Environmental Planning Commission

Agenda Number: 12
Project Number: 1005455
Case Number: 18EPC- 40015
Hearing Date: June 14, 2018

Staff Report

Agent	Arch & Plan Land Use Consultants
Applicant	Robert Gutierrez Investment Co. LLC
Request	**Site Development Plan for Subdivision**
Legal Description	All or a portion of Lot B, El Jaral
Location	West side of Montoya Rd. NW between Interstate-40 and Maximillian Rd. NW
Size	Approximately 4.5 acres
Existing Zoning	SU-1 for RA-1/PDA (Planned Development Area)
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project #1005455
Case # 18EPC-40015
based on the Findings and subject to the Conditions of Approval in this report

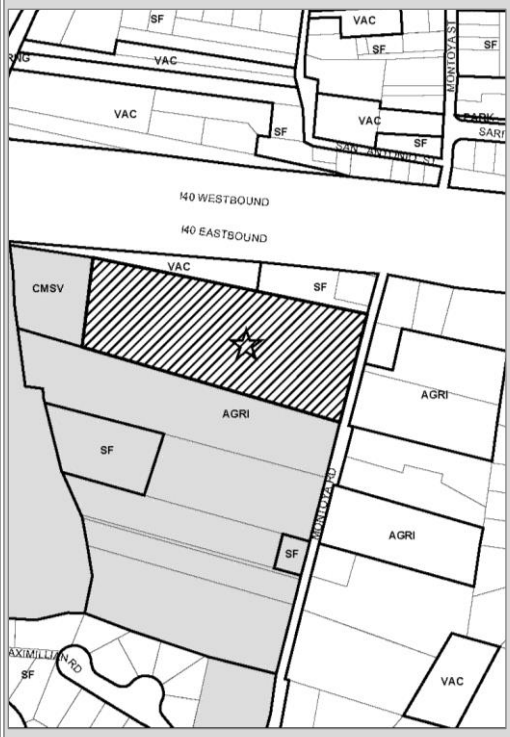
Staff Planner

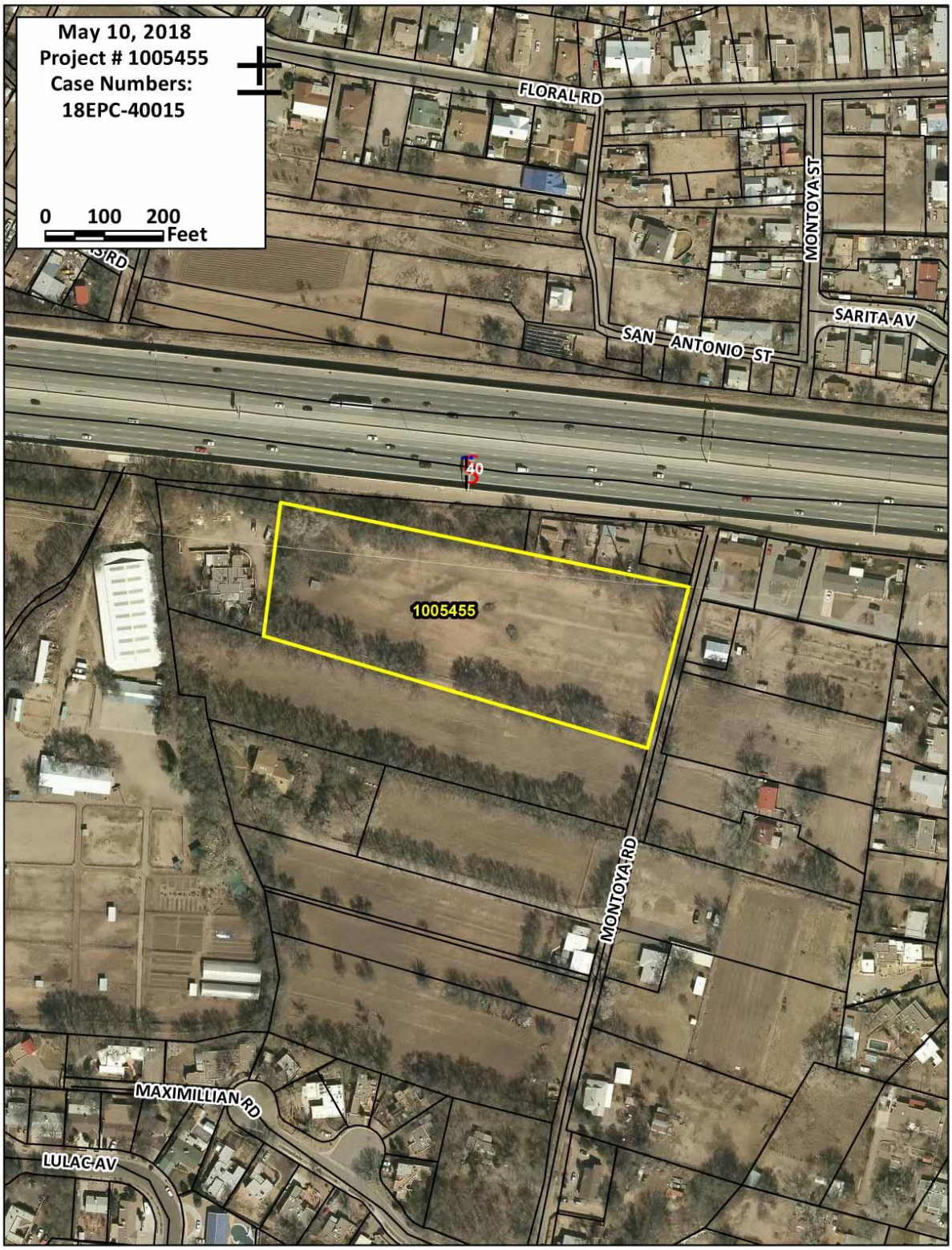
Cheryl Somerfeldt

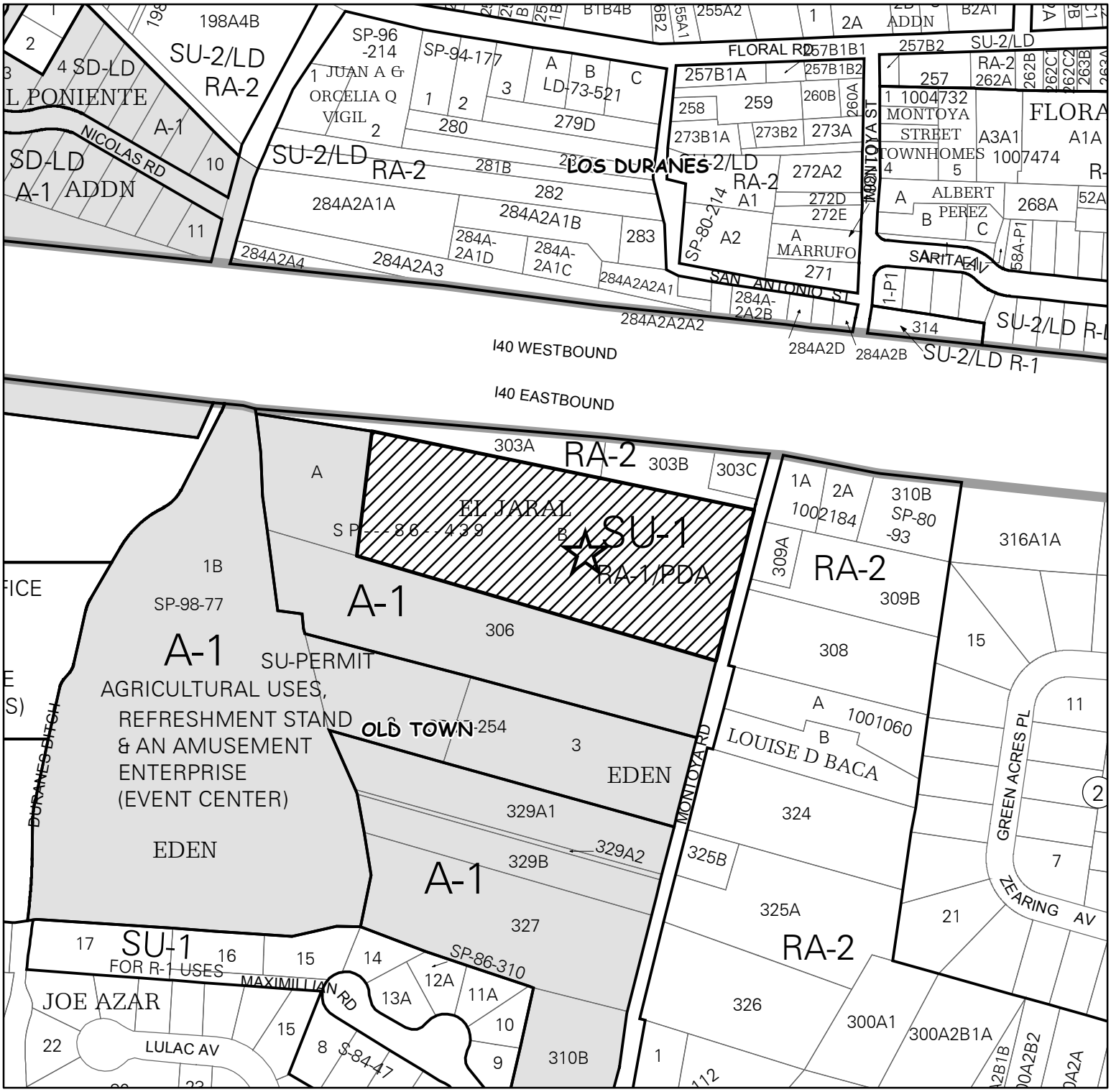
Summary of Analysis

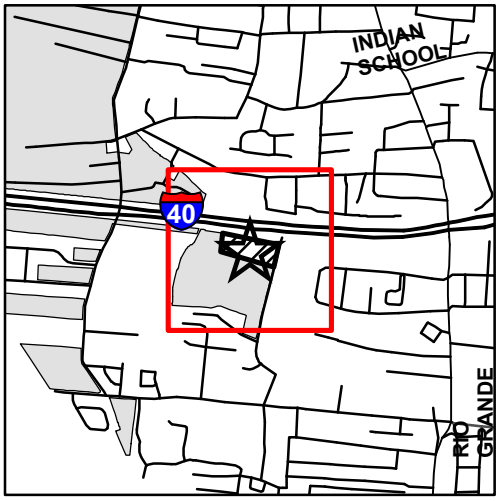
This request is for a Site Development Plan for Subdivision for a lot located on the east side of Montoya Road SW north of Mountain Road SW and south of Interstate-40. The applicant is proposing to develop the site into 10 separate lots with a private access road and designated open space. Properties to the south of the subject site are still outside of the City limits and consist of agricultural land with a commercial farm that also operates a restaurant/coffee shop accessible by bicycles on weekends. A pre-annexation agreement established Design Requirements to which the subject site must comply. The subject site is within an Area of Consistency of the Comprehensive Plan and within the Old Town Sector Development Plan, and furthers policies from these plans. The applicant notified the Los Duranes Neighborhood Association, the West Old Town Neighborhood Association, and the North Valley Coalition along with property owners within 100 feet of the subject site as required. A facilitated meeting was held on Wednesday, April 25. Staff has received comments in opposition to the request from the West Old Town NA due to expected traffic and safety issues. Staff recommends approval with the findings outlined in this report.

Map




May 10, 2018
Project # 1005455
Case Numbers:
18EPC-40015
0 100 200
Feet
FLORAL RD
MONTOYA ST
SARITA AV
SAN ANTONIO ST
40
1005455
MONTOYA RD
MAXIMILLIAN RD
LULAC AV



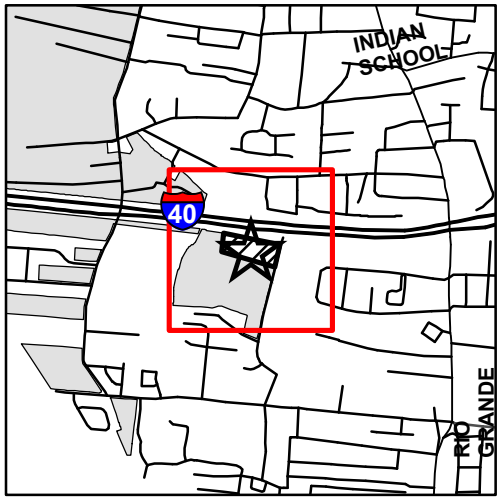


ZONING MAP

Note: Gray shading indicates County.

1 inch = 250 feet

Project Number: 1005455
Hearing Date: 5/10/2018
Zone Map Page: H-12
Application Case Numbers: 18EPC-40015



LAND USE MAP

Note: Gray shading indicates County.

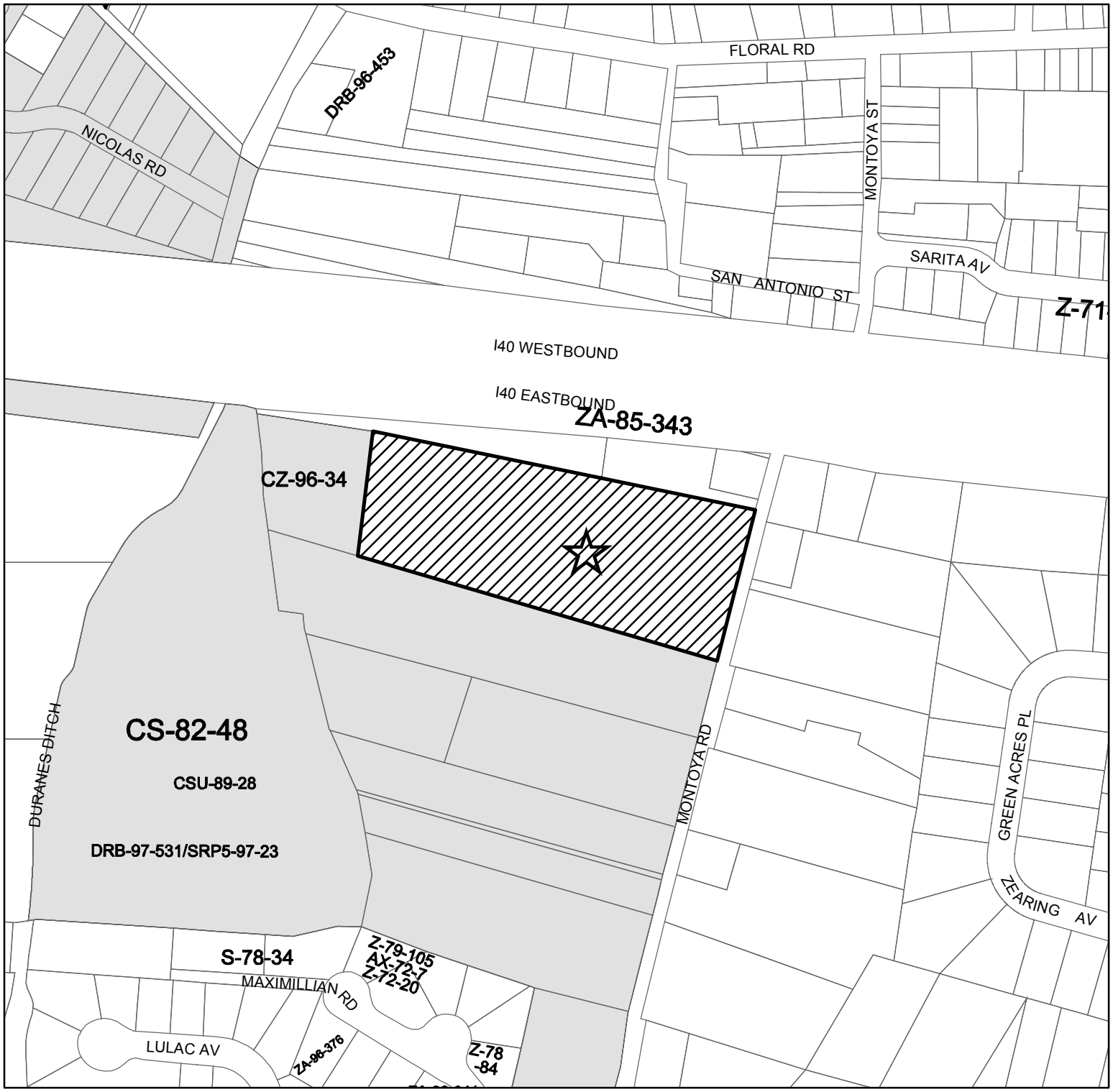
KEY to Land Use Abbreviations

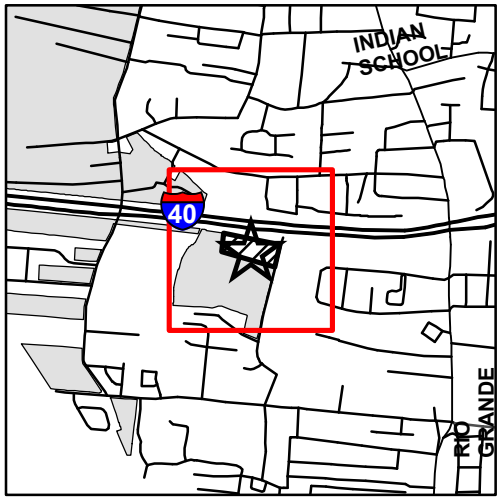
AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing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

AGIS

1 inch = 250 feet

Project Number: 1005455
Hearing Date: 5/10/2018
Zone Map Page: H-12
Application Case Numbers: 18EPC-40015



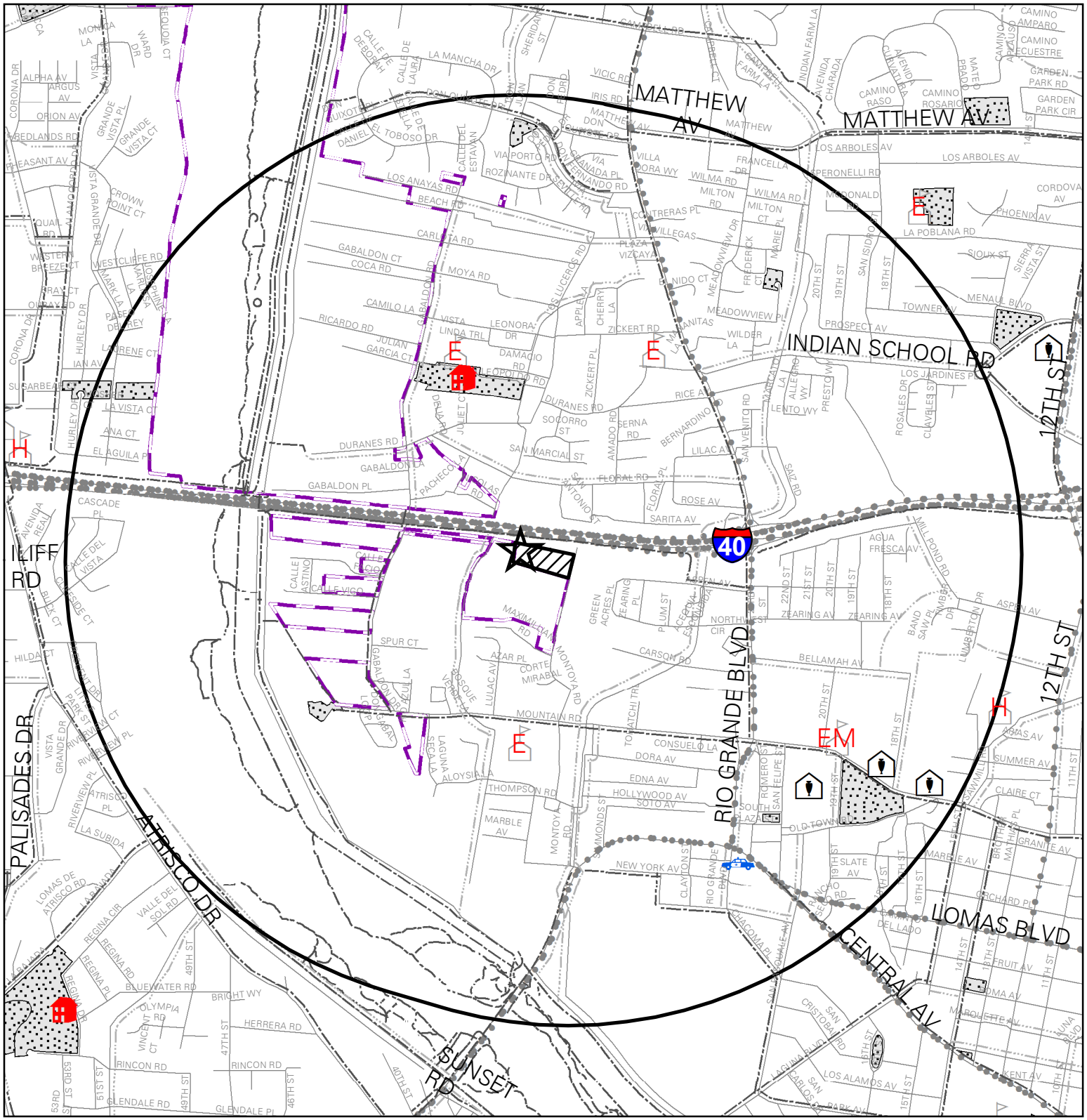


HISTORY MAP

Note: Gray shading indicates County.

1 inch = 250 feet

Project Number:
1005455
Hearing Date:
5/10/2018
Zone Map Page: H-12
Application Case Numbers:
18EPC-40015



Public Facilities Map with One-Mile Buffer

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

0 0.5 1 Miles

Project Number: 1005455

Table of Contents

I. INTRODUCTION 1
III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES 4
IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION 7
V. AGENCY & NEIGHBORHOOD CONCERNS 9
VI. CONCLUSION 9
FINDINGS, Site Development Plan for Subdivision 10
RECOMMENDATION 12
CONDITIONS OF APPROVAL, Site Development Plan for Subdivision 12
AGENCY COMMENTS 15

I. INTRODUCTION

Surrounding Zoning, Plan Designations, and Land Uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-1 for RA1/Planned Development Area	Area of Consistency, Old Town Sector Development Plan	Agriculture
North	RA-2	Area of Consistency, Old Town Sector Development Plan	Single Family
South	A-1 (Bernalillo County)	Bernalillo County Jurisdiction	Agriculture
East	RA-2	Area of Consistency, Old Town Sector Development Plan	Single Family / Agriculture
West	A-1 (Bernalillo County)	Bernalillo County Jurisdiction	Commercial Service

Proposal

This is a request for a Site Development Plan for Subdivision for an approximately 4.5 acre property (the subject site), Lot B, El Jaral Subdivision, located on Montoya Road between I-40 and Maximillian Road NW (north of Mountain Road NW). The subject site is currently zoned SU-1 for RA-1 (Residential and Agricultural Zone, Semi-Urban Area) / PDA (Planned Development Area). The subject site is located within the boundaries of the Old Town Sector Development Plan and an Area of Consistency as designated by the Comprehensive Plan. The site is surrounded by vacant land, single-family homes, and agricultural uses to the north, east, and south.

The vacant subject site was annexed into the City in 2008 through a City Council action for annexation and establishment of zoning, and a pre-annexation agreement that included Design Requirements which shall be applied to the subject request. The purpose of the request is to develop 10 home sites according to the regulations as set forth by the site's zoning and the pre-annexation agreement, which calls for a Private Commons Development with requirements that include designated open space and a prescribed architectural style.

The Los Duranes Neighborhood Association, the West Old Town Neighborhood Association, and the North Valley Coalition were notified as well as property owners within 100 feet as required. A facilitated meeting occurred on Wednesday April 25, 2018, and the Neighborhood Associations expressed concern with the request.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority over Site Development Plans in the SU-1 zone, pursuant to §14-16-2-22(A)(1) of the Zoning Code. Also, the governing pre-annexation agreement requires that the subject site be reviewed by the EPC. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. This request is a quasi-judicial matter.

History/Background

The Old Town area is one of the oldest in Albuquerque, tracing its history to the days of Albuquerque's first settlements in the early eighteenth century. The current owner of the subject site (the applicant) purchased it from the Boys and Girls Club of New Mexico and completed the annexation process. In 2007, the Bernalillo County Board of County Commissioners approved this annexation request at their June 12, 2007 meeting. The subject property was approved by the EPC for annexation into the City of Albuquerque in 2007 through an annexation and establishment of zoning, subsequently passed by City Council. The applicant originally requested RA-2 zoning; however the neighborhood association strongly opposed the request through a petition signed by 75 citizens. The Old Town Sector Development Plan recommended RA-1 zoning for properties annexed to the City in the area, so a compromise was found with the neighborhood association to establish SU-1 for RA-1/PDA zoning, which would be less dense than RA-2 and require EPC review of a Site Development Plan. A pre-annexation agreement was completed and signed by the City and the applicant prior to sign-off of the ordinance. The pre-annexation agreement permits 10 homes clustered in a Planned Commons Development (PCD) and establishes Design Requirements governing open space, landscape, setbacks, site access, fences, the architectural style, and colors (see attached). The SU-1 zone requires EPC approval of a Site Development Plan with the option to delegate the SDP for Building Permits upon EPC approval of the Subdivision.

Context

The subject site is within the Old Town Sector Development Plan area, which is extremely variable in terms of development, but primarily retains the original semi-rural and agricultural characteristics. Mountain Road NW is a Bicycle Boulevard and is the major east west corridor and connects residents to downtown to the east. Land use and zoning in Old Town are generally compatible.

The southern boundary of the West Old Town Sector Plan, Central Avenue NW, is completely commercial while the eastern boundary, Rio Grande Boulevard NW, is mixed commercial and residential. San Gabriel Park is located along the Rio Grande River and forms the western boundary for the general area. Several drainage / conservancy ditches traverse the study area in a general north south direction including the Alameda Drain, the Duranes Ditch, and the Riverside Drain.

The property immediately to the north is zoned RA-2 and used as a single family property. The properties to the east are also zoned RA-2 and are used for single family and agricultural uses. The properties to the south are unincorporated and zoned County A-1. The Old Town Farm, a 12 acre property which continues to operate as a farm but also holds special events and has a bike-in restaurant/coffee shop on weekends, is located a few lots south of the subject site. Maximillian Road NW is a newer, gated development to the south of the county properties.

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 Rio Grande Boulevard NW as a Minor Arterial, Central Avenue SW as a Community Principal Arterial, and Mountain Road NW only to the east of Rio Grande Boulevard NW (outside of the Old Town Sector Plan area) as a Major Collector.

Comprehensive Plan Corridor Designation

Rio Grande Boulevard NW is designated a Major Transit Corridor. Central Avenue SW is designated a Main Street Corridor.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed bicycle and pedestrian facilities.

The LRBS designates Rio Grande Boulevard NW as having an Existing Bicyle Lane and Central Avenue SW as U.S. Bicycle Route 66. Unpaved trails are proposed for the Alameda Drain which runs north-south to the east of the site and for the Duranes Ditch which runs north-south to the west of the site. The City designates Mountain Road NW, directly south of the subject site, as a Bicycle Boulevard.

Transit

The Transit Department commented that the site is remote and in a substantially rural area which does not have existing or planned transit services. Routes 790 and 36 run north-south on Rio Grande Boulevard NW and Routes 66 and 766 run east-west on Central Avenue NW.

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.

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for RA-1 (Residential and Agricultural Zone, Semi-Urban Area) and PDA (Planned Development Area) pursuant to the annexation Ordinance which established zoning for the subject site (Enactment No. 2008-024 Council Bill No. F/S O-07-118).

Section 3 of the Ordinance states:

"This designation requires an application for subdivision and/or building is conditional upon adoption by the Environmental Planning Commission of a site plan for the subject site that is in full compliance with the design regulation attached as Exhibit A."…"The SU-1 for PDA designation applies to residential development in which special use, height, area, setback, or other regulations should be imposed... These design regulations establishing area, height and setback restrictions are consistent with sector plan for the area..."

Planned Development Area is a designation under the SU-1 zone pursuant to 14-16-2-22 (24), and may include residential development and mobile home development, in which special use, height, area, setback, or other regulations should be imposed, provided the site contains at least three acres.

Definitions (if applicable)

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

Albuquerque / Bernalillo County Comprehensive Plan

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

Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. The request is compatible with the existing uses bordering to the east and west of the subject site.

Applicable Comprehensive Plan policies include:

CHAPTER 4- COMMUNITY IDENTITY

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1 .1: "Distinct Communities: Encourage quality development that is consistent with the distinct character of communities."

b) See Land Use Policy 5.2.1 for desired land uses.

The proposed request will allow development on the property in a manner that furthers the Policy of creating a quality urban environment. The requested Site Plan for Subdivision offers a redevelopment/infill project on a site that has been vacant for many years. The site will reflect agreements made at the time of annexation. The proposed use will not generate activity that is not compatible with existing land uses and will contribute to the existing character of the area.

Policy4.1.1 is furthered by the request because the Design Requirements such as the pueblo revival architecture and required open space established with the pre-annexation agreement encourage quality development consistent with the distinct character of the surrounding community.

CHAPTER 5 - LAND USE

GOAL 5.1 CENTERS & -CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of corridors.

Policy 5.1.2 : "Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale development within areas that should be more stable."

b) See Goal 5.6 for City Development Areas.

The site is subject to zoning of an intensity that respects existing neighborhood values. Project allows for new growth on vacant land contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be assured. Homes are clustered to provide shared open areas.

Policy 5.1.2 is furthered by the request because although Montoya Road NW has a narrow right-of-way and the subdivision may cause a small amount of additional traffic on this street, ten homes is not typically considered a large development, and the request will provide appropriate housing in an existing, stable neighborhood with existing services and infrastructure.

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth in 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 surrounding area.

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

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

Design regulations achieve the intent of this Policy in that there are specific standards to this property that supports only 10 lots addressing intensity and the ability to achieve specific amount of open space as agreed.

The request furthers Policy 5.6.3 because the subject site is located in an Area of Consistency where neighborhood stability is desired. Residential development is appropriate and reinforces the character and intensity of the surrounding area due to its neighborhood scale.

Old Town Sector Development Plan

The Old Town Sector Plan was first adopted in 1977, and last amended in 1997. The Plan generally encompasses properties between I-40 to the north, Rio Grande Boulevard to the east, Central Avenue to the south, and the Rio Grande River to the west; specific boundaries are shown on Map 1, page 3 in the Plan. The main purpose of the Plan is to provide an official guide to the future development of the Old Town area. The principal goals are the conservation and renewal of neighborhoods and the improvement of living conditions of low-and moderate-income families. The general purpose is to solve several basic physical problems of the area including traffic and housing while maintaining the present residential and semi-rural character of the area.… Relevant goals/policies include the following:

POLICY B (4): Enhancement of the area as a primarily residential area in the eastern portion and primarily semi-rural in the western portion.

The request furthers this Policy through the adoption of the underlying zone of SU-1 RA-1/PDA in addition to design regulations attached to the annexation.

The request furthers Policy B 4 by establishing residential uses in the plan area. The development will provide a small amount of additional density in the primarily semi-rural portion of the plan area. The established Design Requirements, such as open space visible from the street will mitigate this and enhance the area as primarily residential.

Pre-Annexation Agreement

In addition to the applicable policies of the above plans, the property owner at the time of annexation (the applicant) signed a pre-annexation agreement contract with the City that bound them to additional Design Requirements. These rules, which include site requirements and architecturtal design elements, are in addition to the requirements set-forth in the City Zoning Code for RA-1.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

The proposed Site Development Plan for Subdivision is related to a pre-annexation agreement adopted by City Council in 2007-2008. Section 5 of the annexation ordinance states a "Condition: The annexation is conditional upon final execution of a pre-annexation agreement between the Applicant and the City of Albuquerque in which the applicant agrees to the zoning SU-1-RA-1/PDA and the site and design regulations all as set forth In Exhibit A attached."

Site Plan Layout / Configuration / Lot Size

The property is zoned SU-1 for RA-1/PDA. The RA-1 zone typically requires a minimum lot width of 75-feet, and the request complies. Neither the RA-1 zone nor the PDA zones have a minimum lot size area requirement. The minimum square footage for a PCD is not required because the Design Requirements in the pre-annexation agreement supercede the PCD requirements. The result is that the provided quarter-acre lots are permitted if the open space provisions are met, as determined through the annexation and establishment of zoning process.

Ten lots / homes are allowed on the site pursuant to Design Requirement (#5 p3). Design Requirements call for 50-foot setback from the eastern boundary, 40-foot from the northern boundary and 30-feet from the southern and western boundaries. Building envelopes will be outside of the required setbacks.

Vehicular Access, Circulation and Parking

The subject property is surrounded by primarily single family lots near the terminus and on the western side of a semi-rural road, Montoya Road NW, which has a 24-foot right of way. The development will not be gated and will have a 24-foot wide gravel road with the initial 25-foot paved in asphalt per the Design Requirements.

The Neighborhood Association has indicated that the roadway width is their biggest concern. The City's transportation department has indicated that the width of the roadway is acceptable and that the annexation was approved without expectation of a wider roadway. Given the fact that the southern and western part of the roadway is under county jurisdiction, the city is unable to require right-of-way to make the roadway wider where not adjacent to the subject site.

Design Requirements call for a circular turn-around. The applicant has expressed that a circular turn-around will cause the subject site to lose more existing trees than by constructing a hammer-head. It will be conditioned that the applicant will work with the City including the Fire Marshall's office to find an advantageous solution for a turn-around interior to the site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Mountain Road NW has been designated a Bicycle Boulevard by the Comprehensive Plan. A bike-in café opened to the south of the subject site, which led to an increase in bicycle traffic on Montoya Road NW. The request provides a four-foot right-of-way dedication along Montoya Road NW, which will allow room for a sidewalk. The City cannot require other properties to make similar improvements unless they are re-developed.

Walls/Fences

The Design Requirements call for continued use of the existing fencing or a setback of new fencing. The Design Requirements (p5) outlines the type of fences that are allowed within 50-feet of the property line.

Lighting and Security

Lighting is not proposed.

Public Outdoor Space and Landscaping

The Design Requirements oblige the site to develop a Private Commons Development (PCD). The Open Space/Landscape Requirements (p3) apply in lieu of open space requirements specified in the RA-1 zone and PCD regulations.

A Design Requirement (p3#1) calls for 20,000 of open space. The subject request provides slightly over 10,000 square feet of open space within the first 40-feet from the front eastern property line, and approximately 10,000 square feet more of open space at the northern property line. The open space is pervious as required (p3#2), because there is no fencing on the property line facing Montoya Road NW. Eighty percent of the open space will be planted as required (p3#3). There will be one tree for every 5,000 square feet of open space as required (p3#4). The applicant has designed the access road to travel through the center of the property in order to save existing trees. The applicant's wish is to retain as many as possible of the existing large trees. This Site Development Plan for Subdivision does not show landscape, but this is recommended as a condition prior to the DRB sign-off process.

Grading, Drainage, Utility Plans

Grading, Drainage, and Utility Plans will be developed through the Development Review Board (DRB) process.

Architecture

Structure facades are restricted to the Pueblo Revival architectural style by using adobe-looking exterior materials painted brown or beige, and flat rooves. In addition, the second story shall step-back from the roof-line edge along the building front.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Los Duranes Neighborhood Association, the West Old Town Neighborhood Association, and the North Valley Coalition were notified as well as property owners within 100 feet as required.

A facilitated meeting occurred on Wednesday April 25, 2018 and was attended by the applicant, the agent, two members from the Los Duranes NA and 11 members from the West Old Town NA (see attached report). In summary, the neighborhood associations have expressed opposition to the development due to concerns about additional traffic on the narrow, semi-rural Montoya Road NW.

VI. CONCLUSION

This is a request for a Site Development Plan for Subdivision for an approximately 4.5 acre site located on Montoya Road NW between Interstate-40 (non-accessible) to the north and Maximillian Road NW to the south.

Staff finds that the applicant proposed a plan which shall meet the Design Requirements as outlined in the pre-annexation agreement signed between the City and the applicant in 2008. The applicant requests delegation to the DRB and planning staff for the Site Development Plan for Building Permits required for the future homes intended for the designated 10-lots.

The Los Duranes Neighborhood Association, the West Old Town Neighborhood Association, and the North Valley Coalition were notified as well as property owners within 100 feet as required. A facilitated meeting occurred on Wednesday April 25, 2018 and was attended by the applicant, the agent, two members from the Los Duranes NA and 11 members from the West Old Town NA (see attached report) who expressed opposition to the request. Staff finds that the request would not be harmful to adjacent property, the neighborhood, or the community and recommends approval.

FINDINGS, Site Development Plan for Subdivision

Project # 1005455, Case # 18EPC-40015

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lot B, El Jaral located on the west side of Montoya Road NW between Interstate-40 and Maximillian Road NW and containing approximately 4.5 acres.
2. The subject site is currently zoned SU-1 for RA-1 (Residential and Agricultural Zone, Semi-Urban Area) / PDA (Planned Development Area). The request is permissive under the current zoning.
3. The Zoning Code requires that properties with SU-1 (Special Use) zoning submit a Site Development Plan to be reviewed by the Environmental Planning Commission (EPC). This request is for a Site Development Plan for Subdivision to fulfill this requirement.
4. The purpose of the request is to develop the currently vacant subject site into 10 home sites according to the regulations set forth by the Zoning Code and the pre-annexation agreement, which calls for a Private Commons Development (PCD) of clustered lots with 20,000 of designated Parceled Commons Area (PCA) open space and maintained by a Home Owner's Association (HOA).
5. The vacant subject site was annexed into the City in 2008 through a City Council action for annexation and establishment of zoning (Enactment No. 2008-024 Council Bill No. F/S O-07-118).
6. Prior to the ordinance, a pre-annexation agreement was signed, which included requirements for usable open space, landscape, setbacks, site access, fences, specific architectural style, and colors.
7. The site is surrounded by agricultural land under the jurisdiction of Bernalillo County to the south and west, and single-family residential properties to the north and east.
8. The project has been evaluated according to the Albuquerque / Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, Old Town Sector Development Plan, which are incorporated herein by reference.
9. Section 14-16-3-11 of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
10. The Albuquerque/Bernalillo County Comprehensive Plan (Rank I) designates the subject site as being within an Area of Consistency. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Policy 4.1 .1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

   Policy4.1.1 is furthered by the request because the Design Requirements such as the pueblo revival architecture and required open space established with the pre-annexation agreement encourage quality development consistent with the distinct character of the surrounding community.

B. Policy 5.1.2: Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale development within areas that should be more stable.

   Policy 5.1.2 is partially furthered by the request because although Montoya Road NW has a narrow right-of-way and the subdivision may cause a small amount of additional traffic congestion on this street, ten homes is not typically considered a large development, and the request will provide housing in an existing stable neighborhood with existing services and infrastructure.

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

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

   Policy 5.6.3 is furthered by the request because the subject site is located in an Area of Consistency where neighborhood stability is desired. Residential development reinforces the character and intensity of the surrounding area due to its neighborhood scale, and is appropriate.

11. The subject site is within the boundaries of the Old Town Sector Development Plan (Rank III). Applicable policies include:

    A. POLICY B (4): Enhancement of the area as a primarily residential area in the eastern portion and primarily semi-rural in the western portion.

       The request furthers Policy B 4 by establishing residential uses in the plan area. Although the development will provide a small amount of additional density in the primarily semi-rural portion of the plan area, the established Design Requirements such as open space visible from the street will mitigate this and provide a semi-rural character.

12. The applicant requests that subsequent to approval of this Site Development Plan for Subdivision, future Site Development Plan for Building Permits for each of the home sites will be delegated to the Development Review Board (DRB).

13. The Los Duranes Neighborhood Association, the West Old Town Neighborhood Association, and the North Valley Coalition were notified as well as property owners within 100 feet as required. A facilitated meeting occurred on Wednesday April 25, 2018, and the Neighborhood Associations expressed concern with the request.

RECOMMENDATION

APPROVAL of 18EPC-40015, a request for Site Development Plan for Subdivision for Lot B, El Jaral, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1005455, Case # 18EPC- 40015

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Per the annexation agreement, Site Access #5 (p4), "A circular turn around must be provided at the end of the private road." The applicant shall provide a turn-around interior to the site that is acceptable to the City Fire Marshall's office.
4. The applicant shall provide a Landscape Plan that shows landscaping, including existing trees and proposed trees as required by the annexation agreement.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
7. Conditions of Approval from other agencies:

   A. TRANSPORTATION DEVELOPMENT

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

B. WATER UTILITY AUTHORITY

- No adverse comments to the proposed subdivision.
- Water and sanitary sewer line extensions will be required along the proposed right-of-way.
- When development is desired request an availability statement at the link below:
  - http://www.abcwua.org/Availability_Statements.aspx
  - Request shall include City Fire Marshal requirements and a zone map showing the site location.

C. SOLID WASTE MANAGEMENT DEPARTMENT

- Need complete detailed site plan with all entrances/exits and dimensions clearly indicated, including the mentioned (#5) circular turn around. To verify safe refuse truck access/exit.

D. PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing electric underground distribution line is located along the southern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.
- 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
- The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
- 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.

Cheryl Somerfeldt
Planner

Notice of Decision cc list:

Robert Gutierrez Investment Co., LLC, 804 Lead Ave SW, ABQ, NM 87102
Arch + Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 87125
Los Duranes NA, Lee Gamelsky, 2412 Miles Rd SE, ABQ, NM 87106
Los Duranes NA, William Herring, 3104 Coca Rd NW, ABQ, NM 87104
West Old Town NA, Benjamin Lovato, 2820 Azar Pl. NW, ABQ, NM 87104
West Old Town NA, Neri Holguin, 2523 Carson Rd NW, ABQ, NM 87104
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197

AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

The applicant is seeking a Site Plan for Subdivision under the existing SU-1 RA-1/PDA zoning, which will be converted to Planned Development (PD) under the IDO on May 17, 2018. If approved, the Site Plan will remain in effect under the IDO, subject to expiration after 7 years. The uses and development on the site will continue to be controlled through the approved Site Plan, as with SU-1 zoning. Any changes in the future would have to come back to the EPC for review and decision.

The site is subject to a pre-annexation agreement, which specifies process and development standards, to which the request adheres. The annexation allows 10 units on this 4.5 acre property, which is compatible with the low-density development allowed in the surrounding R-A zoned land. As this property is in an Area of Consistency, the proposed subdivision will further and strengthen the existing pattern of the built environment.

CITY ENGINEER

Transportation Development

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

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comment.

WATER UTILITY AUTHORITY

- No adverse comments to the proposed subdivision.
- Water and sanitary sewer line extensions will be required along the proposed right-of-way.
- When development is desired request an availability statement at the link below:
  - http://www.abcwua.org/Availability_Statements.aspx
  - Request shall include City Fire Marshal requirements and a zone map showing the site location.

PARKS AND RECREATION

Open Space Division

The Open Space Division would like to clarify that the land designated as "Dedicated Open Space" is privately owned and managed and will not be conveyed to City Open Space without prior Open Space Division approval.

SOLID WASTE MANAGEMENT DEPARTMENT

Need complete detailed site plan with all entrances/exits and dimensions clearly indicated, including the mentioned (#5) circular turn around. To verify safe refuse truck access/exit.

TRANSIT DEPARTMENT

1005455 18EPC-40015	Site Plan for Subdivision for 4.0 acres at Montoya Road between Interstate 40 and Maxmilian Road NW	Not on a Corridor	Not proximate to any routes	The site is remote and in a substantially rural area which does not have transit services and none are planned.	No comment

BERNALILLO COUNTY

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No objections.

ALBUQUERQUE PUBLIC SCHOOLS

This will have impacts to Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

- Residential Units: 10
- Est. Elementary School Students: 3
- Est. Middle School Students:2
- Est. High School Students: 2
- Est. Total # of Students from Project: 7

*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 40th Day Enrollment	Facility Capacity	Space Available
Reginald Chavez ES	305	380	75
Washington MS	454	650	196
Rio Grande HS	1773	1950	177

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing electric underground distribution line is located along the southern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these 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. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

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

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments

View of the subject site looking west.

View of the subject site looking northwest.

View toward the subject site from the dead end at I-40, looking south down Montoya Road NW.

HISTORY

CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL

COUNCIL BILL NO. F/S O-07-118 ENACTMENT NO. O-2008-024

SPONSORED BY: Debbie O'Malley

ORDINANCE

ANNEXATION, 07EPC-40020 / 07EPC-40021, ANNEXING FOUR (4) ACRES, MORE OR LESS, LOCATED ON MONTOYA ROAD NW, BETWEEN MAXIMILLIAN ROAD NW, AND I-40, AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR RA-1/PDA ZONING, DESIGNATING THE CROSS SECTION FOR A PORTION OF MONTOYA ROAD.

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

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area annexed hereby presented a properly signed petition to annex the following territory: 4-acres, more or less, located on Montoya Road NW between Maximillian Road NW and I-40; and more particularly described as follows:

(A) Lot B, El Jaral Subdivision,

(B) All of the right-of-way adjoining the land described in A of this section to the extent it is not already in the City.

The above-described territory is contiguous to the City of Albuquerque.

Section 2. ANNEXATION ACCEPTED. The area specified in Section 1 above is designated Established Urban in the Comprehensive Plan, which makes it suitable for annexation. Furthermore, the petition for annexation meets the requirements of Resolution 54-1990 (City's Annexation Policy). Therefore the area specified in Section 1 above is hereby annexed.

Section 3. ZONE MAP AMENDED. The zone map adopted by Section 14-16-1-1 et Seq. ROA 1994 is hereby amended establishing SU1 for RA-1/ Planned Development Area (PDA). This designation requires an application for subdivision and/or building is conditional upon adoption, by the Environmental Planning Commission of a site plan for the subject site that is

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

DocH 2008066705
06/11/2008 04:26 PM Page: 1 of 7
ORDN R:$21.00 M. Toulouse Oliver, Bernalillo County

in full compliance with the design regulation attached as Exhibit A. The request for annexation is justified per Resolution 54-1990. The request for SU-1 for RA-1/PDA zoning is justified per Resolution 270-1980. The Old Town Sector Development Plan recommends RA-1 zoning for newly annexed properties within the Sector Plan boundaries. The SU-1 for PDA designation applies to residential development in which special use, height, area, setback, or other regulations should be imposed, provided the site contains three acres. These design regulations establishing area, height and set back restrictions are consistent with sector plan for the area and are to be applied to a parcel larger than three acres.

Section 4. FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the Council:

(A) This is a request for annexation of approximately 4 acres of agricultural land located on Montoya Road NW between Maximillian Road NW and I-40, hereinafter called the "property". The site is designated Established Urban in the Comprehensive Plan, is within the boundaries of the Old Town Sector Development Plan, and is currently zoned County A-1. The proposed zone category is consistent with the recommendations of the Old Town Sector Development Plan and is compatible with zoning of neighboring properties and establishes design regulations that protect the historic character of the property.

(B) The applicant requests the annexation and SU-1 for RA-1/PDA zoning in order to enter the City of Albuquerque jurisdiction and develop the property for single-family residential use.

(C) On June 12, 2007, the Board of County Commissioners reviewed and approved annexation of the subject site.

(D) The applicant's agent has adequately addressed the policies of Resolution 54-1990 in support of the annexation request as follows:

POLICY A: The land is within the Established Urban Area as designated by the Comprehensive Plan and is therefore particularly suitable for annexation.

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

Policy A1: All public policies for land dedication for public facilities will be assured through the standard subdivision process as regulated by the Development Process Manual.

Policy A2: The development of this site is not dependent on future utilities.

Policy A4: The eastern boundary of the site is contiguous to the City Limits.

Policy A5: Montoya Road is a city-owned right-of-way therefore the subject site is adjacent to paved public streets.

Policy A6: The proposed annexation provides for reasonable service boundaries in that the property comprises a portion of an area that is an island of unincorporated land within the City.

Policy A7: The annexation plat is based upon existing recorded plats and will provide a definite boundary to the city limits.

(E) The annexation has adequately addressed the policies of Resolution 270-1980 Policy's A and C for the proposed zoning is consistent with the policies of the Comprehensive Plan and the Old Town Sector Development Plan, furthering the health, safety, morals and general welfare of the City.

(F) The request furthers Comprehensive Plan policies for Established Urban Areas:

Policy a: Allows residential land use on property adjacent to City limits that will result in an overall gross density up to 5 dwelling units per acre.

Policy d: Proposes zoning of an intensity that respects existing neighborhood values.

Policy e: Allows for new growth on vacant land contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured; and

Policy f: Homes are clustered to provide shared open areas.

(G) The request furthers Policy B of the Old Town Sector Development Plan by proposing a semi-rural residential zone.

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

(H) The cross section and right of way of Montoya Road between Maximillian Avenue NW and the southern right of way line of Interstate 40 are below the width standards established in the Development Process Manual. They are consistent with the rural and historic character of the area. Policy m of the Comprehensive Plan Transit and Transportation Goal that states "In rural areas, an all-weather circulation system allowing year-round access to existing and planned development shall be established with construction standards based on a hierarchy of uses. Roads should fit the topography of the area traversed as well as the scale of travel needs. A possible technique for implementing the goal is to investigate alternate width and shoulder requirements for rural roads."

(I) The design regulations attached to this ordinance require the construction of a turnout to provide adequate right of way to change the direction of large vehicles or fire apparatus, on either Montoya Road adjacent to the annexed property or on a public roadway or private drive-lane accessible to the public that is within the annexed property.

Section 5. CONDITION. The annexation is conditional upon final execution of a pre-annexation agreement between the Applicant and the City of Albuquerque in which the applicant agrees to the zoning SU-1-RA-1/PDA and the site and design regulations all as set forth in Exhibit A attached.

Section 6. SITE PLAN APPROVAL. Site plan for development for the annexed property requires approval and sign off from the Design Review Board.

Section 7. MONTOYA ROAD CROSS SECTION STANDARDS. The existing cross section of Montoya Road north of Maximillian Road shall not be expanded beyond 8 feet.

Section 8. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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

Section 9. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take effect five days after publication by title and general summary and when a plat of the territory hereby annexed is filed in the office of the County Clerk.

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

X:\SHARE\Legislation\Seventeen\O-118fsfinal.doc

PASSED AND ADOPTED THIS 19th DAY OF May, 2008

BY A VOTE OF: 7 FOR 0 AGAINST.

Excused: Harris, Mayer

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 6th DAY OF June, 2008

Bill No. F/S O-07-118

Martin J. Chávez, Mayor

City of Albuquerque

ATTEST:

City Clerk

[+ Bracketed/Underscored Material +] - New

[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

Pre-Annexation Agreement #_____

H/12-003

PRE-ANNEXATION AGREEMENT

6/11/08

THIS AGREEMENT is made this the 19th day of May, 2008, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and ROBERT GUTIERREZ LLC, (Developer) a Domestic Limited Liability Corporation, whose address is 804 Lead Avenue SW Albuquerque NM 87102 and whose telephone number is 505-263-1706, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

RECITALS:

A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque, Bernalillo County, New Mexico, known as GF# 07-01072532-B-LM, recorded on in the records of Bernalillo County Bernalillo County, Document ~~#2007101~~ #2007101353, ("Developer's Property"). The Developer certifies that the Developer's Property is owned by Robert Gutierrez, L.L.C. ("Owner"). RG

B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under annexation AX 07EPC-40020/ 07EPC-40021; and

cf

C. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be less than urban intensity of development will be approved when certain policies are satisfied including the availability of appropriate zone categories for regulation of Developer's Property in accordance with planned and appropriate land development patterns; and

D. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

E. Zoning and Site and Design Requirements. Developer has agreed to apply for and develop Developer's Property under SU-1 RA-1 for Planned Development Area zoning as permitted in the Old Town Sector Plan, and pursuant to the site and design requirements attached hereto as Exhibit A. In the event of a conflict between the site and design requirements attached hereto and the City's zone code and the Old Town Sector Plan, the City's zone code and Old Town Sector Plan shall control.

F. Site Development Plan Application. Developer shall submit the attached site and design requirements with any site development plan application for Developer's Property to the City.

Doc# 2008074179
07/01/2008 09:34 AM Page: 1 of 18
AGRE R:$43.00 M. Toulouse Oliver, Bernalillo County

G. Process. On-site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

H. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.

I. Event of Default. In the event of default by the Developer, the City shall be entitled to all legal and equitable remedies provided by law, including but not limited to the rescission of this annexation.

J. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

K. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

L. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

M. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

N. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

O. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

P. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

Q. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any surety, which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

R. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER

By: Rabal Gutierrez
Name:
Title: President/Owner
Dated: 5-19-08

CITY OF ALBUQUERQUE

Ed Adams
~~Bruce J. Perlman, Ph.D.~~
Chief Administrative Officer
Dated: 6-24-08

APPROVED BY

Richard Dourte
City of Albuquerque Engineer

kje
6/10/08

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 19th day of May, 2008, by Sandra M. Chavez for Rabal Gutierrez, a New Mexico President/Owner.

(SEAL)

Sandra M. Chavez
Notary Public
My Commission Expires:
June 12, 2011

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 24th day of June, 2008, by ~~Bruce J. Perlman, Ph.D.~~ Ed Adams, Chief Administrative Officer for the City of Albuquerque, a municipal corporation.

(SEAL)

Notary Public

My Commission Expires:

6-1-22-2010

Exhibit A. Montoya Road Annexation Agreement, Site and Design Regulations.

Zoning:

Zoning shall be SU-1 for RA-1/PDA as allowed in the Old Town Sector Plan.

Design Requirements:

1. The design requirements of this attachment to the annexation agreement include site requirement procedures, architectural and design elements. These rules are in addition to the requirements set-forth in the City Zoning Code for RA-1.
2. The Developer shall include the site and design requirements attached as Exhibit A. to any site development plant submitted to the City of Albuquerque. The subject site shall comply with these site and design regulations including site plans for private commons development.

Private Commons Development:

1. The Developer chooses to develop under a Private Commons Development the site shall comply with §14-16-3-16 ROA 1994 of the Zoning Code .
2. A site development plan for a Private Commons Development shall also comply with all regulations of this Exhibit A to the Annexation

PCD Examples:

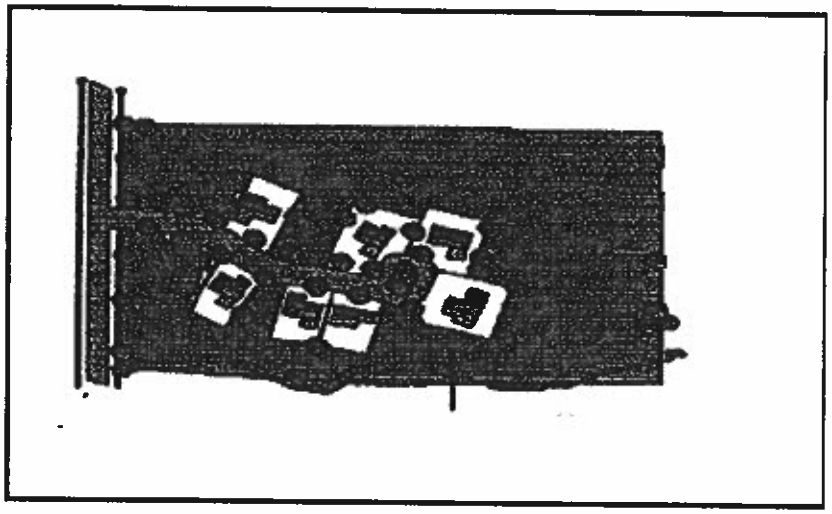


Figure 1. (Dwelling Units located in the middle of the Development with required open space surrounding the dwelling units.

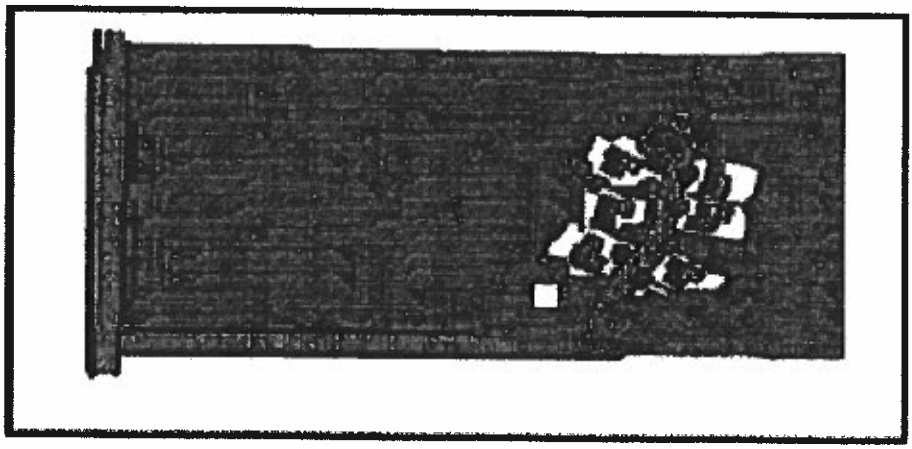


Figure 2. (Dwelling units located toward the rear of the development.

Open Space/Landscape: (The following Open Space/Landscape requirements shall apply in lieu of the Open Space Requirements specified in the RA-1 zone and the Private Commons Development Regulations.)

1. Twenty thousand square feet of open space shall be provided if the annexation site is replatted as a Private Commons Development per §14-16-3-16 ROA 1994. Of the 20,000 square feet of open space, 12,000 shall be located on the annexed property, the remaining amount may be met by the alternatives established in §14-16-3-8(A).
2. The open space shall be pervious.
3. Eighty percent of the open space shall either be planted for agriculture or ornamental plants and trees.
4. For every 5000 square feet of open space there shall be a minimum of 1 tree. The tree, at the time of planting shall have a 3" caliper measured 3 feet above the root ball.
5. Ten homes are allowed and encouraged on the site. There shall be no more than 10 homes. The Planning Director may reduce the number of homes on the site if it is determine there is an overarching need to do so to protect the public's health, welfare and safety.

Setbacks (In addition to the setbacks in the RA-1 or the private commons development the following shall apply.)

1. Minimum structure setbacks from the boundary line of the annexed property shall be as follows:
   a. 50' from the and eastern boundary
   b. 40' from the northern boundary
   c. 30' from the southern and western boundaries.
2. Subdivision fencing setbacks shall be 50' from the eastern boundary line and 40' from the north south and west boundaries, unless the fence complies with 1a and 1b of the Fence Design Requirements of Page 25 of this Exhibit A.

Site Access

1. There shall be provided, a four foot dedication of right of way along the Montoya Road frontage.
2. All streets constructed within the annexed property shall be private streets 24' in width.
3. The initial 25' of private road from Montoya Road shall be paved, as a minimum, with 2" of asphalt on compacted sub-grade as shown in the Standard Drawings. The remainder of the roadway may be gravel.
4. Private streets and easements shall have open access to the public. Private easements that access to two or more lots shall not be gated.
5. A circular turn around must be provided at the end of the private road. See the *Development Process Manual* Table 23.5.3 and City Standard 2510 for further information.

Fences

1. **Fences shall comply with §14-16-3-19 of the City Zoning Code except for those fences along the boundaries of this annexation that are within 50' from the property line. Fences within 50' of the annexation boundaries shall either be:**
    a. **Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with wire mesh between the posts.**
    b. **Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with horizontal wood railings adjoined to and connecting the posts. The wood railings shall be spaced at a minimum of two horizontal feet.**
    c. **The same style of fence as what exists on the property at time of annexation.**

Structure Facade: Structure facades are restricted to the following designs.

1. **Pueblo Revival: to include the following minimum design elements.**

Figure 3, Pueblo Revival Façade.

a. **Exterior shall imitate traditional adobe construction, using adobe brick or other materials.**
b. **Walls shall be stucco with round edges and painted in tones of either brown or beige.**

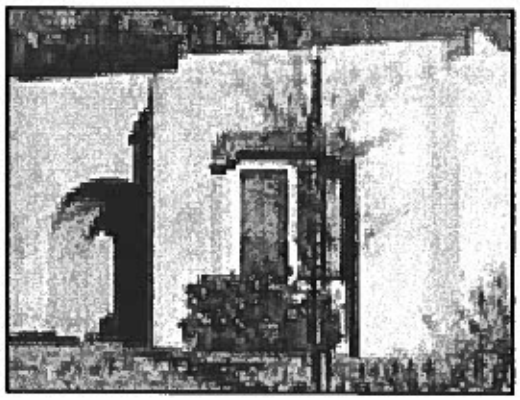


Figure 4. brown stucco wall.

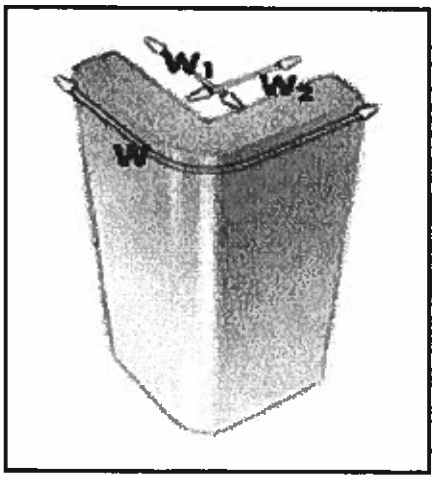


Figure 5. rounded edge wall.

c. **Flat roof.**

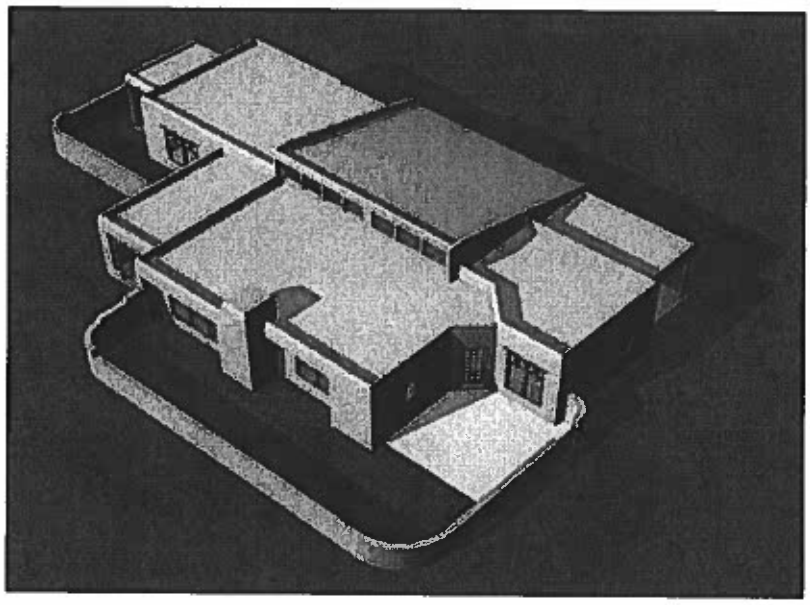


Figure 5. flat roof pueblo revival home.

d. **The second story shall be stepped back a minimum of 25% from the roof line edge along the building front.**

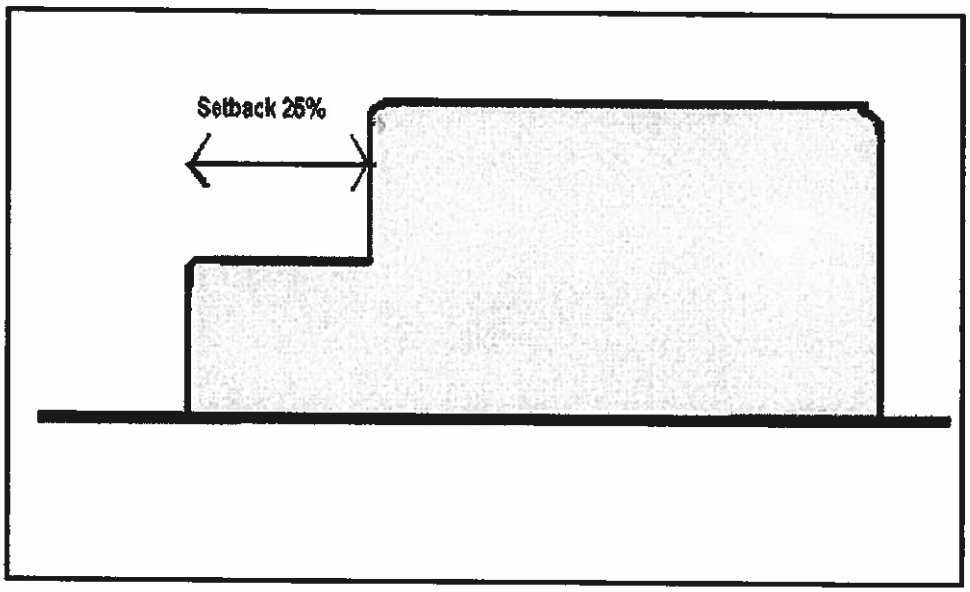


Figure 7. Second story step back 25%.

e. **Rounded Parapet**

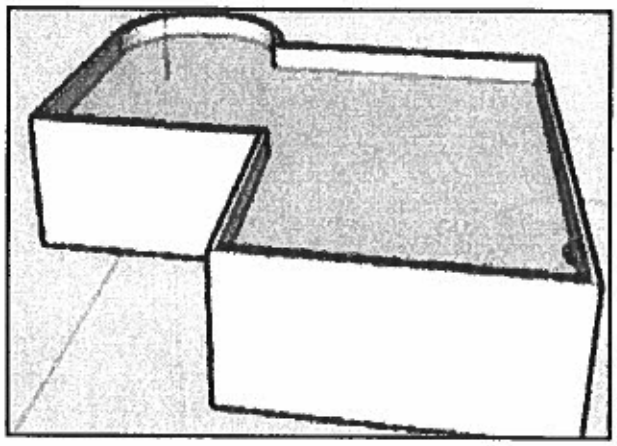


Figure 8. Parapet on a flat roof.

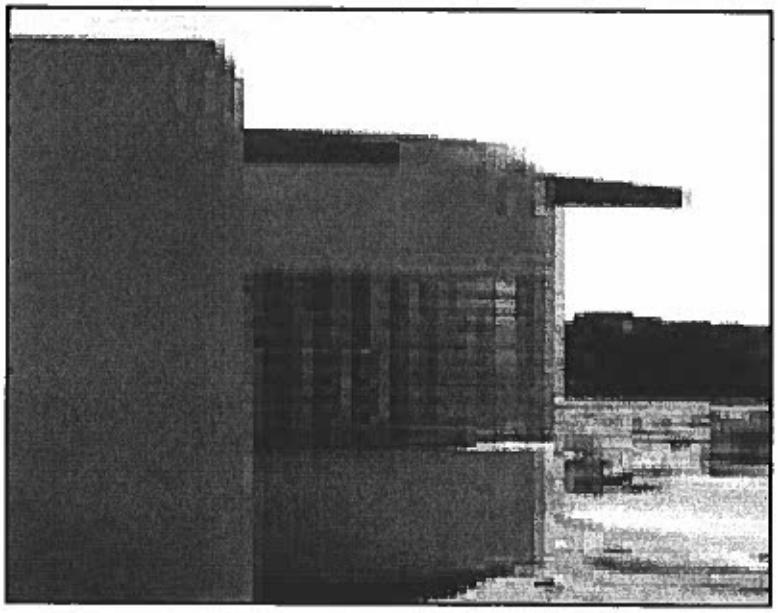


Figure 9. Exterior of round parapet above spouts.

3. Northern New Mexico (Pitched Roof Territorial Architecture.)

Figure 10. Northern New Mexico Style home with corrugated metal pitched roof, porch and gables projecting from the roof.

a. Corrugated metal pitched roof.
b. Stucco walls painted a shade of brown or beige.
c. A porch adjacent to the house.
d. Square beams or round posts supporting the porch.
e. Doors and windows flush with the exterior walls.
f. Gables with windows projecting from the roof.
g. Wood trimmed windows.

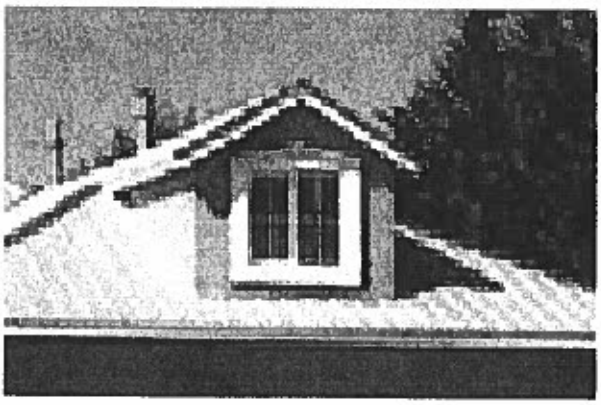


Figure 11. Wood trimmed windows.

4. **New Mexico Territorial: to include the following minimum design elements:**

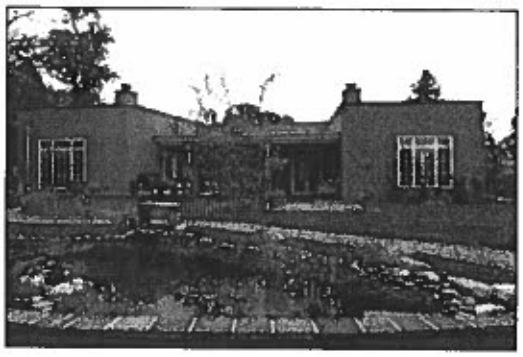


Figure 12.
Front façade Santa Fe Territorial Style Home.

Figure 13.
Rear Façade Santa Fe Territorial Style Home.

a. **Adobe or stucco walls shall be painted a shade of brown or beige.**
b. **Flat roof.**
c. **Sharp, angular building corners.**

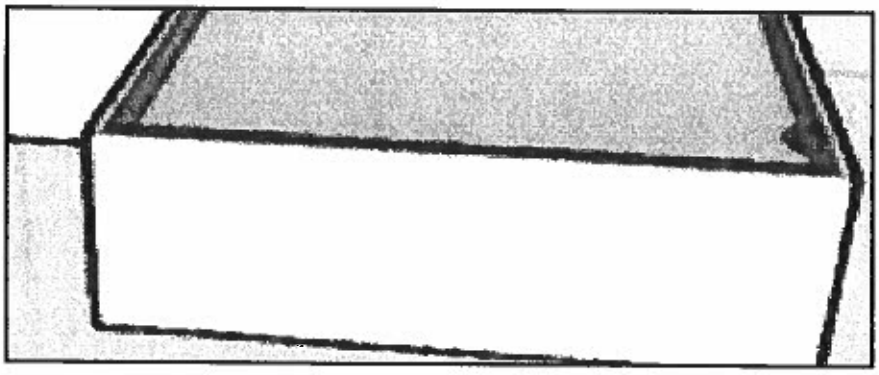


Figure 14 sharp angular building corners.

d. **Second story shall be stepped back a minimum of 25% from the roof line edge along the building front. (See Pueblo Revival design requirements)**

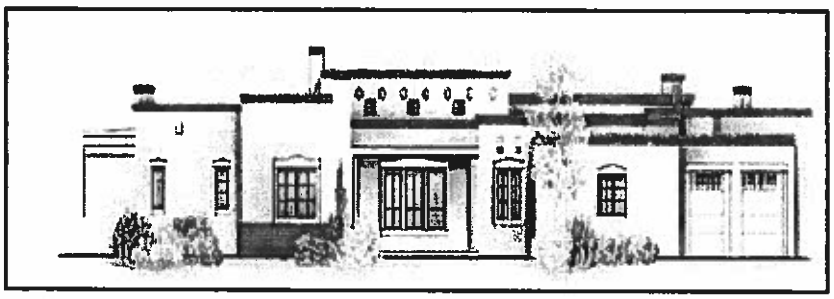


Figure 15. Brick Coping (lining) along building and Chimney tops.

e. **Brick coping shall be along the top of the structure and chimneys**

f. **Doors and windows shall be flush with the exterior wall and trimmed with wood.**

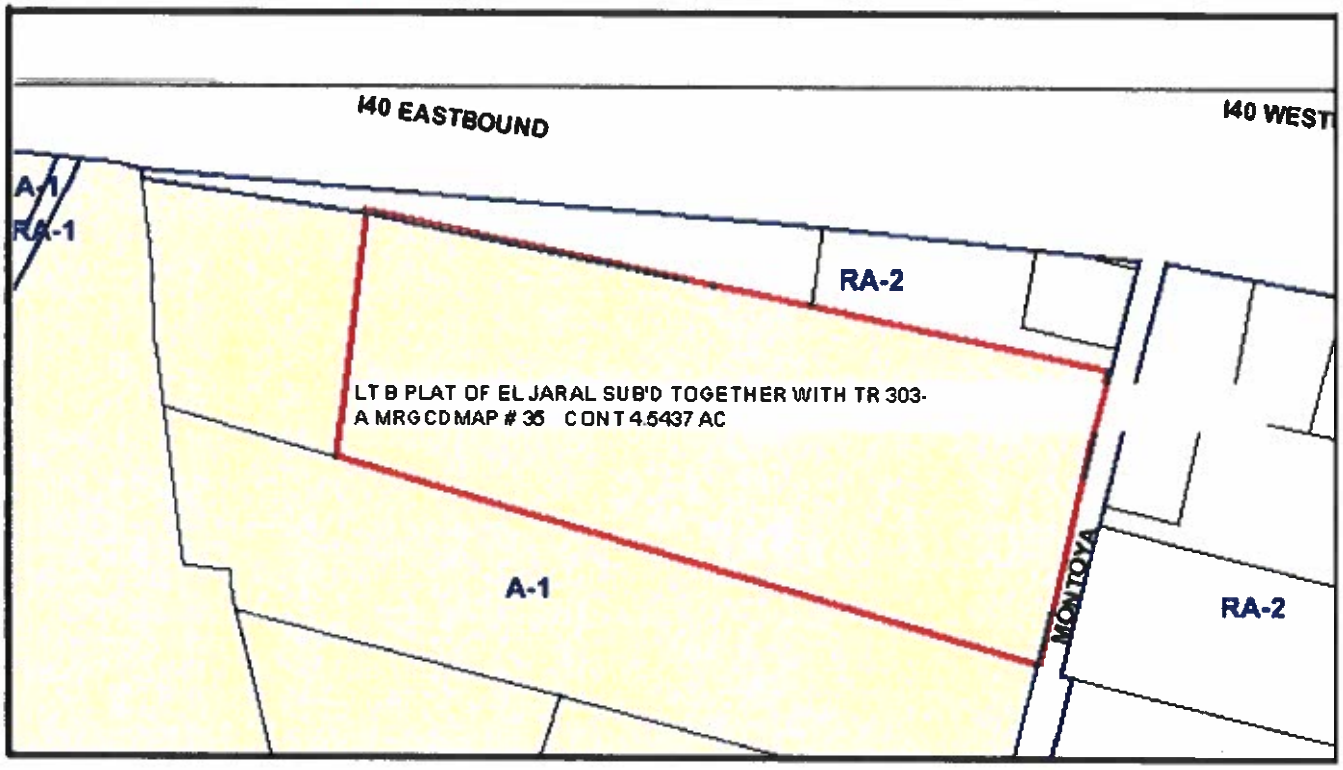
g. **Porches shall be trimmed with wood and supported with wood posts or beams.**

Menicucci, Tom G.

Subject: Warranty Deed. 2007101353

Kevin:

You asked for verification that Document Number 2007101353 for the annexed property on Montoya Road. Below is a map with Legal description and below that is the online information for the warranty deed. Will this work for verification?



Warranty Deed - 2007101353

General Data

Document Number	Book	Page
2007101353		

Recording Date	Number Pages	Recording Fee
07/13/2007 11:28:44 AM	2	$11.00

Grantor	Grantee
NM BOYS & GIRLS RANCH FDN INC	ROBERT GUTIERREZ INV CO LLC

Related

Document Number	Book/page	
	Book	Page

Legal Data

Open / Close

Open / Close

Subcode	Lot	Block	Tract	Unit
1864	**B**		303A	

Quarter	Section	Township	Range

Parcel

Mineral

Legal Remarks
MRGCD MAP 35

TEGIS WEB - Microsoft Internet Explorer provided by DFAS/ISD (ZENWORKS)

File Edit View Favorites Tools Help

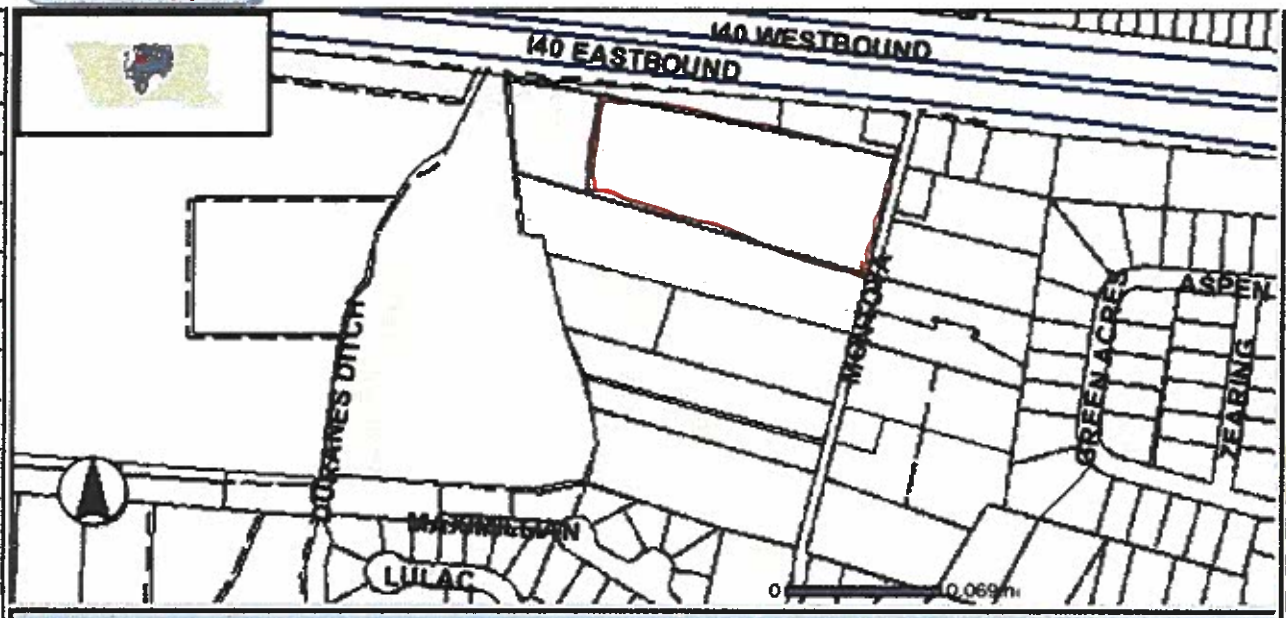
Back Search Favorites

Address http://vista.cabq.gov/website/newtrf/viewer.htm Go Links

CITY OF ALBUQUERQUE

www.cabq.gov

TEGIS WEB



CLASS	COASDE.BERNCO.PARCELDEC_2007.TAXDIST	COASDE.BERNCO.PARCELDEC_2007.LEGALDESC
	X1AM	LT B PLAT OF EL JARAL SUB'D TOGETHER WITH TR 303-A MRGCDMAP # 35 CONT 4.5437 AC

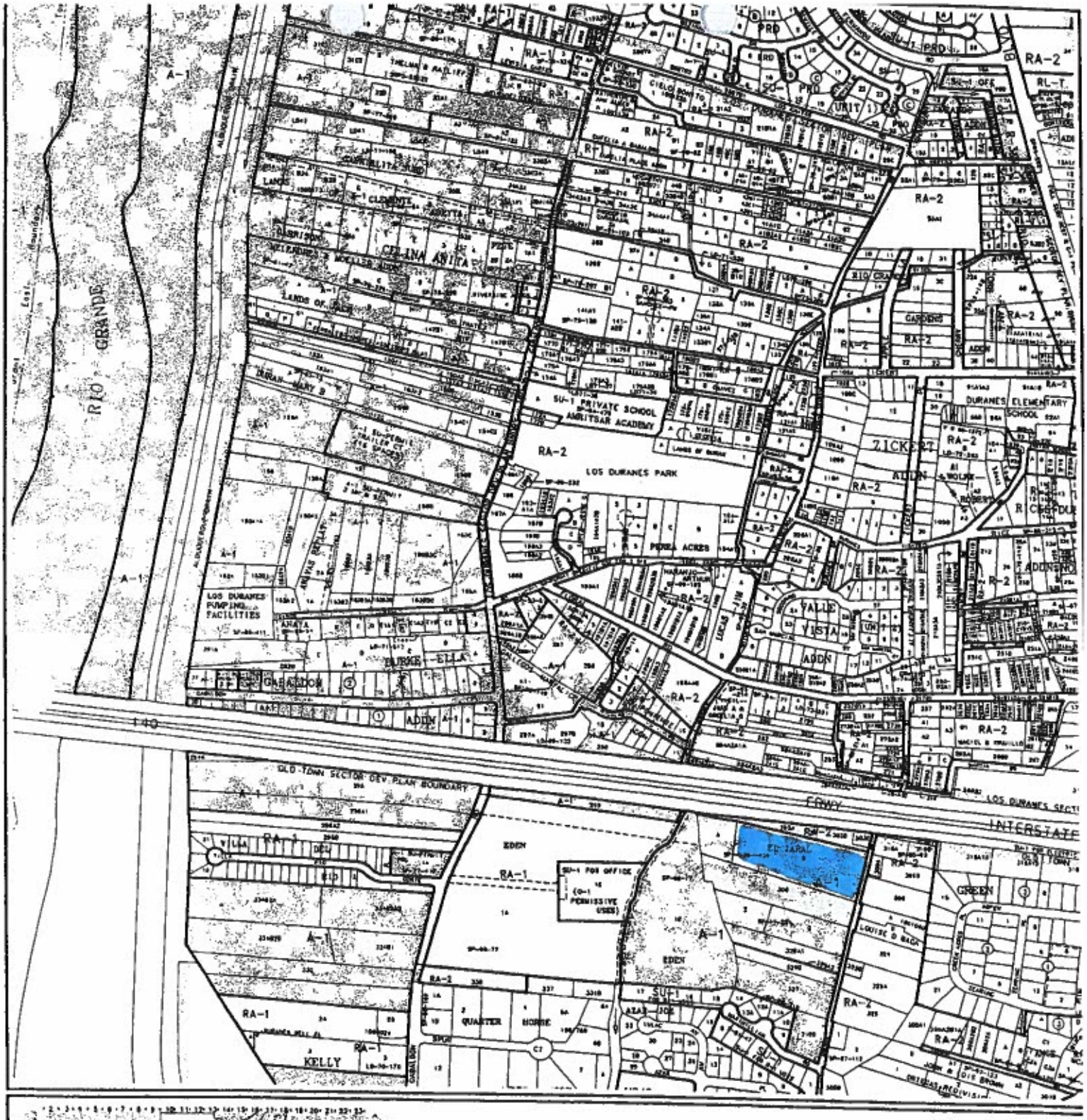
LAYERS

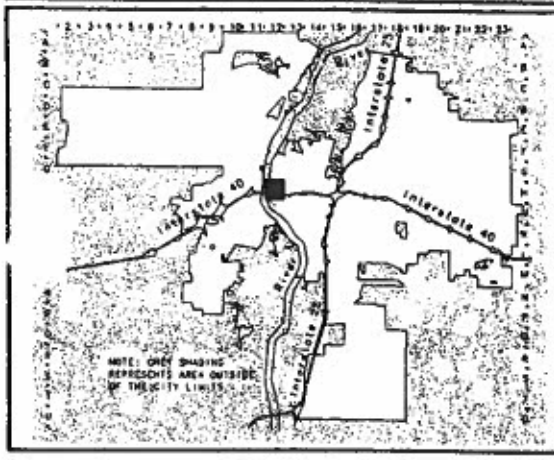
- BASEMAP
  - PARCELS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 10FT CONTOURS
  - CONTOURS
  - MAJOR STREETS
  - FREEWAYS
  - STREET NETWOR
  - STREET NAMES
- INFRASTRUCTURE
- BOUNDARIES
- SITES
- DRC
- APS
- STREETS
- TRAFFIC ENG.
- TRANSIT
- AIR PHOTO
  - 2006 AIR PHOTO

Identify SEARCH REFRESH HELP INDEX PAGE CONTACT

Map: 1511633.15 , 1493696 -- Image: 226 , 52 -- ScaleFactor: 5.2083412540568625 Trusted sites

Start Inbox - ... DDTS A... TEGIS ... 11:47 AM





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through July 10, 2003

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 and the RA-1 zones.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 1/12/18

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
_X_ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ Administrative Approval (DRT, URT, etc.)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
___ Annexation

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

P ___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980-8365
ADDRESS: P.O. BOX 25911 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net
APPLICANT: ROBERT GUTIERREZ INVESTMENT CO LLC PHONE:
ADDRESS: 804 LEAD AV SW FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: SITE PLAN FOR SUBDIVISION 10 LOTS

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

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

Lot or Tract No. B Block: Unit:
Subdiv/Addn/TBKA: EL JARAL
Existing Zoning: SU-1 / PDA Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): H-12 UPC Code: 1-014-061-317-301-101-09

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1005455

CASE INFORMATION:
Within city limits? _X_ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 10 Total site area (acres): 4
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA RD
Between: INTERSTATE 40 and MAXIMILLIAN RD
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 9-26-17

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

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

N/A 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) ~~15~~ copies. 10
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
✓ Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
✓ Completed Site Development Plan for Subdivision and/or Building Permit Checklist
✓ Sign Posting Agreement
✓ Traffic Impact Study (TIS) form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

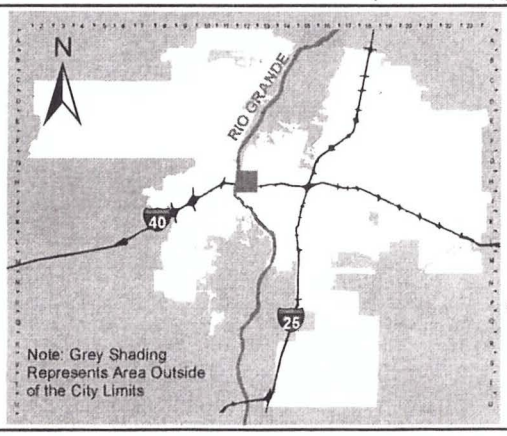
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

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

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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DERRICK ARCHULETA **DATE OF REQUEST:** 3/28/18 **ZONE ATLAS PAGE(S):** H-12

CURRENT:

ZONING RA-1/PDA

PARCEL SIZE (AC/SQ. FT.) 4.5

LEGAL DESCRIPTION:

LOT OR TRACT # B BLOCK #

SUBDIVISION NAME EL JARAL

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From____ To____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 10

BUILDING SIZE: ____(sq. ft.)

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

APPLICANT OR REPRESENTATIVE Derrick Archuleta DATE 3.28.18

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

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

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

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

Notes:

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

Logan Pates 03-28-18

TRAFFIC ENGINEER DATE

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

TIS **-SUBMITTED** ___/___/___ _____ _____

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised January 20, 2011

ROBERT GUTIERREZ INVESTMENT CO LLC
804 LEAD AV SW
ALBUQUERQUE NM 87102

March 28, 2018

To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Site Development Plan request and process for Tract B, El Jaral located on Montoya Road NW, between Interstate 40 and Calle Facio within the City of Albuquerque.

The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.

Robert Gutierrez

ARCH+PLAN
Land Use Consultants
Albuquerque NM

March 29, 2018

Mr. Derek Bohannan, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION, ZONE ATLAS PAGE H-12-Z

Mr. Bohannan and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Robert Gutierrez Investment Company LLC, , respectfully request your review and approval of a Site Plan for Subdivision, for a ten (10) lot subdivision zoned SU-1 RA-1/PDA for the property described as Lot B, EL Jaral, consisting of 4± acres located on Montoya Road NW between Interstate 40 and Maximillian Road NW.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

Subject to City Council approval, ten (10) lots were agreed to, including the following information from the pre-annexation agreement:

1) Design requirements contained in the Exhibit apply to Lot B, El Jaral
2) 10 homes are allowed on Lot B
3) A minimum of 20,000 square feet of open space is required on the site
   - 80% of the open space (16,000 square feet) must be planted for agricultural use or with ornamental plants and trees
   - 1 tree/5,000 square feet of open space (4 trees) have a 3" caliper
   - The open space must be a minimum length and width of 35 feet and visible from the public right-of-way
   - The open space may have underground easements (there is no mention of overhead easements)
4) Minimum setbacks are established for structures and fences to maintain a sense of openness from the street and adjacent properties.
5) Pueblo Revival design is required:
   - Stucco, rounded edges, brown and beige color, flat roof, rounded parapet
6) Environmental Planning Commission (EPC) approval of site development plan is required (Site Development Plan for Subdivision OR Site Development Plan for Building Permit.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

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

CHAPTER 4 – COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

Policy 4.1.1: "Distinct Communities: Encourage quality development that is consistent with the distinct character of communities."

b) See Land Use Policy 5.2.1 for desired land uses

The proposed request will allow development on the property in a manner that furthers the Policy of creating a quality urban environment. The requested Site Plan for Subdivision offers a redevelopment/infill project on a site that has been vacant for many years. The site will reflect agreements made at the time of annexation. The proposed use will not generate activity that is not compatible with existing land uses and will contribute to the existing character of the area.

CHAPTER 5 – LAND USE

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of corridors.

Policy 5.1.2: "Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale development within areas that should be more stable."

b) See Goal 5.6 for City Development Areas.

- ***The site is subject to zoning of an intensity that respects existing neighborhood values. Project allows for new growth on vacant land contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be assured. Homes are clustered to provide shared open areas.***

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth in 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 surrounding area.

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

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

- ***Design regulations achieve the intent of this Policy in that there are specific standards to this property that supports only 10 lots addressing intensity and the ability to achieve specific amount of open space as agreed.***

OLD TOWN SECTOR DEVELOPMENT PLAN

POLICY B (4): Enhancement of the area as a primarily residential area in the eastern portion and primarily semi-rural in the western portion.

- The request furthers this Policy through the adoption of the underlying zone of SU-1 RA-1/PDA in addition to design regulations attached to the annexation.

CONCLUSION
The requested Site Plan for Subdivision will allow the property owner to proceed with the Pre-Annexation Agreement and develop the property in accordance with the annexation as approved by City Council.

This project represents an opportunity to redevelop a site with a quality rural residential use at an appropriate location.

We respectfully request that the Environmental Planning Commission approve this request for a Site Plan for Subdivision Thank you for your consideration.

Sincerely,

Derrick Archuleta, MCRP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. ***Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.***

Official Use only

PA#: 17-143 Received By: MOV Date: 9/19/17

Applicant Name: DEPAZILIC ARCHULETA Phone#: 180 8365 Email: arch.plan@comcast.ne

APPOINTMENT DATE & TIME: 9/26/17 2:30PM

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

10 LOT SUBDIVISION

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 4.7 ± Existing Zoning: SU-1 RA-1/PDA Proposed Zoning: N/A

Previous zone change or site plan approval case number(s) for this site: 1005455

Applicable Area or Sector Plans:

Residential: Type and No. of Units Proposed: 10

Commercial: Estimated building square footage: N/A No. of Employees: N/A

LOCATION OF REQUEST:

Physical Address: MONTOYA & I-40 Zone Atlas Page (Please identify the subject site on the map and attach) H-12

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

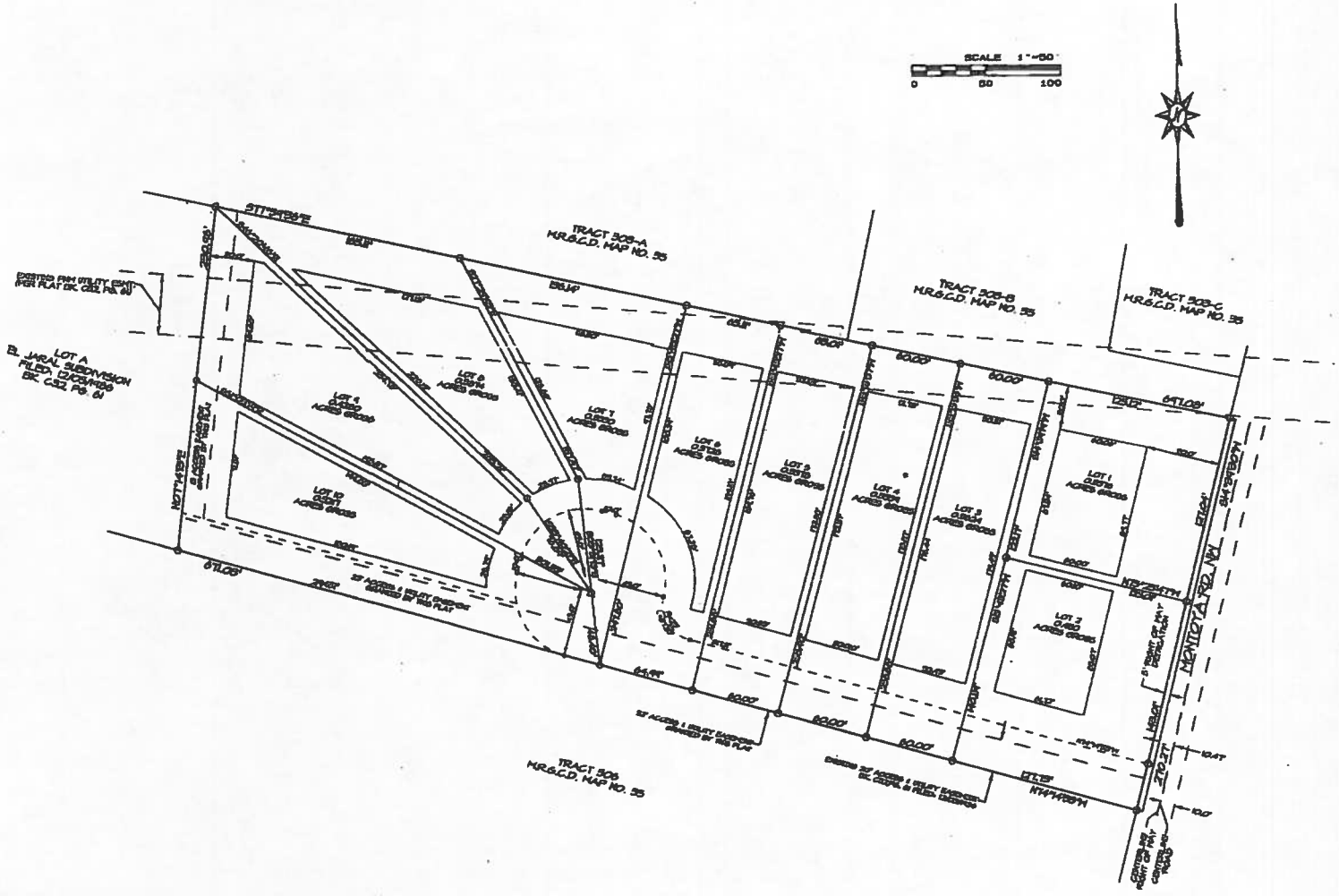
(Please be specific so our staff can do the appropriate research)

REVIEW & FEEDBACK REGARDING TO SUBDIVISION
REQUIREMENTS INCLUDING ACCESS & CONNECTION
TO EXISTING ZONING

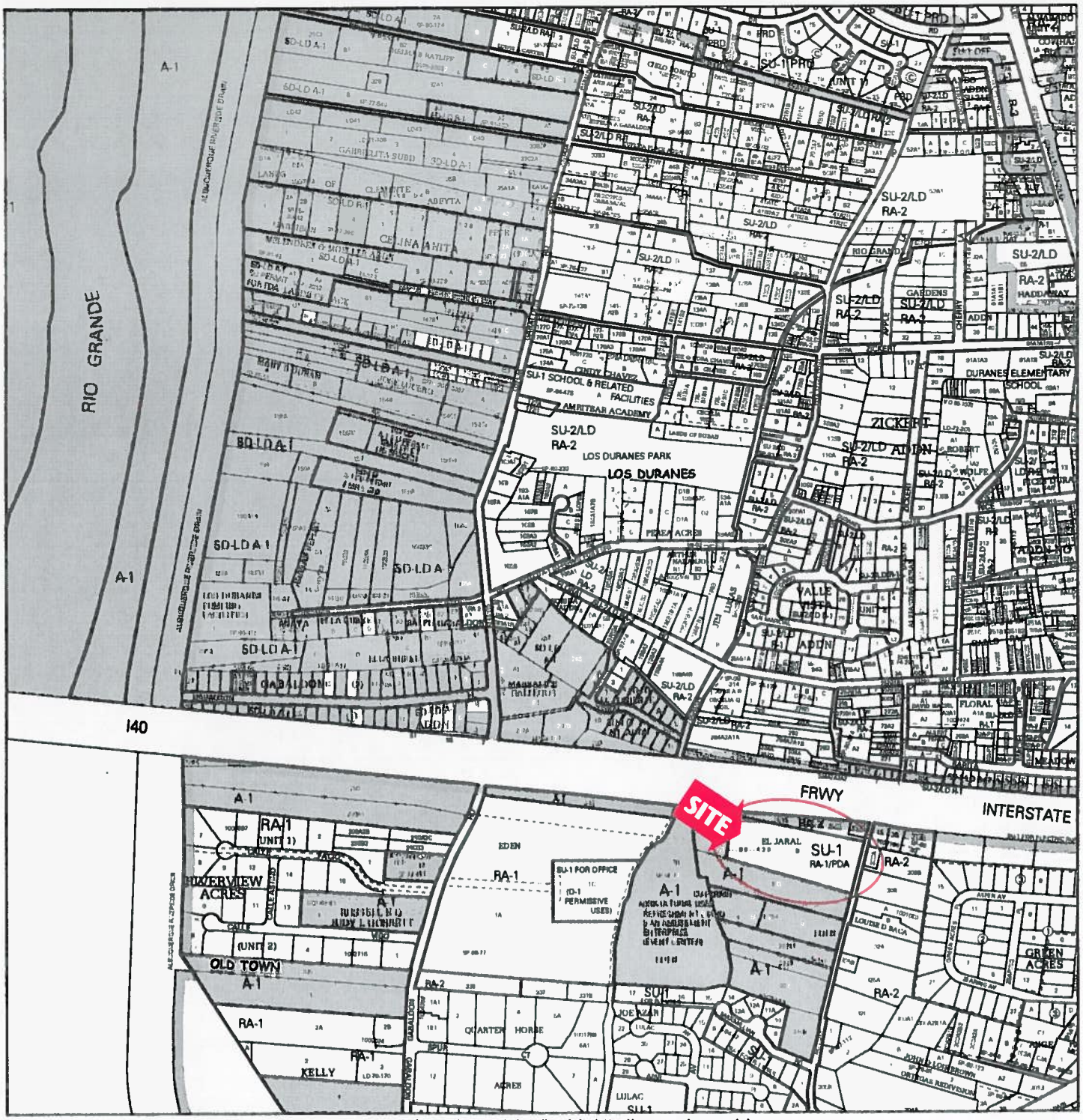
LOTS 1 THRU 10
FINA SUBDIVISION

BEING A REPLAT OF LOT B OF
EL JARAL SUBDIVISION

PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2014



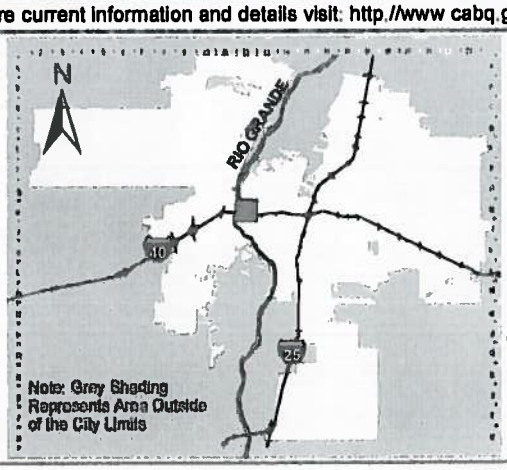
ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT
L14-1341



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

TO: **Mr. Robert Gutierrez**

FROM: **Carmen Marrone, Manager of Current Planning**

RE: **PA 12-113, Sept. 18, 2012, Pre-application meeting regarding Lot B, El Jaral Subdivision, located west of Montoya Road, south of I-40**

Upon further review of Council Bill F/S O-07-118, approving annexation and establishment of zoning of the above described property, I have concluded the following:

1. The Design Requirements contained in Exhibit apply to Lot B only (approx. 4 acres).
2. 10 homes are allowed on Lot B.
3. A minimum of 20,000 sf of open space is required on the site.
   - 80% of the open space (16,000 sf) must be planted for agricultural use or with ornamental plants and trees.
   - 1 tree/5000 sf of open space (4 trees) having a 3" caliper
   - The open space must be a minimum length and width of 35 feet and visible from a public r-o-w.
   - The open space may have underground easements (there is no mention of overhead easements).
   - The open space may be set aside thru a land use easement or restrictive covenants acceptable to the DRB.
4. Minimum setbacks are established for structures and fences to maintain a sense of openness from the street and adjacent properties.
5. Pueblo Revival design is required:
   - Stucco, rounded edges, brown or beige color, flat roof, rounded parapet
6. EPC approval of a site development plan is required (SPS or SPBP)

Given the above requirements, the owner may subdivide the site into 10 lots and must provide a minimum of 20,000 sf of (common) open space as described under item 3 above.

The owner may apply for a site development for subdivision (SPS) or a site development plan for building permit (SPBP) as described in the DEFINITIONS section of the Zoning Code. If the owner applies for a SPS, he may request that SPBP be approved by the Building Permit Section of the Planning Department, rather than having to come back to EPC for SPBP approval.

Derrick Robt.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 14-126 Date: 9-2-14 (tues) Time: 3:45pm

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning: ☐Kym Dicome ☑Catalina Lehner ☐Others: _____

Transportation: ☐Raquel Michel ☐Other: _____

Code Enforcement: ☐Michael Anaya ☐Other: _____

Others: _____

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

poss bly ☑ 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 RA-1/Planned Devel. Area (PDA)

Applicable Plans: Old Town Sector Devel Plan (OTSDP). (1977)

Applicable Design Regulations: ~~none known~~

Other Applicable Regulations: O-07-118 - Pueblo Revival Style required, R-A/SU

Previously approved site plans/project #s: 1005455 (EPC), O-07-118 (annexation)

Proposed Use/Zone: residential - 10 homes

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

Handouts Given: ☑Council Bill O-07-118.

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

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Sketch plat - res transportation, utilities

Additional Notes:

- Subject site is approx 4 acres + vacant, El Jardal Subdivision
- annexed in 2008. Council Bill O-07-118
- applicant was the Boys + Girls Ranch foundation
- PRT held 9-18-2012. applicant has notes by Staff
- Bill contains design requirements.

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

Catalina Lehner 9-2-14 — PRT CHAIRMAN

[signature] 9.2.14 — APPLICANT OR AGENT

***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.

PA #14-126

- go through bill O-07-118:
- Exhibit A - Annexation agreement - follow requirmt of Bill and RA-1 zone.
- no site devel plan was associated w- the annexation
- RA1 zone → uses permissive in R-1
  Lot size → R-1. min 5000 SF.
- 10 homes are allowed on the site (p3) If need to ↓ this #, contact Planning Director (Kym Dicer current plng manager).
- 10 lots - house, 1 per lot → 10 homes
- applicant owns lot adjacent north - zoned RA-2
  Q could it be incorporated into Lot B and how would this affect the reqs in the Bill?
- adding the "Silver parcel" would not change the 10 houses allowed
- use the silver to make lots slightly larger and offer access to trail + open space
- if you want to change the substance of the Bill - only Council can do that.
- goes to EPC (attach bill)
- site devel plan for subdivision:
  1. create lots
  2. elim lot line from silver parcel. ~~Still~~ RA-2

follow up w- zoning

↳ Q does the RA-2 zoning allow the parcel to be incorporated into this developmt? If not, zon~~ing~~ ~~change needed~~
  3. ~~Design Standards~~ Include in SPS and include a process section.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-143 Date: 9/26/2017 Time: 2:30 PM

Address: MONTOYA S. OF I-40.

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:	☒ Kym Dicome	☒ Other: CHERYL SOMERFELDT
Code Enforcement:	☒ Ben McIntosh	☐ Other:
Fire Marshall:	☐ Antonio Chinchilla	☒ Eric Gonzales
Transportation:	☒ Mawra Al-Najji	

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 PA-1/PDA

Proposed Use/Zone:

Applicable Plans: OLD TOWN SDP

Applicable Design Regulations:

Previously approved site plans/project #s: 1005455

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:

- REQUIRES A SITE DEVELOPMENT PLAN FOR SUBDIVISION THRU EPC
- USE PROJECT # 1005455
- ANNEXED IN 2008 COUNCIL BILL O-07-118. WHICH LISTS REQUIRED DESIGN STDS. (HANDOUT)
-

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.

NTS.

GPC SCHEDULE (END OF SEPT. FOR NOVEMBER HRING, END OF

FM.

RADIUS. 45' R CUL DE SAC - GRAVEL ROAD (10 75,000 PSI)

ONC - INQUIRY FORM.

. PROPERTY OWNERS W/IN 100' - CERTIFIED MAIL.

MIGHT CONSIDER SAVING TREES AS PART OF OPEN SPACE.

NOTIFICATION &

NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. *** **NEW*** Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
   A facilitated meeting request must be received by ADR by: April 9, 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.

xFINITY Connect **arch.plan@comcast.net**
± Font Size

Notification Inquiry_I-40 and Montoya St_EPC

From : Vicente M. Quevedo <vquevedo@cabq.gov> Mon, Mar 12, 2018 12:42 PM
Subject : Notification Inquiry_I-40 and Montoya St_EPC 6 attachments
To : 'arch.plan@comcast.net' <arch.plan@comcast.net>

Derrick,

Good afternoon. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Let me know if you have any questions about the process and whether you need any additional information from our office. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Los Duranes NA	Lee	Gamelsky	2412 Miles Road SE	Albuquerque	NM	87106		5058428865	lee@lganm.com
Los Duranes NA	William	Herring	3104 Coca Road NW	Albuquerque	NM	87104		5052434664	billherring@comcast.net
West Old Town NA	Benjamin	Lovato	2820 Azar Place NW	Albuquerque	NM	87104	5053211909	5052478327	bengpl150@comcast.net
West Old Town NA	Neri	Holguin	2523 Carson Road NW	Albuquerque	NM	87104	5052178705		neriholguin@gmail.com
North Valley Coalition	Doyle	Kimbrough	2327 Campbell Road NW	Albuquerque	NM	87107	5052490938	5053441363	newmexmba@aol.com
North Valley Coalition	Peggy	Norton	P.O. Box 70232	Albuquerque	NM	87197		5053459567	nvcabq@gmail.com

Respectfully,

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

Website: www.cabq.gov/neighborhoods

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: Monday, March 12, 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
DerricK ARCHULETA
Company Name
aRCH+PLAN LAND USE CONSULTANTS
Address
p.O. BOX 25911
City
ALBUQUERQUE
State
NM
ZIP
87125
Telephone Number
505-980-8365
Email Address
arch.plan@comcast.net
Anticipated Date of Public Hearing (if applicable):
MAY 10, 2018
Describe the legal description of the subject site for this project:

7009 2820 0002 0726 3154

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87104
OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

0119 08
AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: WILLIAM HERRING
Street, Apt. No.; or PO Box No.: 3104 COCA RD NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 2751

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87106
OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

0119 08
AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: LEE GAMELSKY
Street, Apt. No.; or PO Box No.: 2412 MILES SE
City, State, ZIP+4: ABQ NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 3130

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87104
OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: BENJAMIN LOVATO
Street, Apt. No.; or PO Box No.: 2820 AZAR PL NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 3147

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87104
OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

0119 11
AIRPORT STATION ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: MERI HOUQUIN
Street, Apt. No.; or PO Box No.: 2523 CARSON RD NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7017 2400 0001 1385 1444

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

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87104
OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

0119 08
AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: DOYLE KIMBROUGH
Street and Apt. No., or PO Box No.: 2327 CAMPBELL RD NW
City, State, ZIP+4®: ABQ NM 87107

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

7015 0640 0001 2758 9061

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

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87197
OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

0119 08
AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To: PEGGY NORTON
Street and Apt. No., or PO Box No.: PO BOX 90232
City, State, ZIP+4®: ABQ NM 87197

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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Ms. Peggy Norton
P.O. Box 70232
Albuquerque NM 87197

RE: Site Development Plan for Subdivision

Ms. Norton:

We are writing to you and the North Valley Coalition that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Mr. Doyle Kimbrough
2327 Campbell Rd NW
Albuquerque NM 87107

RE: Site Development Plan for Subdivision

Mr. Kimbrough:

We are writing to you and the North Valley Coalition that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Mr. Lee Gamelsky
2412 Miles Rd SE
Albuquerque NM 87106

RE: Site Development Plan for Subdivision

Mr. Gamelsky:

We are writing to you and the Los Duranes Neighborhood Association that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Mr. William Herring
3104 Coca Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

Mr. Herring:

We are writing to you and the Los Duranes Neighborhood Association that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Ms. Neri Holguín
2523 Carson Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

Ms. Holguín:

We are writing to you and the West Old Town Neighborhood Association that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Mr. Benjamin Lovato
2820 Azar Pl NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

Mr. Lovato:

We are writing to you and the West Old Town Neighborhood Association that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, or by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: April 9, 2018.

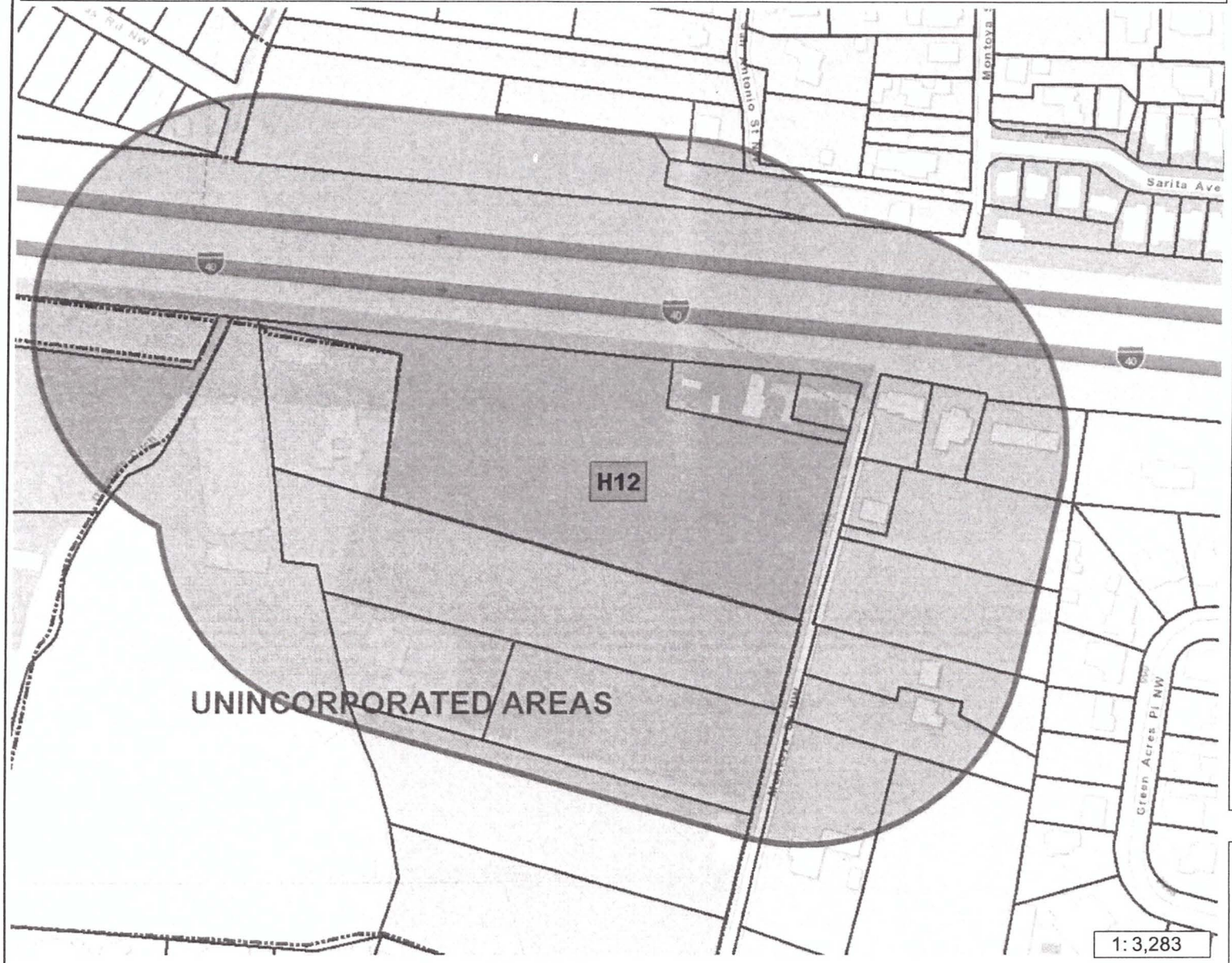
You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

City of Albuquerque



Legend

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

Notes

Buffer: 345ft.
ROW: 245ft.

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/12/2018 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

JARAMILLO NICHOLE V & FREDDY
955 MONTOYA RD NW
ALBUQUERQUE NM 87104

DIMAS EDDIE J & YVONNE R
1118 MONTOYA ST NW
ALBUQUERQUE NM 87104-1915

CARRILLO RICHARD P & JANIE
236 LEATHERWOOD CIR
LEESVILLE LA 71446-9075

WEIDNER VIVIAN L
642 FAIRWAY LP SE
RIO RANCHO NM 87124

PACHECO FIDEL E
2808 NICOLAS RD NW
ALBUQUERQUE NM 87104-2744

SMESTAD GREGORY ALLEN & SHERRY JEANNE
905 GREEN ACRES PL NW
ALBUQUERQUE NM 87104-1931

SANCHEZ MAX W
945 MONTOYA RD NW
ALBUQUERQUE NM 87104

BACA WILLIAM JOEPH
435 60TH ST NW
ALBUQUERQUE NM 87105

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

NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPT
PO BOX 1149
SANTA FE NM 87504-1149

LEYBA MICHAEL
5308 BANDELIER DR NW
ALBUQUERQUE NM 87114

HALBERT MERLE T & CHRISTINA G
1115 MONTOYA ST NW
ALBUQUERQUE NM 87104-1914

TONNING WAYLAND & THORNE LINDA H
949 MONTOYA RD NW
ALBUQUERQUE NM 87104

ROBERT GUTIERREZ INVESTMENT CO LLC
804 LEAD AVE SW
ALBUQUERQUE NM 87102-3055

AYALA MARY ELAINE
235 LUNA AVE
LOS LUNAS NM 87031

RAMIREZ MARTIN & RAMIREZ LORENZO & RAMIREZ PATRICIO & RAMIREZ JESUS & ETAL
1102 MONTOYA RD NW
ALBUQUERQUE NM 87104

HIGH LONESOME RANCH ETAL
PO BOX 897
ELEPHANT BUTTE NM 87935

DIMAS RAYMOND W & CARMEN E
9975 RADCLIFF RD NW
ALBUQUERQUE NM 87114

PACHECO FIDEL E & PATSY D
2808 NICOLAS RD NW
ALBUQUERQUE NM 87104

GALDONY WAYNE J & RITA C
PO BOX 7068
ALBUQUERQUE NM 87194

KINSLEY DUANE
4405 CANYON CT NE
ALBUQUERQUE NM 87111-3009

THORNE LINDA H
949 MONTOYA RD NW
ALBUQUERQUE NM 87104

DIMAS LINDA A
1116 MONTOYA RD NW B
ALBUQUERQUE NM 87104-1915

BACA PRENTICE ALVIN
1016 MONTOYA RD NW
ALBUQUERQUE NM 87104

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Nichole and Freddy Jaramillo
955 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Vivian Weidner
642 Fairway Lp SE
Rio Rancho NM 87124

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Max Sánchez
945 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

NM State Highway & Transportation Department
P.O. Box 1149
Albuquerque NM 87504

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Wayland and Linda Thorne-Tonning
949 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Martin Ramirez, Lorenzo Ramirez, Patricio Ramirez and Jesús Ramirez
1102 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Fidel and Patsy Pacheco
2808 Nicolas Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Linda Thorne
949 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Fidel and Patsy Pacheco
2808 Nicolas Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Eddie and Yvonne Dimas
1118 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Fidel Pacheco
2808 Nicolas Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

William Baca
435 60th St NW
Albuquerque NM 87105

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Michael Leyba
5308 Bandelier Dr NW
Albuquerque NM 87105

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

High Lonesome Ranch ETAL
P.O. Box 897
Elephant Butte NM 87935

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Wayne and Rita Galdony
P.O. Box 7068
Albuquerque NM 87194

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Linda Dimas
1116 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Richard and Janie Carrillo
236 Leatherwood Cir
Leesville LA 71446

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 **E: ARCH.PLAN@COMCAST.NET**

March 28, 2018

Gregory and Sherry Smestad
905 Green Acres Pl NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Jerry G. Perry Trustee/Perry RVLT
5220 Powers Way Rd SW
Albuquerque NM 87121

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Merle and Christina Halbert
1115 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Mary Elaine Ayala
235 Luna Av
Los Lunas NM 87031

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Duane Kinsley
4405 Canyon Ct NE
ALbuquerque NM 87111

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365 E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Alvin Baca
1016 Montoya Rd NW
Albuquerque NM 87104

RE: Site Development Plan for Subdivision

To Whom It May Concern:

We are writing to inform you that ARCH+PLAN Land Use Consultants has submitted a Site Development Plan for Subdivision application on behalf of Robert Gutierrez Investment Company LLC. The parcel proposed for subdivision is located on Montoya Road between Interstate 40 and Maximillian Road. The legal description is Lot B, El Jaral on 4± acres.

The site was annexed into the City of Albuquerque in 2007 and established SU-1 for RA-1/PDA (Planned Development Area) zoning. As part of the annexation, design regulations for the site were included and agreed upon by the property owner. The property owner entered into a Pre-Annexation Agreement with the City of Albuquerque to assure compliance with site and design regulations as agreed upon by both parties. They include: private commons development, open space/landscape standards, setbacks, site access, fencing and structure façade unique to this particular parcel of land. As part of adherence and compliance with the Pre-Annexation Agreement, the Site Development Plan for Subdivision was submitted for Environmental Planning Commission review.

This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

Attachments: Copy of Zone Atlas Page H-12-Z, proposed site plan

7015 0640 0001 2758 9122

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To RAMIREZ
Street and Apt. No., or PO Box No. 1102 MONTOYA NW
City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9115

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To WAYLAND & LINDA TONNING
Street and Apt. No., or PO Box No. 949 MONTOYA NW
City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9108

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

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

SANTA FE, NM 87504

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To NM DOT
Street and Apt. No., or PO Box No. PO BOX 1149
City, State, ZIP+4® SANTA FE NM 87504

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

7015 0640 0001 2758 9092

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To MAX SANCHEZ
Street and Apt. No., or PO Box No. 945 MONTOYA NW
City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9085

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

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

RIO RANCHO, NM 87124

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To VIVIAN WEIDNER
Street and Apt. No., or PO Box No. 642 FAIRWAY LP SE
City, State, ZIP+4® RIO RANCHO NM 87124

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

7015 0640 0001 2758 9078

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0119 11
AIRPORT STATION - ALBUQUERQUE, NM
Postmark Here MAR 29 2018
87119-USPS
03/29/2018

Sent To FREDDY & NICHOLE JARAMILLO
Street and Apt. No., or PO Box No. 955 MONTOYA NW
City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9139

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To FIDEL & PATSY PACHECO

Street and Apt. No., or PO Box No. 2808 ~~[illegible]~~ NICOLAS RD NW

City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9146

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To LINDA THORNE

Street and Apt. No., or PO Box No. 949 MONTOYA NW

City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 9153

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To EDDIE & YVONNE DIMAS

Street and Apt. No., or PO Box No. 1118 MONTOYA NW

City, State, ZIP+4® ABQ NM 87104

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

7015 0640 0001 2758 8927

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

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

ALBUQUERQUE, NM 87105

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To WILLIAM BACA

Street and Apt. No., or PO Box No. 435 60th ST NW

City, State, ZIP+4® ABQ NM 87105

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

7015 0640 0001 2758 8934

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

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

ALBUQUERQUE, NM 87114

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To MICHAEL LEYBA

Street and Apt. No., or PO Box No. 5308 BANDELIER NW

City, State, ZIP+4® ABQ NM 87105 14

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

7015 0640 0001 2758 8941

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

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

ELEPHANT BUTTE, NM 87935

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

AIRPORT STATION-ALBUQUERQUE NM 87119-USPS 0119 08 Postmark Here MAR 29 2018 03/29/2018

Sent To HIGH LONESOME RANCH

Street and Apt. No., or PO Box No. PO BOX 897

City, State, ZIP+4® ELEPHANT BUTTE NM 87935

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

7015 0640 0001 2758 8958

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

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

ALBUQUERQUE, NM 87194

OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

Postmark Here: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: WAYNE & RITA GALDONAY
Street and Apt. No., or PO Box No.: PO BOX 7068
City, State, ZIP+4®: ABQ NM 87194

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

7015 0640 0001 2758 8965

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

Postmark Here: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: LINDA DIMAS
Street and Apt. No., or PO Box No.: 1116 MONTOYA RD NW
City, State, ZIP+4®: ABQ NM 87104

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

7015 0640 0001 2758 8972

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

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

LEESVILLE, LA 71446

OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

Postmark Here: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: RICHARD & JANIE CARRILLO
Street and Apt. No., or PO Box No.: 236 LEATHERWOOD CIR
City, State, ZIP+4®: LEESVILLE LA 71446

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

7009 2820 0002 0726 2959

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

Postmark Here: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: GREGORY & SHERRY SMESTAD
Street, Apt. No.; or PO Box No.: 905 GREEN ACRES PL NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 2966

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

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

ALBUQUERQUE, NM 87121

OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

Postmark Here: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: PERRY RULT
Street, Apt. No.; or PO Box No.: 5220 POWERS WAY SW
City, State, ZIP+4: ABQ NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 2973

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

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

ALBUQUERQUE, NM 87104

OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

Postmark: AIRPORT STATION-ALBUQUERQUE NM 87119-USPS MAR 29 2018 0119 08

03/29/2018

Sent To: MERLE & CHRISTINA HALBERT
Street, Apt. No.; or PO Box No.: 1115 MONTOYA NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 0726 2980

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

For delivery information visit our website at www.usps.com®
LOS LUNAS, NM 87031
OFFICIAL USE

Postage	$3.45
Certified Fee	$2.75
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$6.70

0119 08

AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To MARY ELAINE AYALA
Street, Apt. No.; or PO Box No. 235 LUNA AV NE
City, State, ZIP+4 LOS LUNAS NM 87031

PS Form 3800, August 2006 See Reverse for Instructions

7017 2400 0001 1385 1451

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

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87111
OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

0119 08

AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To DUANE KINSLEY
Street and Apt. No., or PO Box No. 7405 CANYON CT NE
City, State, ZIP+4® ABQ NM 87111

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

7016 0750 0000 1103 2906

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

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87104
OFFICIAL USE

Certified Mail Fee	$3.45
Extra Services & Fees (check box, add fee as appropriate)	$2.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.50
Total Postage and Fees	$6.70

0119 08

AIRPORT STATION-ALBUQUERQUE NM
Postmark Here
MAR 29 2018
87119-USPS
03/29/2018

Sent To ALVIN BACA
Street and Apt. No., or PO Box No. 1016 MONTOYA NW
City, State, ZIP+4® ABQ NM 87104

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

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

Project #: #1005455 18EPC-40015
Property Description/Address: Site Plan for Subdivision, W of Montoya Road, south of I-40

Date Submitted: 27 May 2018
Submitted By: Philip Crump/Leslie Kryder

Meeting Date/Time: 25 May 20918, 6-7:15 pm
Meeting Location: Los Duranes Community Center, 2920 Leopoldo Rd NW
Facilitator: Philip Crump
Co-facilitator: Leslie Kryder

Parties:

- **Agent/Applicant**
  - Arch+Plan Land Use Consultants, agent for Robert Gutierrez Investment Co.
- **Neighborhood Associations/Interested Parties:**
  - West Old Town NA (WOTNA)
  - Los Duranes NA (LDNA)
  - North Valley Coalition

Meeting Summary:
The Applicant seeks approval of a Site Plan for Subdivision for a parcel of approximately 4 acres just south of I-40, on the west side of Montoya Road. The plan indicates a total of 10 lots, per a 2007 ordinance amending the then-current zone map. In a rather cordial meeting, the applicant and agent were able to respond to questions and comments from the neighbors, especially concerning traffic and project details. There was a comment that the development would "totally screw up" the neighborhood.

While there were no specific objections to the nature of the proposed residential development, many of the attendees expressed concern regarding the process of amendment by the City Council, which seemed to contravene the terms of the Sector Plan. It was noted that the process of amendment seemed similar to another such process which resulted in a lawsuit by neighbors against the City for acting against its own rules. In that case, the neighbors prevailed at the NM Court of Appeals.

The agent indicated that he had consulted with the City and was informed that even with the impending change from the existing Code to the Integrated Development Ordinance (IDO), the application must adhere to the terms of the 2007 amendment. (There was a bit of confusion as to dates—the amendment ordinance is dated 2007, though reference was made to activities in 2008. The applicant said the whole process of amendment took a year or so.)

Outcome:
Neighbors indicated that while they have no particular objections to the applicant's proposal, they are concerned with the process that seemed to overturn some terms of the Sector Plan.

Meeting Specifics –

1. **Description of project**
   a. Approximately 4 acres, to be subdivided into 10 lots of approximately ¼ acre each, with an interior drive.
   b. It is anticipated that single-family residences of up to 2500 square feet would be built.

2. **History of the parcel and zoning**
    a. The applicant said he purchased the property in 2008 [2007?] from Boys & Girls Club of NM.
        i. He already owned the adjacent lot to the north.
    b. Initially, the property was to be zoned RA-1, per the Sector Plan.
        i. By ordinance, the Plan was amended to change the zoning to SU-1
    c. In 2007, he requested annexation of the then-County property into the City.
        i. Then-councilor O'Malley wanted to impose restrictions on such items as setback, building style and roof style.
            1. The City Council assigned SU-1 for Planned Development Area (PDA) to the property, allowing up to 10 lots--a restriction to help the development fit the character of the neighborhood.
    d. Concerns with amendment process
        i. A neighbor said that this process of amendment was a replay of a previous zone change situation (Gabaldon) in the 1990s, in which the zoning allowed by the City is different from that prescribed in the Sector Plan.
            1. The Sector Plan allows 2 houses per acre.
        ii. At that time, West Old Town NA sued the City, saying that the zoning should be according to the sector plan.
            1. WOTNA prevailed in the Court of Appeals.
            2. Comment: "The city must play by the rules it establishes."
    e. Current zoning
        i. The applicant was recently told that the property would be rezoned under the new IDO, allowing quarter-acre lots.
            1. Upon further review, City staff said the terms of the 2007 agreement must be honored, with 10 lots for the parcel.
                a. One attendee said that the parcel should be limited to 7 or 8 lots.
            2. The SU-1 for PDA remains in place, as it is in a formal contract with the City.
3. **Traffic**
    a. Several people expressed concern about the ability of the narrow Montoya Road to handle adequately an increase in traffic, given some changed conditions.
    b. A traffic study was done by the City at the time of the initial application in 2007.
        i. The current application indicates that the traffic engineer signed off that a new study is not needed (3/28/2018).
        ii. If the neighborhood wishes there to be a new traffic study, they can contact the planner and ask that such a study be included in her recommendations.
    c. It was commented that Montoya Road is so narrow that two vehicles have difficulty passing and that it is a dead-end street.
        i. There are more bicycles now, especially on weekends, with greater potential for accidents.
            1. Montoya recently became a bicycle boulevard, with 18 mph speed.
        ii. The applicant noted that the Fire Department has not yet evaluated and signed off on the application and the street.
            1. One person asked what would happen to houses in the surrounding area in the case of a fire emergency.

iii. Land for a cul-de-sac has been platted, though the end of Montoya may call for a "hammerhead."

4. **Project details**
   a. The applicant anticipates single-family residences of up to 2500 square feet, likely to be built by other contractors.
      i. Some architectural characteristics (such as style, color, second-floor setback) have been defined in the Amendment Ordinance.
      ii. Utilities will all be underground.
      iii. The interior drive will be gravel, with no curb and gutter, except for a 25 foot paved entry area.
         1. The drive will go through the interior of the property rather than one side, saving trees.
      iv. Asked about impacts on wildlife, the applicant said that there will be open space and allowance only for replacing existing fencing.
      v. The City will determine whether lighting along Montoya Road is necessary.
5. **Next steps**
   a. The agent said that if the EPC approves the Site Development Plan, the next step will be appearance before the Development Review Board (DRB).
      i. DRB comprises a technical board of City staff—Zoning, Planning, Parks, Water Authority and Fire Marshal.
      ii. The EPC reviews the Amendment Ordinance and the DRB conducts a technical review.
   b. The applicant is awaiting Fire Department determination regarding installation of a cul-de-sac or hammerhead at the end of Montoya Road.

Action Plan: None

Action Items: A neighbor requested the 2007 Annexation Ordinance be provided to the meeting attendees.
The Ordinance is appended to this Report.

Application Hearing Details:

1. The Environmental Planning Commission conducts regularly scheduled hearings on the second Thursday of each month in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque. Hearings generally begin at 8:30 a.m. and conclude when adjourned by the Environmental Planning Commission Chair.
2. A hearing for this application is scheduled for <u>Thursday 10 May 2018, before the EPC</u>.
3. Hearing Time:
   a. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission schedule.
   b. Those who wish to address the Commission must sign up at the beginning of the meeting.
4. Hearing Process:
   a. Comments from facilitated meetings will go into a report, which goes to the Chair of the EPC and its members.
   b. This is a consensus body representing five City departments.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
5. Resident Participation at Hearing:

a. The commissioners receive their materials the Thursday before the scheduled hearing in electronic format. At the same time, the staff reports and supplemental materials are also posted on the website for the public. (The Commission will only consider limited, clarifying written material, if it is submitted at least 48 hours prior to the hearing.)
b. Written comments must be received by one week prior to the meeting to be distributed to the members, and may be sent to:
   Staff Planner Cheryl Somerfeldt csomerfeldt@cabq.gov
   or
   Derek Bohannan, EPC Chair, c/o Planning Dept, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Derrick Archuleta	Agent
Robert Gutierrez	Applicant
Carolyn Stewart	LDNA
William Herring	LDNA
Boyd Barger	WOTNA
GP Lovato	WOTNA
Lanny Tonning	WOTNA
Linda Tonning	WOTNA
Jerry Tankersley	WOTNA
Gil Clarke	WOTNA
Camille Koehler	WOTNA
Moira Ellis	WOTNA
Anna Gordon	WOTNA
Joanne Scheibman	WOTNA
Kathy Fry	WOTNA

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: 30 April 2018
Original Submission: 27 April 2018
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: Leslie Kryder
Project Number: 1005455 18EPC-40015
Meeting Date and Time: 25 April 2018 Los Duranes CC 6-7:50pm

Changes to the original text are indicated in ***bold italics.***

Date submitted: 27 ~~May~~ ***April*** 2018
Meeting Date: 25 ~~May~~ ***April*** 2018

Meeting Summary:
While there were no specific objections to the nature of the proposed residential development, many of the attendees expressed concern regarding the process of amendment by the City Council, which ~~seemed to contravene~~ ***overrode*** the terms of the ***existing*** Sector Plan....

The agent indicated that he had consulted with the City and was informed that even with the impending ***17 May 2018*** change from the existing Code to the Integrated Development Ordinance (IDO), the application must adhere to the terms of the 2007 amendment.

Meeting Specifics –

1. **Description of project**
    a. Approximately 4 acres, to be subdivided into 10 lots ~~of approximately ¼ acre each~~, with an interior drive.
2. **History of the parcel and zoning**
    a. The applicant said he purchased the property in 2008 [2007?] from Boys & Girls Club of NM.
        i. He already owned the adjacent lot to the north.
    b. Initially, the property was to be zoned RA-1, per the Sector Plan.
        i. By ordinance, the Plan was amended to change the zoning to SU-1
    c. In 2007, he requested annexation of the then-County property into the City.
        i. Then-councilor O'Malley wanted to impose restrictions on such items as setback, building style and roof style, ***to keep the integrity of the neighborhood***
            1. The City Council assigned SU-1 for Planned Development Area (PDA) to the property, allowing up to 10 lots--a restriction to help the development fit the character of the neighborhood.
            2. ***At the time of the agreement, the applicant was required to inform neighbors and Neighborhood Associations, prior to final approval.***
    d.
    e. Current zoning
        i. The applicant was recently told ***by City planners*** that the property would be rezoned under the new IDO, allowing quarter-acre lots.
            1. Upon further review, City staff said the terms of the 2007 agreement must be honored, with 10 lots for the parcel.

3. Traffic

iii. Land for a cul-de-sac ***at the north end of Montoya Road*** has been platted, though the end of Montoya may call for a "hammerhead" ***turnaround***.

2. ***This area is not part of the applicant's property.***

Somerfeldt, Cheryl

From: Anna Gordon <algordon@unm.edu>
Sent: Wednesday, May 02, 2018 3:58 PM
To: Somerfeldt, Cheryl
Cc: Joanne Scheibman
Subject: Comments on LAND USE FACILITATION PROGRAM PROJECT #1005455

Dear Ms. Somerfeldt and Mr. Bohannan,

My name is Anna Gordon and I am writing on behalf of Joanne Scheibman and myself to comment about the proposed development on Montoya Street (Project #10054455). We live on Maximillian Road, are members of WOTNA, and both attended the April 25, 2018 WOTNA meeting facilitated by Philip Crump. Unfortunately, due to a prior commitment, we will not be able to attend the May 10, 2018 Environmental Hearing Commission hearing on this application.

Our objections to this project's moving forward are primarily related to the increased traffic that would result from the addition of the number of housing units that are proposed. Not only does the neighborhood have a rural feel about it, which is one of its main attractions to property owners, but Montoya is a dead-end one-lane road with no curbs or sidewalks. Notably, the last several years, bicycle traffic on Montoya has increased greatly for a variety of reasons. Mountain Road (which feeds into Montoya) is designated by the City as a Bicycle Boulevard (18 mph traffic). As you know, Mountain Road leads into the Bosque Trail and abuts Old Town and the many parks and museums in the neighborhood. This has resulted in increased bicycle and pedestrian traffic in the neighborhood. Furthermore, Old Town Farm, also on Montoya, is quite close to the proposed project site. In addition to fostering traffic to and from weddings and other events, the Farm's "Bike In Coffee" program has become a growing part of the local bicycling system on Mountain Road and the Bosque Trail. The site of the proposed development, then, is one that is rich in pedestrians, dog-walkers, bicyclists, and vehicles, which we believe requires careful assessment of traffic concerns before proceeding with the proposed addition.

It was reported in the May 27, 2018 WOTNA meeting about Project #1005455 that in 2007/2008 a traffic impact study (TIS) was done. However, in 2018 a second traffic study was deemed unnecessary (see signature of Logan Patz, Engineer with the City of Albuquerque, in the 2018 Development/Plan Review application). Because of the increase in automobile, bicycle, and pedestrian traffic on Montoya over the last several years, as discussed above, the 2007 TIS is likely eleven years out-of-date.

Another major concern (also discussed in the April 25th meeting) is the lack of a cul-de-sac where Montoya dead-ends at I-40. Currently, cars wishing to return from that point either have to turn around on someone's private property, or back their vehicles all the way to Maximillian Road in order to use a public cul-de-sac on that street. This lack of vehicle turning space would obviously also negatively affect the maneuverability of fire trucks and ambulances which would be necessary in the case of an emergency in the area.

Given these concerns regarding traffic on Montoya (relative to vehicles, bicycles, and pedestrians), we request an updated Traffic Impact Study (TIS) for the project. We also request the Planning Director's consideration of reducing the number of homes to be built on the property ("The Planning Director may reduce the number of homes on the site if it is determined there is an overarching need to do so to protect the public's health, welfare and safety." #1005455 MONTOYA STREET ANNEXATION AGREEMENT, 2007-2008, p. 8). A reduction in the number of units would also bring the proposed development in line with the Sector Plan, which allows 2 houses per acre (CITY OF ALBUQUERQUE, LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT, April 27, 2018, p. 2).

Thank you very much.

Sincerely yours,

Anna L. Gordon and Joanne Scheibman

2911 Maximillian Rd. NW 87104

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

LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers
William C. Herring, President
Lee Gamelsky, Vice-President
Andrea Scott, Secretary
Carolyn Stewart, Treasurer
Rod Herrera, Director
Eddie Lopez, Director
James Lopez, Director

3 May 2018

Mr. Derek Bohannan, EPC Chair.
Environmental Planning Commission
City of Albuquerque
Planning Department
600 2 nd St. NW
Albuquerque NM 87102

RE: EPC Application 1005455 18 EPC 40015
Site Plan for Subdivision

Dear EPC Commissioners :

This letter is written on behalf of the Board of Directors of the Los Duranes Neighborhood Association.

We do not oppose the application of the Site Plan for Subdivision but we present the following 2 Recommendations For Approval for your consideration of the design of the proposed subdivision.

1. The Required Open Space should be located centrally in the development as Common or Shared open space. Preferably, it should be located near the bend in the road such that it can be easily accessed by the development's residents. As proposed, the open space is only at the rear of the properties and therefore the entire development is presented as a very suburban subdivision and not a north valley layout.

2. The Design Requirements imposed by the Annexation that spell out the "Structural Façade: Structure Facades are Restricted to the following designs: Pueblo Revival , Northern New Mexico, and New Mexico Territorial " SHOULD Allow a Contemporary Interpretation of those Styles. We are currently in the 21 St Century. We should not stifle creativity and individuality by being beholden to past paradigms.

If you have any questions or comments please contact Lee Gamelsky at 505.362.4113 or lee@lganm.com.

Sincerely ,

William Herring, President, LDNA

Lee Gamelsky , Vice President , LDNA

Somerfeldt, Cheryl

From: Anna Gordon <algordon@unm.edu>
Sent: Wednesday, May 02, 2018 3:58 PM
To: Somerfeldt, Cheryl
Cc: Joanne Scheibman
Subject: Comments on LAND USE FACILITATION PROGRAM PROJECT #1005455

Dear Ms. Somerfeldt and Mr. Bohannan,

My name is Anna Gordon and I am writing on behalf of Joanne Scheibman and myself to comment about the proposed development on Montoya Street (Project #10054455). We live on Maximillian Road, are members of WOTNA, and both attended the April 25, 2018 WOTNA meeting facilitated by Philip Crump. Unfortunately, due to a prior commitment, we will not be able to attend the May 10, 2018 Environmental Hearing Commission hearing on this application.

Our objections to this project's moving forward are primarily related to the increased traffic that would result from the addition of the number of housing units that are proposed. Not only does the neighborhood have a rural feel about it, which is one of its main attractions to property owners, but Montoya is a dead-end one-lane road with no curbs or sidewalks. Notably, the last several years, bicycle traffic on Montoya has increased greatly for a variety of reasons. Mountain Road (which feeds into Montoya) is designated by the City as a Bicycle Boulevard (18 mph traffic). As you know, Mountain Road leads into the Bosque Trail and abuts Old Town and the many parks and museums in the neighborhood. This has resulted in increased bicycle and pedestrian traffic in the neighborhood. Furthermore, Old Town Farm, also on Montoya, is quite close to the proposed project site. In addition to fostering traffic to and from weddings and other events, the Farm's "Bike In Coffee" program has become a growing part of the local bicycling system on Mountain Road and the Bosque Trail. The site of the proposed development, then, is one that is rich in pedestrians, dog-walkers, bicyclists, and vehicles, which we believe requires careful assessment of traffic concerns before proceeding with the proposed addition.

It was reported in the May 27, 2018 WOTNA meeting about Project #1005455 that in 2007/2008 a traffic impact study (TIS) was done. However, in 2018 a second traffic study was deemed unnecessary (see signature of Logan Patz, Engineer with the City of Albuquerque, in the 2018 Development/Plan Review application). Because of the increase in automobile, bicycle, and pedestrian traffic on Montoya over the last several years, as discussed above, the 2007 TIS is likely eleven years out-of-date.

Another major concern (also discussed in the April 25th meeting) is the lack of a cul-de-sac where Montoya dead-ends at I-40. Currently, cars wishing to return from that point either have to turn around on someone's private property, or back their vehicles all the way to Maximillian Road in order to use a public cul-de-sac on that street. This lack of vehicle turning space would obviously also negatively affect the maneuverability of fire trucks and ambulances which would be necessary in the case of an emergency in the area.

Given these concerns regarding traffic on Montoya (relative to vehicles, bicycles, and pedestrians), we request an updated Traffic Impact Study (TIS) for the project. We also request the Planning Director's consideration of reducing the number of homes to be built on the property ("The Planning Director may reduce the number of homes on the site if it is determined there is an overarching need to do so to protect the public's health, welfare and safety." #1005455 MONTOYA STREET ANNEXATION AGREEMENT, 2007-2008, p. 8). A reduction in the number of units would also bring the proposed development in line with the Sector Plan, which allows 2 houses per acre (CITY OF ALBUQUERQUE, LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT, April 27, 2018, p. 2).

Thank you very much.

Sincerely yours,

Anna L. Gordon and Joanne Scheibman

2911 Maximillian Rd. NW 87104

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

Somerfeldt, Cheryl

From: lm2nm@aol.com
Sent: Thursday, May 03, 2018 8:07 AM
To: Somerfeldt, Cheryl
Subject: Fwd: traffic on Montoya Rd.

-----Original Message-----
From: lm2nm <lm2nm@aol.com>
To: c.somerfeldt <c.somerfeldt@cabq.gov>
Sent: Wed, May 2, 2018 7:53 pm
Subject: traffic on Montoya Rd.

I'd like to express my concern about a proposed development on Montoya St. I live on the corner of Montoya and Mountain Road. We currently have a major traffic problem at that corner which has a 4-way stop. Due to venues held at Old Town Farm, there are hundreds of cars that pass down Montoya after turning off Mountain. This happens during days of venues and often those cars exit after dark. Also on weekends during summer months, there is a "bike-in coffee" held there. Therefore, hundreds of bicyclists also turn at that corner.

It's obvious that all this traffic creates a safety problem. A portion of Montoya is essentially a very narrow "country road" with difficulty for on-coming cars to pass each other. Also, a segment of Mountain Rd. between Rio Grande and that stop sign, is only a 2 lane road. This is a continual dangerous area with the increasing number of bicycles since Mountain has strangely been designated as a "Bicycle Boulevard".... very inappropriate for such a narrow street.

Frequently bicyclers and motorists "blow through" the stop sign at Montoya and Mountain. I've even observed a school bus run through the stop. Additional traffic generated by additional housing will only add to this danger. Developers never consider the impact on water, traffic or the people who live near and around their developments. They'll never have to face the dangers and conditions they create because they'll just develop, collect their money, and move on to other developments.

I urge you to take this dangerous traffic situation into thoughtful consideration on the Montoya property proposal. The conditions are already bad and don't need to get worse.

Thank you,

Sincerely,
Lee Mann
2701 Mountain Rd., NW
Albuquerque, NM 87104
505 242-6272
==========
This message has been analyzed by Deep Discovery Email Inspector.

5/7/18

To Whom It May Concern:

We are the owners of 1113 Montoya St. NW, Albuquerque, NM 87104, El Jaral Subdivision Lot A. We have concerns regarding Project #1005455, Case #18EPC-40015, the subdivision of El Jaral Subdivision Lot A regarding the proposed impacts and changes to our existing easement that was recorded on 12/5/86, BK. C32 Folio 61. We do not agree to vacate the easement and have concerns over the proposition to move it.

Thank you,

Freddy & Nichole Jaramillo

Somerfeldt, Cheryl

From: Somerfeldt, Cheryl
Sent: Monday, May 07, 2018 4:57 PM
To: 'GP Lovato'
Cc: Brito, Russell D.; Renz-Whitmore, Mikaela J.; Gould, Maggie S.
Subject: RE: RE: RE: Fw: petition/ FYI

Hello GP,
All of the recent questions are attached below in this email and all will be forwarded to the EPC tomorrow morning as part of the 48-hour rule.

Here are clarifications which may answer the questions below:

- The subject site is zoned SU-1 for RA-1 / PDA. Pursuant to Section 14-16-2-2 RA-1 (A) (3), a Private Commons Development (PCD), not less than two acres, is a permitted use. The pre-annexation agreement, signed by the City and the property owner prior to annexation, states on page 2 that this is a Private Commons Development and shall comply with 14-16-3-16 of the Zoning Code. The lot size must be a minimum of ½ acre, which they are. Page 3 of the pre-annexation agreement states that "The following open space/landscape requirements shall apply in lieu of the Open Space Requirements specified in the RA-1 zone and the Private Commons Development regulations.", and point 1 required 20,000 square feet of open space for this development, which is provided on the subject site. Since there is a signed pre-annexation agreement with these regulations written-out, and a signed City Council Ordinance, this agreement supersedes the Zoning Code.

- The 4.5 acre number was used for advertisement purposes, so that the project was not under-advertised. The number I was given was approximately 4 acres. The number of lots and the amount of open space is determined by the agreement as stated above.

Cheryl Somerfeldt MLA, LEED AP, APA
Current Planner
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3357
csomerfeldt@cabq.gov

From: GP Lovato [mailto:bengpl150@comcast.net]
Sent: Monday, May 07, 2018 3:41 PM
To: Renz-Whitmore, Mikaela J.; Somerfeldt, Cheryl
Subject: Fwd: RE: RE: Fw: petition/ FYI

Good Afternoon,

Are we looking at this situation for the probation period of the new IDO as an example or are we to put the sheep on another pasture? GP

---------- Original Message ----------
From: Lanny <lt@flyrallye.com>
To: 'GP Lovato' <bengpl150@comcast.net>
Date: May 6, 2018 at 9:18 AM
Subject: RE: RE: Fw: petition/ FYI

Hi,

Maybe I'm missing something, but I'm not aware of the SU zoning language in the Old Town SDP…I'll look it over again, but I'm pretty sure it states: When property is annexed into the city, it shall be zoned RA-1 to preserve the semi-rural characteristics of the area" .. or words to that effect.

Lt

---------- Original Message ----------
From: Glen Effertz <gteffertz@gmail.com>
To: GP Lovato <bengpl150@comcast.net>
Cc: Michael Scisco WOTNA <michaelscisco@gmail.com>, WOTNA Kendra Robertson <krobtsn@gmail.com>, Chuy Martinez WOTNA <curathrucultura@gmail.com>, Neri Holguin WOTNA <neriholguin@gmail.com>, WOTNA Gil Clarke <g.clarke45@comcast.net>, WOTNA Boyd Barger <boydbarger@gmail.com>, Lonny WOTNA <lt@flyrallye.com>, nicholevg@gmail.com, Anna Gordon <algordon@unm.edu>, rgaldony@msn.com, kathyfry@comcast.net, Alvin_Baca@msn.com
Date: May 6, 2018 at 8:07 AM
Subject: Re: RE: Fw: petition/ FYI

GP-

I'm not sure if I'll be able to make it to the hearing on Thursday, so in case I don't, here are my thoughts:

-The agenda mentions that the property is "approximately 4.5 acres". In the discussion we had last week, we were talking about 3.9 acres. Which is correct?

-According to the Zoning Code (https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fdocuments.cabq.gov%2fplanning%2fUDD%2fZoningCode%2f14%2d16%2d2%2d4%2dUpdated2017.pdf&umid=B0F64879-6BA4-7F05-A04A-8D2090FFD974&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-17a86488f7a2dd09ea244f670a752346e1335068), RA-1 requires 20,000 or more square feet of open space per dwelling. There are 43,560 square feet in and acre. If the property is 3.9 acres, that's a total of 169,884 sq. ft.; if it's 4.5 acres, the total is

196,020 sq. ft. Ten units would require 200,000 sq. ft. of open space. Unless I'm missing something, the city's arithmetic doesn't work out here.

Glen

---------- Original Message ----------
From: Glen Effertz <gteffertz@gmail.com>
To: GP Lovato <bengpl150@comcast.net>
Cc: Michael Scisco WOTNA <michaelscisco@gmail.com>, WOTNA Kendra Robertson <krobtsn@gmail.com>, Chuy Martinez WOTNA <curathrucultura@gmail.com>, Neri Holguin WOTNA <neriholguin@gmail.com>, WOTNA Gil Clarke <g.clarke45@comcast.net>, WOTNA Boyd Barger <boydbarger@gmail.com>, Lonny WOTNA <lt@flyrallye.com>, nicholevg@gmail.com, Anna Gordon <algordon@unm.edu>, rgaldony@msn.com, kathyfry@comcast.net, Alvin_Baca@msn.com
Date: May 6, 2018 at 1:30 PM
Subject: Re: RE: Fw: petition/ FYI

I did some more research. The relevant zoning code says:

"Of the total 20,000 square feet, a minimum amount of 8,000 square feet shall be on the lot with the dwelling unit. The remaining requirement may be met by the alternatives listed in § 14- 16-3-8(A) of this Zoning Code."

The alternatives listed in 14-16-3-8(A) are:

"The land owner may elect to meet the requirement for open space in excess of that met on the dwelling lot by giving the city payment in cash per the provisions of division (H) of this section."

OR

"If the dwelling is in an area covered by a Sector Development Plan, the landowner may elect to meet the requirement for open space in excess of that met on the dwelling's lot by giving the city a suitable legal instrument preserving detached open space, in an amount equaling his dwelling's remaining obligation."

So this means that, if everything was done correctly, either the developer gave the city a check or he gave them land somewhere else. **We want to know how much he gave (and what was done with the money) or where the additional land is.**

Glen

"It is not happiness that makes you grateful, it's gratitude that makes you happy" - Br. David Steindl-Rast

On Sun, May 6, 2018 at 7:35 AM, GP Lovato <bengpl150@comcast.net> wrote:

FYI

From: GP Lovato <bengpl150@comcast.net>
Sent: Sunday, May 6, 2018 7:36 AM
To: Michael Scisco WOTNA <michaelscisco@gmail.com>; Glen Effertz WOTNA <gteffertz@gmail.com>; WOTNA Kendra Robertson <krobtsn@gmail.com>; Chuy Martinez WOTNA <curathrucultura@gmail.com>; Neri Holguin WOTNA <neriholguin@gmail.com>; WOTNA Gil Clarke <g.clarke45@comcast.net>; WOTNA Boyd Barger <boydbarger@gmail.com>; Lonny WOTNA <lt@flyrallye.com>; nicholevg@gmail.com; Anna Gordon <algordon@unm.edu>; rgaldony@msn.com; kathyfry@comcast.net; Alvin_Baca@msn.com
Subject: Fwd: RE: Fw: petition/ FYI

FYI

> ---------- Original Message ----------
> From: "Somerfeldt, Cheryl" <csomerfeldt@cabq.gov>
> To: GP Lovato <bengpl150@comcast.net>
> Cc: "Brito, Russell D." <RBrito@cabq.gov>
> Date: May 4, 2018 at 4:43 PM
> Subject: RE: Fw: petition/ FYI
>
> Hi GP,
>
> Here is a link to the staff report:
>
> https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fdocuments.cabq.gov%2fplanning%2fenvironmental%2dplanning%2dcommission%2fmay%2d2018%2fagenda%2d3%2d1005455%2dmontoya.pdf&umid=CAA1C91E-6BA4-8505-8BBC-A5C730200217&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-bec00c72927320a62c502d481e80640f5e368ea3

I was able to get a copy of the pre-annexation agreement (see attached).

Please remember that the deadline for written materials to be forwarded to the commission is end of day this Monday. After that, any person with standing may verbally enter information into the record at the public hearing on Thursday, May 10, 2018. The hearing begins at 8:30am and this case is 3rd on the agenda:

https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fdocuments.cabq.gov%2fplanning%2fenvironmental%2dplanning%2dcommission%2fmay%2d2018%2fenvironmental%2dplanning%2dcommission%2dmeeting%2dagenda%2dmay%2d10%2d2018.pdf&umid=CAA1C91E-6BA4-8505-8BBC-A5C730200217&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-c61ad6adce8f0a044d46a03b71a05fed3fca7f71

Here are the answers to your questions below:

- The IDO does not affect this project because City Council adopted an Ordinance in 2008 which annexed and established zoning for the site. Through that process, a pre-annexation agreement was signed by the City and the property owner which established the amount of lots as well as design requirements. Once the IDO becomes effective, the new zone will be PD (Planned Development Zone District), which is determined by the site plan and has the same requirements as the current zone.

- Yes, there is a 20-foot access easement to the residence to the west of the subject lot at the southern property line. If the easement is to be vacated and moved to the center of the lot, both property owners would have to agree. However, whether the easement is vacated or not does not affect the ability of the current owner of the subject site to develop. The property owner to the west cannot gate or fence the easement in any way.

- I do not believe the City owns enough right-of-way to create a cul-de-sac at the end of Montoya Road NW. The subject site will be required to have a 96-foot wide cul-de-sac on his property at the end of the private driveway. He intends to make this revision, however it is not shown on the plan yet.

- A 10-lot subdivision does not warrant a traffic study. It is my understanding that a subdivision needs to be at least 200-lots to warrant a traffic study.

- The subject site acquired the ability to develop 10-lots through the annexation process, so it is currently the right of the property owner to do so. The Site Development Plan for Subdivision needs to acquire approval from the EPC for the design but not for the number of lots unless a safety issue can be proven in a technical study, which has not happened. If approved, the property owner will be able to re-plat the property into the parcels shown, and then will be able to seek building permits for the individual homes.

Please let me know if you have additional questions,

Cheryl Somerfeldt MLA, LEED AP, APA

Current Planner

Urban Design & Development Division

City of Albuquerque Planning Department

505-924-3357

csomerfeldt@cabq.gov

From: GP Lovato [mailto:bengpl150@comcast.net]
Sent: Thursday, May 03, 2018 7:48 AM
To: Somerfeldt, Cheryl; Quevedo, Vicente M.; phcrumpsf@gmail.com; Renz-Whitmore, Mikaela J.
Subject: RE: Fw: petition/ FYI

Ms. Somerfeldt, Good morning, WOTNA had it's monthly meeting yesterday and the property development took up our entire meeting. Some questions at hand: This development follows the old sector plan and not inclusive of the new IDO? Is there an easement to the residence off of Montoya Rd which is directly west of this development? Cul-d-sac at end of Montoya Rd will one be implemented? Traffic study can a new one be implemented? Is this development final excluding the hearing on May 10th?

I do think I have ask these questions however just want to make sure. Last time you met you were awaiting a signed document, have you been able to retrieve has to validate this development?

I have forwarded Mr. Crump's facilitator and your email to many who had questions and concerns I hope that was alright?

Not being familiar with the process I noted that the meeting is on May 10, 2018, will there be a post of time when within this day the hearing for this development will be on the agenda?

Thank you for all the courtesy and patience you have shown with regards to this matter.

GP

On April 24, 2018 at 5:51 PM "Somerfeldt, Cheryl" <csomerfeldt@cabq.gov> wrote:

Hello GP,

Please see the attached page from the International Fire Code.

Cheryl Somerfeldt MLA, LEED AP, APA

Current Planner

Urban Design & Development Division

City of Albuquerque Planning Department

505-924-3357

csomerfeldt@cabq.gov

From: GP Lovato [mailto:bengpl150@comcast.net]
Sent: Tuesday, April 24, 2018 4:34 PM

To: Somerfeldt, Cheryl
Subject: Fwd: Fw: petition/ FYI

Ms. Somerfeldt,

Please review and thank you. GP
Subject: petition

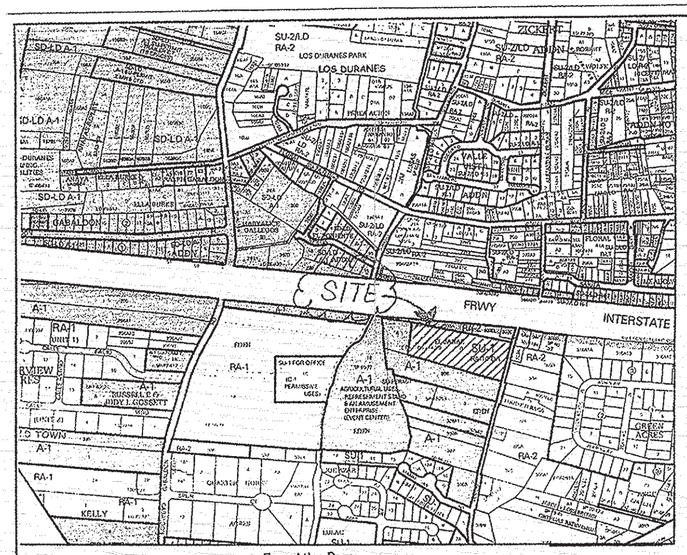
==========
This message has been analyzed by Deep Discovery Email Inspector.

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

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

SITE PLAN REDUCTIONS

SITE PLAN
LOTS 1 THRU 10
FINA SUBDIVISION
BEING A REPLAT OF LOT B OF EL JARAL SUBDIVISION
PROJECTED SECTION 12, T 10 N, R 2 E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2018



Zone Atlas Page:

H-12-Z

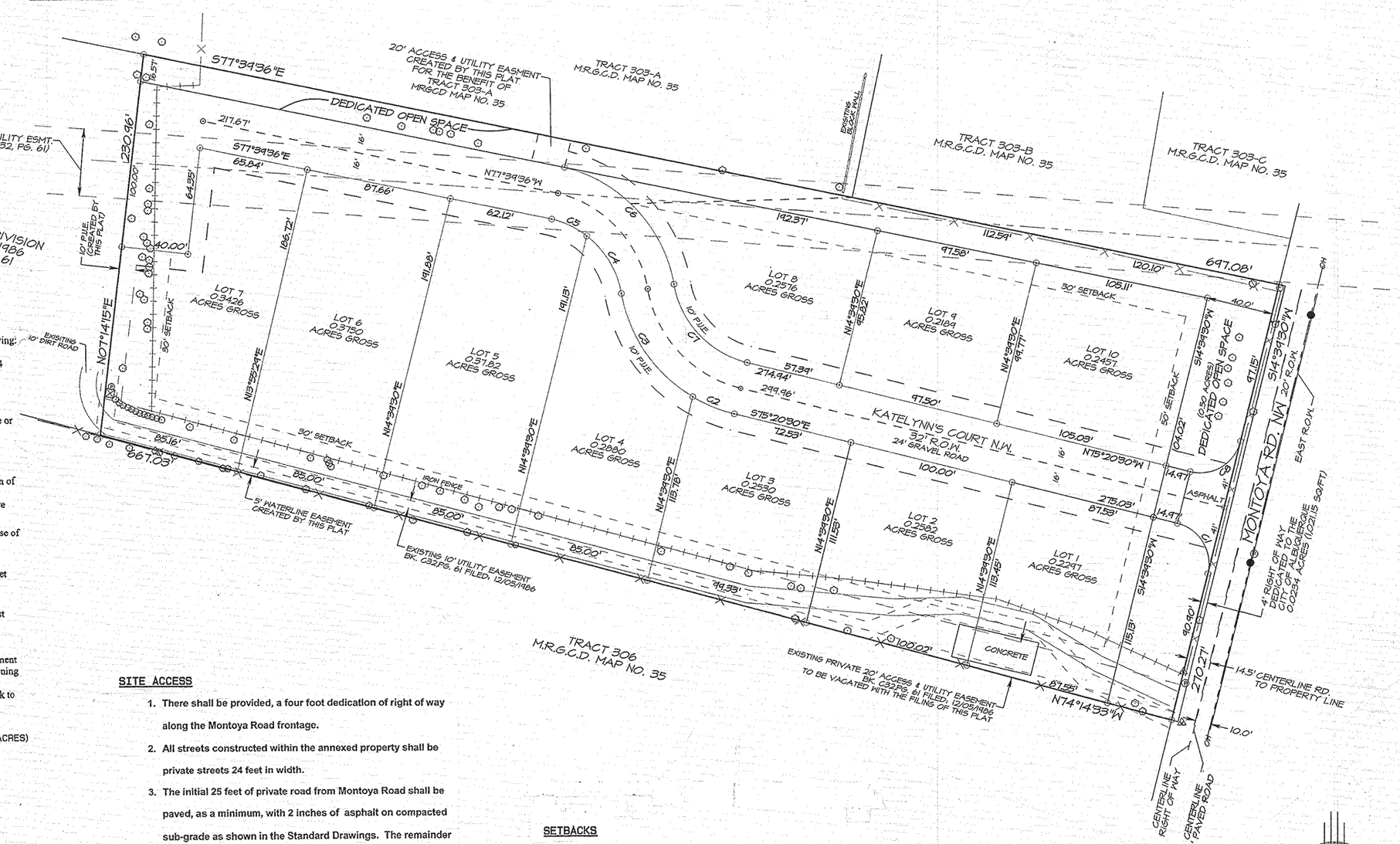
LEGEND

- GAS METER
- WATER METER
- PHONE RISER
- FIRE HYDRANT
- TREE
- ELEC TRANSFORMER
- POWER POLE
- EXISITING IRON FENCE
- EXISITING FENCE (X) LINE
- OVERHEAD UTILITIES

CURVE TABLE		
RADIUS	LENGTH	DELTA
C1= 25.00'	39.27'	90°00'00"
C2= 91.00'	27.32'	17°12'05"
C3= 91.00'	77.98'	49°05'53"
C4= 56.15"	41.38'	42°13'28"
C5= 56.15"	23.60'	24°04'54"
C6= 88.15'	102.02'	66°18'40"
C7= 59.00'	68.42'	66°26'37"
C8= 25.00'	39.27'	90°00'00"
C9= 72.15'	83.50'	66°18'40"
C10= 75.00'	86.86'	66°21'22"

SCALE 1"=50'

0 50 100



NOTES: **PA 12-113, Sept. 18, 2012, Pre-application meeting regarding Lot B, El Jaral Subdivision, located west of Montoya Road, south of I-40**

Upon further review of Council Bill F/S O-07-118, approving annexation and establishment of zoning of the above described property, I have concluded the following:

1. The Design Requirements contained in Exhibit apply to Lot B only (approx. 4 acres).
2. 10 homes are allowed on Lot B.
3. A minimum of 20,000 sf of open space is required on the site.
   - 80% of the open space (16,000 sf) must be planted for agricultural use or with ornamental plants and trees.
   - 1 tree/5000 sf of open space (4 trees) having a 3" caliper
   - The open space must be a minimum length and width of 35 feet and visible from a public r-o-w.
   - The open space may have underground easements (there is no mention of overhead easements).
   - The open space may be set aside thru a land use easement or restrictive covenants acceptable to the DRB.
4. Minimum setbacks are established for structures and fences to maintain a sense of openness from the street and adjacent properties.
5. Pueblo Revival design is required:
   - Stucco, rounded edges, brown or beige color, flat roof, rounded parapet
6. EPC approval of a site development plan is required (SPS or SPBP)

Given the above requirements, the owner may subdivide the site into 10 lots and must provide a minimum of 20,000 sf of (common) open space as described under item 3 above.

The owner may apply for a site development for subdivision (SPS) or a site development plan for building permit (SPBP) as described in the DEFINITIONS section of the Zoning Code. If the owner applies for a SPS, he may request that SPBP be approved by the Building Permit Section of the Planning Department, rather than having to come back to EPC for SPBP approval.

NOTES: ANNEXATION ORD # 07EPC-40020/07EPC-40021 (ANNEXING 4 ACRES)

FENCES

1. Fences shall comply with §14-16-3-19 of the City Zoning Code except for those fences along the boundaries of this annexation that are within 50 feet from the property line. Fences within 50' of the annexation boundaries shall either be:
   a. Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with wire mesh between the posts,
   b. Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with horizontal wood railings adjoined to and connecting the posts. The wood railings shall be spaced at a minimum of two horizontal feet and
   c. The same style of fence as what exists on the property at time of annexation.

SITE ACCESS

1. There shall be provided, a four foot dedication of right of way along the Montoya Road frontage.
2. All streets constructed within the annexed property shall be private streets 24 feet in width.
3. The initial 25 feet of private road from Montoya Road shall be paved, as a minimum, with 2 inches of asphalt on compacted sub-grade as shown in the Standard Drawings. The remainder of the roadway may be gravel.
4. Private streets and easements shall have open access to the public. Private easements that access to two or more lots shall not be gated.
5. A circular turn around must be provided at the end of the private road. See the *Development Process Manual* Table 23.5.3 and City Standard 2510 for further information.

SETBACKS

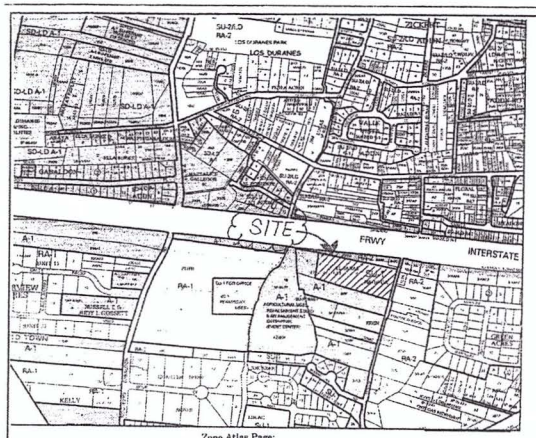
1. Minimum structure setbacks from the boundary line of the annexed property shall be as follows:
   a. 50 feet from the eastern boundary,
   b. 30 feet from the northern boundary and
   c. 30 feet from the southern and western boundaries.
2. Subdivision fencing setbacks shall be 50 feet from the eastern boundary line and 40 feet from the north south and west boundaries, unless the fence complies with 1a and 1b of the Fence Design Requirements of Page 5 of this Exhibit A.

ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT
L14-1391

SITE PLAN
LOTS 1 THRU 10
FINA SUBDIVISION

BEING A REPLAT OF LOT B OF EL JARAL SUBDIVISION

PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2018



Zone Atlas Page:

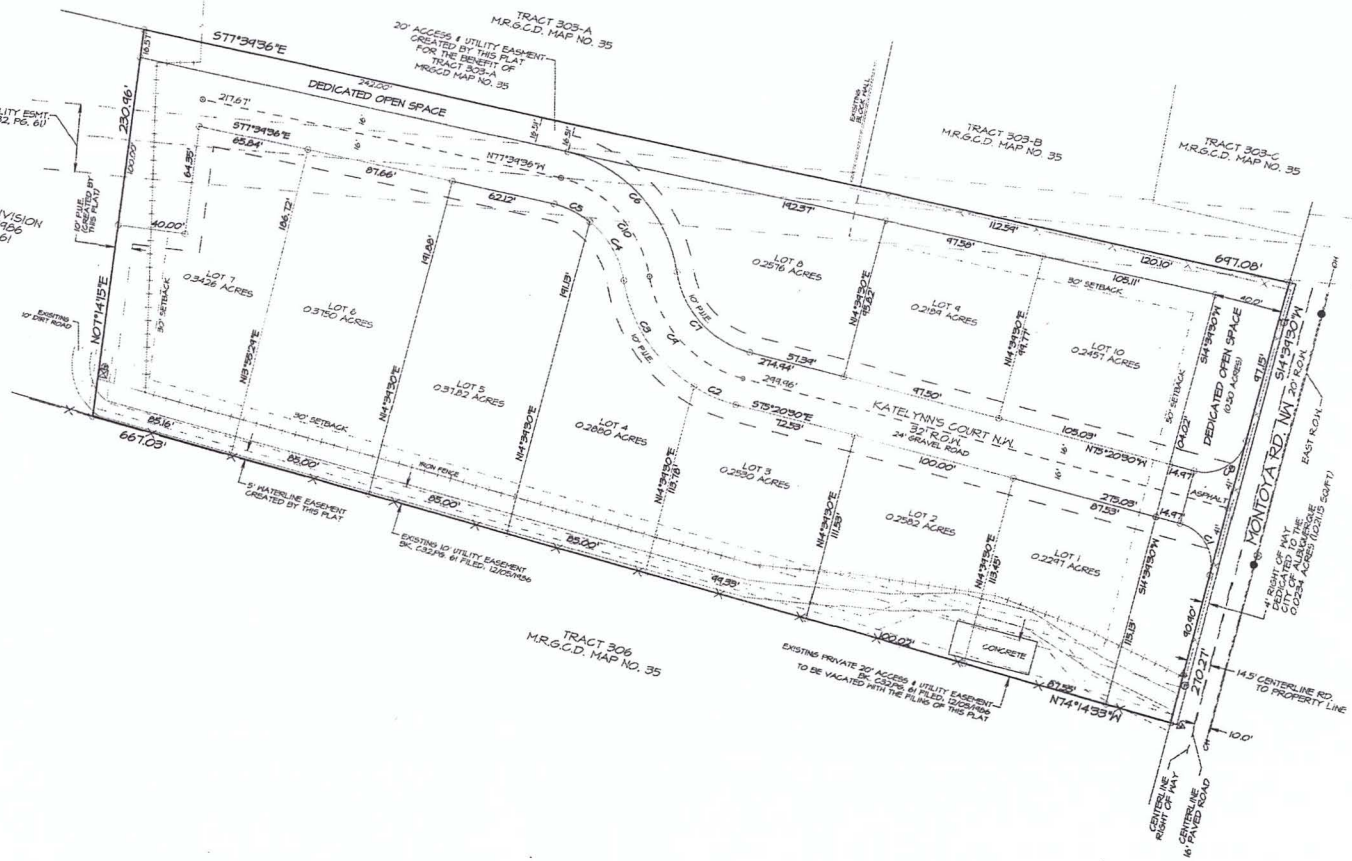
H-12-Z

LEGEND

- GAS METER
- WATER METER
- PHONE RISER
- FIRE HYDRANT
- TREE TO BE PLANTED
- ELEC TRANSFORMER
- POWER POLE
- EXISITING IRON FENCE
- EXISITING FENCE (X) LINE
- OVERHEAD UTILITIES

SCALE 1"=50'

0 50 100



CURVE TABLE		
RADIUS	LENGTH	DELTA
C1= 25.00'	39.27'	90°00'00"
C2= 91.00'	27.32'	17°12'05"
C3= 91.00'	77.98'	49°05'53"
C4= 56.15'	41.38'	42°13'28"
C5= 56.15'	23.60'	24°04'54"
C6= 88.15'	102.02'	66°18'40"
C7= 54.00'	68.42'	66°26'37"
C8= 25.00'	39.27'	90°00'00"
C9= 72.15'	83.50'	66°18'40"
C10= 75.00'	86.86'	66°21'22"

ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT
L14-1391

ADDITIONAL STAFF INFORMATION

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101
GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

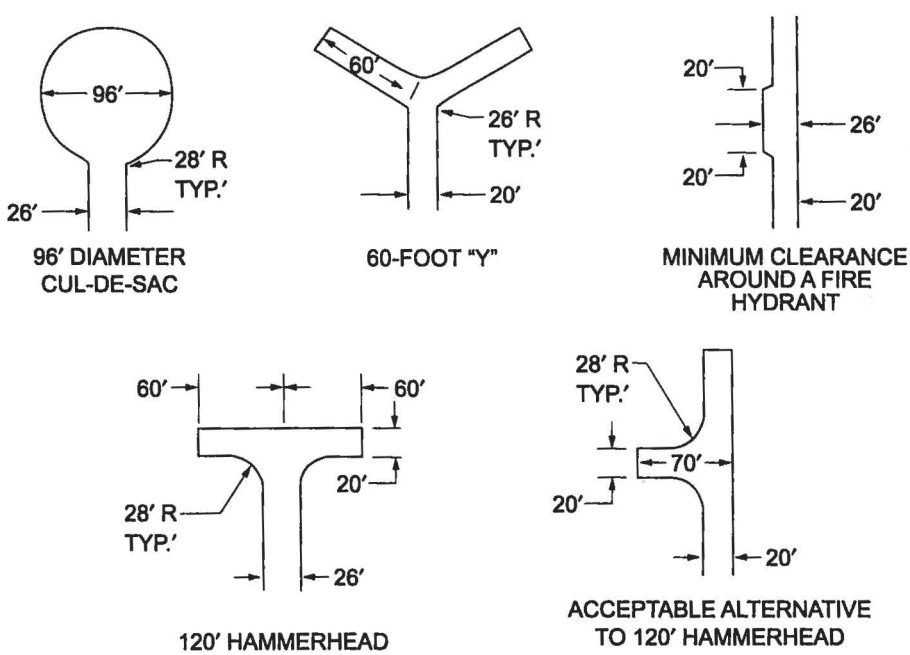
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

C32-61

SP-11-18-1407

86119863

C32-61

Plat of

EL JARAL SUBDIVISION

Lots A and B

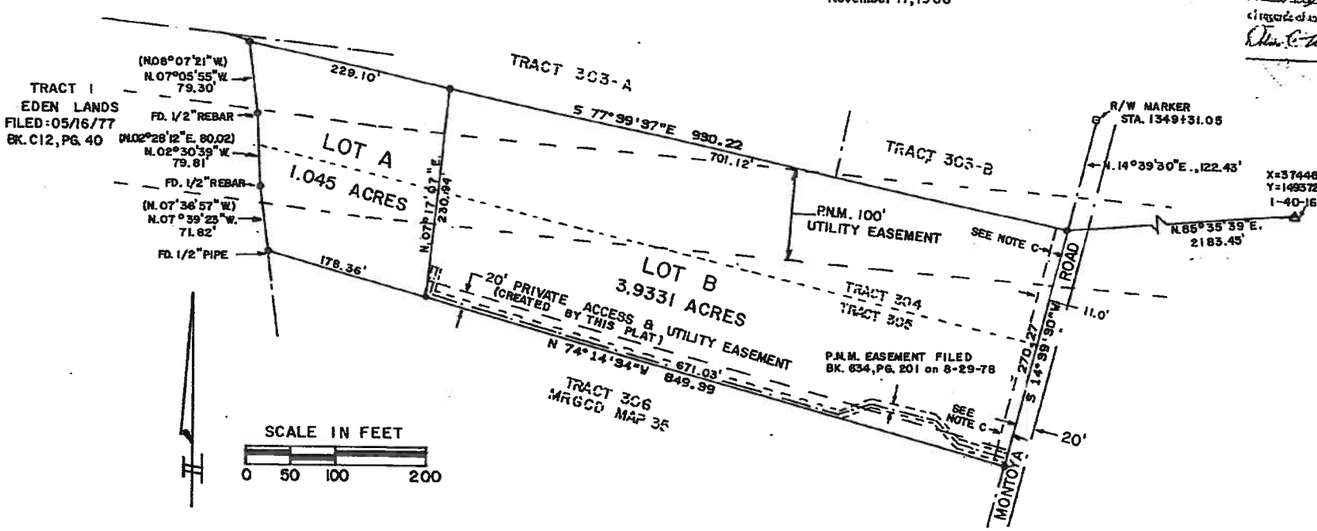
Being a Replat of Tracts 304 & 305

Middle Rio Grande Conservancy District Property Map No. 35

Bernalillo County, New Mexico

November 17, 1986

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
DEC 5 1986
At 2:56 o'clock p.m. Recorded in Volume C32
of records of said County Folio 61
Clerk & Recorder
Deputy Clerk



Notes

1. Total acreage: 4.9781 Acres more or less
2. All distances are ground distances
3. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone, at the New Mexico State Highway Commission Monument "I-40-16"
4. Delta Alpha = -00 14'29", X=374463.41, Y=1493720.25
5. Combined ground to grid factor = 0.99967968
6. Zone Atlas H-12-Z
7. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot B must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
8. Unless otherwise shown all corners are a 1/2" rebar and survey cap stamped LS 9801
9. Information shown in parenthesis is deed or record.
10. The purpose of this plat is to subdivide Tracts 304 & 305 into two tracts plus grant the necessary common access

LEGAL DESCRIPTION

A certain tract of land being designated as Tracts 304 & 305 of Plat of Middle Rio Grande Conservancy District Property Map No.35 situate in Section 12, T.10 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the northeast corner of said above mention Tract 304, also being a point in the west right-of-way line of Montoya Road N.W., whence the Albuquerque City Survey Monument "I-40-16" bears N.85 35'39"E., 2183.45 feet, also Interstate 40 Right-of-way Marker Station 1349+31.05 in the south right-of-way line of Interstate 40 bears N.14 39'30"E., 122.43 feet distant; running thence S.14 39'30"W., 270.27 feet to the southeast corner of said Tract; thence N.74 14'34"W., 849.99 feet to the southwest corner of said Tract; thence N.07 39'23"W., 71.82 feet; thence N.02 30'39"W., 79.81 feet; thence N.07 05'55"W., 79.30 feet to the northwest corner of said Tract; thence S.77 99'37"E., 990.22 feet to the southeast corner and point of beginning and containing 4.9781 acres more or less.

FREE CONSENT

SURVEYED and PLATTED and now comprising Lots A, B of EL JARAL SUBDIVISION in projected Sections 12, T.10 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico, with the free consent of and in accordance with and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby freely consent to all of the foregoing and do hereby represent that they are so authorized to act.

Carl David Bedford
CARL DAVID BEDFORD

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me on this 18th day of November, 1986.

My Commission Expires 7-22-89.

Theodore E. Kircher III
Notary Public

NOTARY PUBLIC STATE OF NEW MEXICO

NOTES:

A. Private Access and Utility Easement is for the sole benefit of Lot A & Lot B.

B. The owners of Lot A & Lot B are responsible for the maintenance of the private access easement within said lots.

C. 11 foot roadway easement - to be dedicated when so requested by the governmental agency having jurisdiction over Montoya Road.

CITY/COUNTY APPROVALS

N/A Property Management	Date	A.M.A.F.C.A. — 12/2/86 Date
12/3/86 City Surveyor	Date	Traffic Engineer — 12-5-86 Date
12-2-86 City Water Resources	Date	Parks and Recreation — 12-2-86 Date
12-5-86 City Engineer	Date	City Planning Director — 12-5-86 Date

SP-86-439

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, hereby certify that this plat of survey was prepared from field notes of an actual ground survey preformed by me or under my supervision; that it shows all easement of record; that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; and that it is true and correct to the best of my knowledge and belief.

Leonard D. Martinez
Leonard G. Martinez, N.M.L.S. No. 9801

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

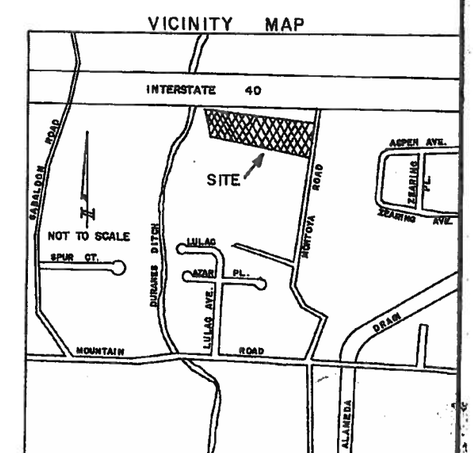
The foregoing instrument was acknowledged before me on this 18th day of November, 1986.

My Commission Expires 7-22-89.

Theodore E. Kircher III
Notary Public

NOTARY PUBLIC STATE OF NEW MEXICO

VICINITY MAP



C32-61

C32-61