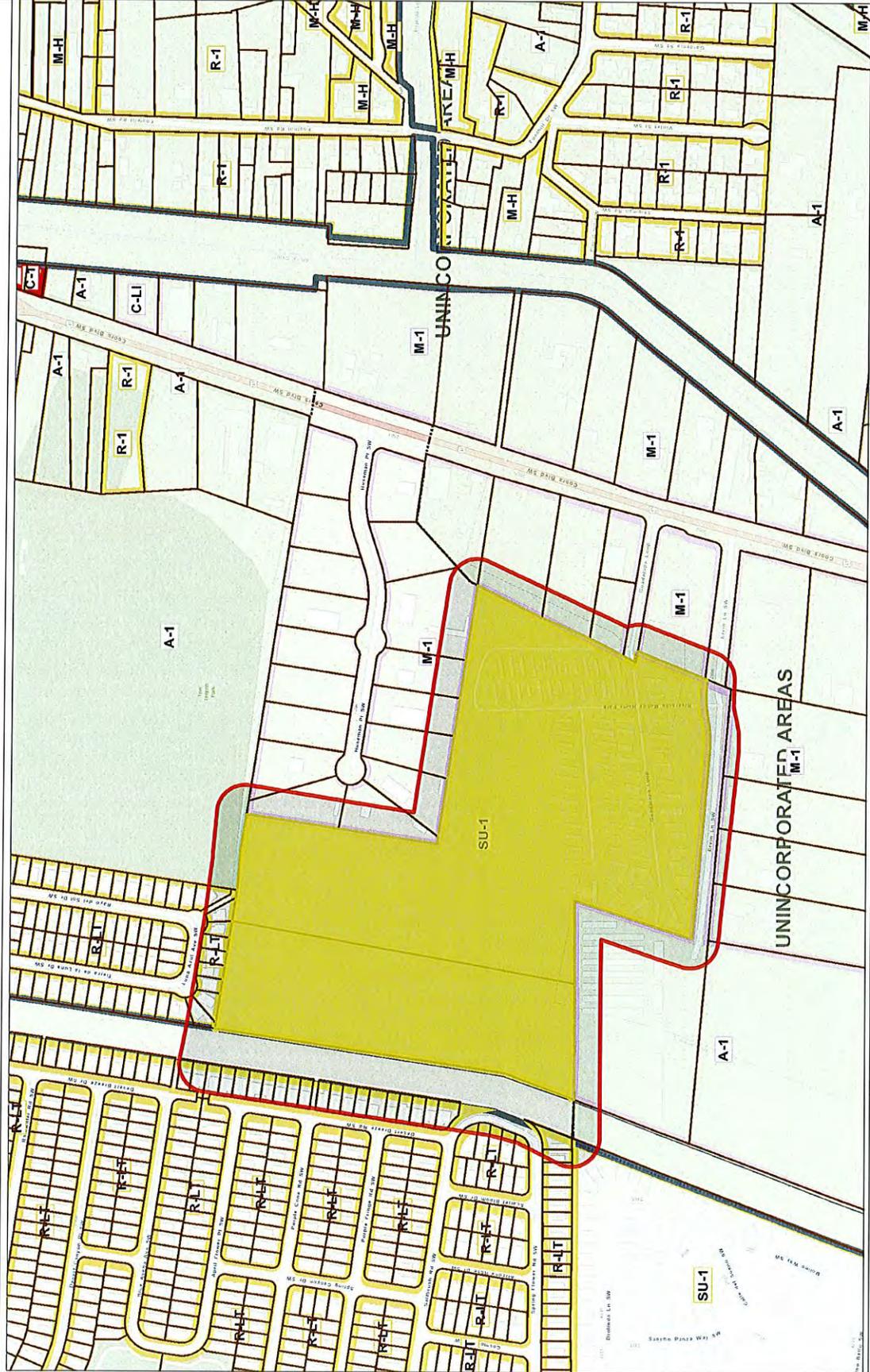
Property Owner Buffer Map



Legend

- Bernalillo County Parcels
- Zoning**
 - all other values>
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MA
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / AI
 - RESIDENTIAL / AGRICULTURAL
 - MESA DEL SOL MIXED USE
 - NOT CLASSIFIED
- Municipal Limits**
 - Coronas
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes
Map Created by Consensus Planning



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Scale: 1:4,977

Date: 4/16/2018

Scale: 0 0.08 0.2 Miles

WGS 1984 Web_Mercator_Auxiliary_Sphere
© Data From City of Albuquerque GIS@cabq.gov

Owner	Owner Address	Owner Address 2
JUAREGUI JESUS CARLOS & ALMA	7200 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121
LOPEZ FREDDIE C/O F & J HOME BUILDERS	3312 RIO SECO DR SW	ALBUQUERQUE NM 87121-9365
GARCIA ARMANDO JR	7300 SPRING FLOWER RD SW	ALBUQUERQUE NM 87121
CARRASCO DE SAENZ OLIVIA	7220 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121
WELLS FARGO BANK	1 HOME CAMPUS	DES MOINES IA 50328-0001
RESI SFR LLC	402 STRAND ST	FREDERIKSTED VI 00840-3531
JIMENEZ TERESA	2008 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
SERRANO FILIBERTO DIAZ & DIAZ THERESA C	2208 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
RIVERSIDE WEST LLC	3738 ARNO ST NE SUITE 300	ALBUQUERQUE NM 87107
GOMEZ OSCAR SR & ANA MARIA	1430 RIVER VIEW DR NW	ALBUQUERQUE NM 87105
AGUILERA -CHACON ANN LAURA	1934 RAY DEL SOL DR SW	ALBUQUERQUE NM 87121
ROMERO OFELIA Y	7216 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121
JUAREZ DOMINIC	2212 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
CAMBARA IRMA & CLAUDIA CAMBARA	7232 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9108
GOOD WELDON C & DEBORAH KELLY	6104 CAROUSAL AVE NW	ALBUQUERQUE NM 87120
MARTINEZ KENNETH	7304 SPRING FLOWER RD SW	ALBUQUERQUE NM 87121
SUAREZ JOSE S & VERONICA	2024 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
GOOD WELDON C & DEBORAH K	6104 CAROUSAL AVE NW	ALBUQUERQUE NM 87120
LOPEZ ISABEL	2104 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
CONTRERAS ALEJANDRO & MONSIVAIS CARLA	2004 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ALVAREZ MARINA & LUIS	730 MYERS ST	BURBANK CA 91506
CERA JOSE F & ELIZABETH	2309 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
VEGA-ARREOLA EDGAR	10520 DUKE AVE SW	ALBUQUERQUE NM 87121
VALLES BOGAR	2016 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121-6417
HOWARD LLOYD G	5513 CAMINO SOLEDAD NW	ALBUQUERQUE NM 87120-1903
WHITEHEAD ENTERPRISES LLC	6900 HUSEMAN PL SW	ALBUQUERQUE NM 87121-4238
SENA GEORGE & WANDA TRUSTEES SENA RVT	3070 SAN YGNACIO RD SW	ALBUQUERQUE NM 87105-3545
RUBIO-MATA MARCO A & LOPEZ-MEJIA BRENDA Y	7208 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9108
GURULE LORETTA A & LESTER S & EMORY P GURULE	4 HONCHO RD	ESPANOLA NM 87532-8161
FERNANDEZ HECTOR IVAN & PEREZ LORENZA	2301 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
SEDONA INVESTMENTS LLC	1070 NEPTUNE AVE	ENCINITAS CA 92024
HUNTER GARY R & RENATE M	1944 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ESCARCEGA YAMILET LOPEZ	2012 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121-6417
ZULUETA-BELTRAN MIGUEL A	7204 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121
GREENIER MARY V	2000 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ARTESIA FIRE EQUIPMENT INC	PO BOX 1367	ARTESIA NM 88211
TELLES TOBY L & CATHERINE G	5620 DONNA MARLANE DR SW	ALBUQUERQUE NM 87121
TRUJILLO JEREMY J & PRUDIE R	1940 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121-6431
COUNTY OF BERNALILLO C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE NM 87102-2109
MORALES ROSALIO & ANA MICAELA	2108 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ROMERO ARMANDO	2028 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
CORDERO AMANDA S	2401 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
MANZANARES RONNIE J & LISA	10204 KEEPING DR NW	ALBUQUERQUE NM 87114-4601
RUIZ ROMAN & MINERVA	7128 BALEARIC AVE SW	ALBUQUERQUE NM 87121
VILLEGAS-GUERECA BELEN C	7236 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9108
RADER JAY & RADER JASON	4330 COORS BLVD SW	ALBUQUERQUE NM 87105
MORENO EDMUNDO	2036 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ARAGON KRISTINE B	2305 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121-6399
GARCIA-RIVERA JESUS MARTIN	7224 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9108
GROSSETETE AURORA TRUSTEE GROSSETETE RVL T	2328 SHIPMAN RD SW	ALBUQUERQUE NM 87105-4424
LOZANO REANETTE	2216 DESERT BREEZE DR SW	ALBUQUERQUE NM 87121
ZUNIGA RAFAEL	7308 SPRING FLOWER RD SW	ALBUQUERQUE NM 87121

CITY OF ALBUQUERQUE
RAMOS NORMA
ANDERSON DONALD W
TRI-COUNTIES DEVELOPMENT
CARRETE ALFONSO A & SYLVIA
MORA LAWRENCE & DELTA
RUIZ FIDEL & RUIZ GLORIA

PO BOX 1293
2405 DESERT BREEZE DR SW
2200 DESERT BREEZE DR SW
3901 ERVIEN LN SW
9405 RIVERFRONT DR NW
5712 PIEDRA DR NW
2516 WILLIAM ST SE

ALBUQUERQUE NM 87103
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87114-4141
ALBUQUERQUE NM 87114-4735
ALBUQUERQUE NM 87102-5035

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 30, 2018 To June 14, 2018

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

5/1/2018
(Date)

I issued 2 signs for this application, 5-1-18 (Date) [Signature] (Staff Member)

PROJECT NUMBER: 10009716