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

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<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
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<td>☐ Decision by EPC, LC, ZHE, or City Staff (Form A)</td>
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**APPLICATION INFORMATION**

Applicant: City of Albuquerque, Planning Department / Urban Design & Development  
Phone: 505-924-3860

Address: 1 Civic Plaza NW  
Email: mrenz-whitmore@cabq.gov

City: Albuquerque  
State: NM  
Zip: 87103

Professional/Agent (if any):  
Address:  
Email:  
City:  
State:  
Zip:  
Proprietary Interest in Site: N/A  
List all owners: N/A

**BRIEF DESCRIPTION OF REQUEST**

Amendment to IDO Text – Small Area to amend the regulations that apply within 14 small areas: Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa – CPO-13; East Downtown - HPO-1; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center, MX-FB Zone District, and Uptown Area - 5-5(l)(2)

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

Lot or Tract No.: multiple  
Block:  
Unit:  
Subdivision/Addition:  
MRGCD Map No.:  
UPC Code:  
Zone Atlas Page(s):  
Existing Zoning:  
Proposed Zoning:  
# of Existing Lots:  
# of Proposed Lots:  
Total Area of Site (acres):  

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 15 Small Areas, citywide  
Between:  and:

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

Project #2018-001843 / Case # RZ-2019-00046 IDO Annual Update – 2019; Project # 1001620 / Case #16EPC-40082 – Adoption of the IDO

Signature:  
Date: November 30, 2020

Printed Name: Mikaela Renz-Whitmore  
☑ Applicant or ☐ Agent

**FOR OFFICIAL USE ONLY**

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<th>Case Numbers</th>
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Meeting/Hearing Date:  
Fee Total:  
Staff Signature:  
Date:  
Project #:  

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City of Albuquerque

DEVELOPMENT REVIEW APPLICATION  
Effective 4/17/19
Form Z: Policy Decisions

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

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

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

2. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

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

4. AMENDMENT TO IDO (TEXT) – Amendment to IDO Text – Small Area
   - Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
   - Proof of Pre-submittal Neighborhood Meeting per IDO Section 14-16-6-4(C)
   - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
   - Required notices with content per IDO Section 14-16-6-4(K)(6)
   - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first-class mailing
   - Proof of emailed notice to affected Neighborhood Association representatives
   - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners)

5. ZONING MAP AMENDMENT – EPC

6. ZONING MAP AMENDMENT – COUNCIL
   - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
   - Required notices with content per IDO Section 14-16-6-4(K)(6)
   - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
   - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing
   - Sign Posting Agreement

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

---

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

Signature: ________________________________ Date: November 30, 2020

Printed Name: Mikaela Renz-Whitmore [ ] Applicant or [ ] Agent

FOR OFFICIAL USE ONLY

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Staff Signature: ______________________ Date: ______________________

Effective 5/17/18
January 4, 2021

Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Serrano,

Please accept this REVISED letter of justification, required by IDO Subsection 14-16-6-7(E)(3)(a), of the request for an Amendment to IDO Text – Small Area, submitted for the Environmental Planning Commission’s review and recommendation to the City Council as part of the annual update required by IDO Subsection 14-16-6-3(D).

The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, citywide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City’s designated Centers and Corridors and to many small areas. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual (DPM).

The IDO annual update process was established to require a regular cycle for discussion among residents, City staff, businesses, and decision-makers to consider any needed changes that were identified over the course of the year. Over the course of the two-and-a-half years that the IDO has been effective, staff identified changes to 14 small areas standards that are needed to improve the clarity and intended implementation of the adopted regulations.

These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of “Small Area Proposed Text Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text – Small Area. These small areas include the Mixed-use - Form-based (MX-FB) Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; East Downtown – CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa – CPO-13; East Downtown - HPO-1; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).
Summary of Proposed Changes, by small area

Downtown Neighborhood Area - CPO-3

Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the rescinded Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

East Downtown - CPO-4

Provide an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. This adds consistency with changes made to parking requirements in the EDo HPO (5-5(F)(4)(a)) as part of this 2020 Annual Update. (5-5(F)(4)(a)(3).)

Los Duranes - CPO-6

Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard. (3-4(G)(3)(a)1.b.)

Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right-of-way. (3-4(G)(4)(b).)
Revise the building frontage types to allow a storefront or an urban residential frontage. This change clarifies what a residential façade is and links the regulation to defined terms. Currently residential developments also must use the storefront building frontage type, which is not appropriate for that use. (3-4(I)(5)(b)(4)b.)

Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not all sides of the lot) to be consistent with the rescinded Rio Grande Corridor Plan and makes the language structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

Revise the parking lot standard to apply to mixed use and non-residential development, which is consistent with the intent of the Rio Grande Corridor Plan. (3-4(L)(5)(b)3.)

Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses). (3-4(M)(5)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation, which is consistent with the rescinded Sawmill-Wells Park Sector Plan. (3-4(M)(5)(c)5.)
Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. (5-5(F)(4)(a)3.)

Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)
Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council Services. (3-6(E)(3).)

Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

Add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services. (5-12(E)(4)(d).)

Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)
Background
Unlike the 2019 IDO annual update, the 2020 IDO Annual Update is purposefully broken down into two cases instead of one. This is because the City-wide text amendments to the IDO are legislative in nature and the Small Area amendments are quasi-judicial in nature. There are two different application types for text amendments to the IDO, and this request is reviewed and decided according to IDO Subsection 14-16-6-7(E), Amendment to IDO Text – Small Area.

Justification for a Character Protection Overlay Zone under the Criteria in 6-7(E)(3)

Overview
These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC’s review and recommendation. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO Subsection 14-16-6-7(E)(3).

Review and Decision Criterion 14-16-6-7(E)(3)
6-7(E)(3)(a) The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response: ABC Comp Plan policies support this criterion for amendment of small area regulations and furthers the following applicable Goals and Policies in the ABC Comprehensive Plan.

These proposed amendments to the IDO text are consistent with Comp Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. Changes proposed via the memo and exhibit from City Council, in particular, are consistent with adopted policies to protect and enhance the quality of the City’s unique views, open spaces, neighborhoods, and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.
Chapter 4: Community Identity

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

Response: If approved, the request would further the Community Identity Character Goal (4.1), the Identity and Design policy (4.1.2), and the Neighborhoods policy (4.1.4). The IDO is intended to make zoning and land use entitlements in our community more transparent, accurate, and contextually compatible in order to enhance, protect, and preserve distinct communities, neighborhoods, and traditional communities. The IDO provides protections for residential neighborhoods through dimensional standards specific to residential zone districts in Part 2, tailored regulations in Overlay zones in Part 3, use-specific standards that require distance separations between non-residential and residential uses and zone districts in Part 4, and development standards that apply adjacent to residential uses or zone district, especially edge buffers and Neighborhood Edges in Part 5.

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

Response: If approved, the request would further the Identity and Design policy (4.1.2). The request protects the identity of neighborhoods and commercial districts by clarifying standards and regulations that are unclear. This will better ensure appropriate scale, design, and location of development. Revisions to the structure and implementation of the Coors VPO-1 and Northwest Mesa Escarpment VPO-2 regulations will help ensure the appropriate scale and location of development that protects views. The proposed new regulations, including allowing rooftop signs in and near Downtown and removing the transit parking reduction along Coors Blvd., are intended to ensure appropriate scale and character of development.

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

Response: If approved, the request would further the Neighborhoods policy (4.1.4). The request enhances, protects, and preserves neighborhoods and traditional communities by clarifying standards and regulations that are unclear. This will improve the implementation of the original goals and intent of the regulations as adopted through Sector Development Plans and the IDO. The proposed new regulations, including expanding the height restriction area and adding new use restrictions in the Northwest Mesa VPO, are intended to protect and enhance the existing character of those areas.

Chapter 5: Land Use

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

Response: If approved, the request would further the Centers and Corridors Goal (5.1). The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Comprehensive Plan in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from
potential adverse effects. The IDO regulations operationalize the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comprehensive Plan through regulations tailored to the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comprehensive Plan, as well as updated technical standards for infrastructure in the Development Process Manual.

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

**Response:** If approved, the request would further the Desired Growth policy (5.1.1). There are changes proposed for the following IDO subsections that would specifically apply in designated Centers & Corridor locations and generally implement this policy.

- Table 2-4-11 Setbacks in MX-FB zones (currently mapped DT and a MS location)
- 3-4(C)(5)(c) Remove transit parking reduction for VPO-1 (MT)
- 4-3(F)(4)(e) Restaurant Drive-throughs in Uptown (UC)
- 5-1(C)(2)(b) Contextual Residential infill standards in Downtown (DT)
- 5-5(B)(2)(a) Parking exemption in the Downtown Center (DT)
- 5-12(E)(4)(d) and 5-12(F)(3) Rooftop signs in and near Downtown Center (DT)

**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 of development within areas that should be more stable.

**Response:** If approved, the request would further the Development Areas policy (5.1.2). The request generally controls and restricts development in areas near Major Public Open Space and along view corridors, and allows more development intensity in designated centers.

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

**Response:** If approved, the request would further the Efficient Development Patterns Goal (5.3). The intent of many of the proposed changes is the clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making. The request promotes efficient development patterns by clarifying standards and regulations that are unclear. The request generally directs more intense growth to designated Centers and Corridors and limits development near sensitive lands.

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

**Response:** If approved, the request would further the Infill Development policy (5.3.1). Reducing setbacks in urban locations and allowing more flexible infill opportunities through
changes to the Contextual Residential Development standards encourage development in infill locations served with existing infrastructure and public facilities.

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

**Response:** If approved, the request would further the City Development Areas Goal (5.6). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will help reinforce the character and intensity of development in Areas of Consistency. The request generally directs more intense growth to designated Centers and Corridors, which are designated as Areas of Change, and limits development near sensitive lands and existing residential neighborhoods and historic districts, which are designated as Areas of Consistency.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

**Response:** If approved, the request would generally further the Areas of Change policy (5.6.2). Two of the proposed amendments would increase the current parking requirements in Areas of Change. While lower parking requirements in center and corridor areas generally promotes more development opportunity and intensity, in both of these locations, there are competing policies that would argue that the standard parking requirements and slightly less development intensity is more appropriate. In the Coors Boulevard VPO-1, lower intensity development is favored as a way to protect views and in the Downtown area, the parking exemption may not be appropriate outside the Downtown center to prevent impacts on existing residential neighborhoods.

**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.

**Response:** If approved, the request would further the Areas of Consistency policy (5.6.3). The majority of the proposed amendments apply in Areas of Consistency. Changes proposed generally protect and enhance the existing character of those areas, and to clarify how to apply the regulation in a way that is consistent with the intent.

**Goal 5.7 Implementation Processes:** Employ procedures and processes to effectively and equitably implement the Comp Plan.

**Response:** If approved, the request would further the Implementation Process Goal (5.7). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.
Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Response: If approved, the request would further the Regulatory Alignment policy (5.7.2). The IDO’s procedures and processes in Part 6 have been developed to effectively and equitably implement the Comprehensive Plan. In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO established an annual update requirement into the regulatory framework. Changes proposed are intended to continually improve how the IDO implements the comp Plan by aligning regulations with Comp Plan goals and policies.

Policy 5.7.5 - Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Response: If approved, the request would further the Public Engagement policy (5.7.5). The IDO Annual Update process was established to provide a regular cycle for discussion among residents, City staff, and decision makers to consider any needed changes that were identified over the course of the year. Changes proposed for Part 6 of the IDO are intended to improve public agency engagement opportunities in the planning and development process.

Policy 5.7.6 - Development Services: Provide high-quality customer service with transparent approval and permitting processes.

Response: If approved, the request would further the Development Services policy (5.7.6). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.

Chapter 7: Urban Design

Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Response: If approved, the request would further the Streetscapes & Development Form Goal (7.1). The IDO implements this Comp Plan goal through zoning standards that are appropriate in each zone district (Part 14-16-2); in specific small areas (Part 14-16-3); and in different contexts, such as next to residential neighborhoods, next to Major Public Open Space, in Centers/Corridors, or in Areas of Change/Consistency in use-specific standards (Part 14-16-4) and development standards in Part 5. Changes proposed for rooftop signs in and near Downtown, screening of parking garages at the street edge in East Downtown area, and clarifications to the view protection regulations along Coors Boulevard are intended to establish high-quality standards in the appropriate context.

Goal 7.3 - Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.
Response: If approved, the request would further the Sense of Place Goal (7.3). This request provides clarification for existing rules so that their implementation is consistent with the intent of the regulation. Proposed rules that carry forward provisions from rescinded Sector Plans honor the intent of those prior planning efforts and reflect the vision for those small areas. Proposed new rules, such as the drive-through allowance for restaurants in Uptown, are crafted to limit the applicability to appropriate locations while preserving the sense of place in the remainder of the Urban Center.

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

Response: If approved, the request would further the Natural and Cultural Features policy (7.3.1). The IDO establishes regulations that apply in particular contexts (Centers/Corridors, next to residential development, next to Major Public Open space, on sensitive lands, etc.). Changes proposed for the Los Duranes and Rio Grande Boulevard CPOs are intended to maintain the semi-rural and agricultural cultural landscapes in those areas. Changes proposed to the Volcano Mesa CPO and the two View Protection Overlay zones are intended to preserve, enhance, and leverage natural features and views toward geographical features that figure prominently in our cultural landscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

Response: If approved, the request would further the Community Character policy (7.3.2). the intent of the amendments to the 14 small areas is to improve implementation of the design standards that apply in specific small areas to protect and maintain the unique character and differences in those areas that contribute to their distinct identities.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Response: If approved, the request would further the Context-Sensitive Parking Goal (7.4). Changes proposed to the East Downtown CPO and HPO address parking structure walls and requires it to be screened or to have a wall that defines the street edge. This rule will result in new development that better complements the surrounding built environment.

Policy 7.4.2 - Parking Requirements: Establish off-street parking requirements based on development context.

Response: If approved, the request would further the Parking Requirements policy (7.4.2). The IDO regulates parking in Section 14-15-5-5 based on uses and context, including requirements tailored for Centers/Corridors versus elsewhere in the city. Changes proposed along Coors Boulevard would eliminate parking reductions associated with proximity to Major Transit corridors in an effort to maintain the lower intensity of building
development in the View Protection Overlay to better protect views. Proposed changes in the Downtown Area make the off-street parking exemption only apply within the Comp Plan designated Downtown Center, while adding back required parking to other portions of the downtown area that are outside of the Center. Existing neighborhoods surrounding downtown have had a long history of accommodating on-street parking for uses in the greater downtown area. Both of these changes require more parking in areas that might be appropriate, in order to protect views and provide transitions to existing residential neighborhoods.

Policy 7.5.1 - Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Response: If approved, the request would further the Landscape Design Policy (7.5.1). The IDO implements this Comp Plan goal and policy by increasing the required site landscaping for multi-family, mixed-use, and non-residential development in the Volcano Mesa Area. This change is intended to reduce the scale and intensity of development on the mesa top and to reduce the amount of impermeable land, which creates drainage and stormwater runoff problems. Requiring more landscaping could preserve more of the high-desert landscape and enhance a sense of place.

Chapter 8: Economic Development

Policy 8.1.1 - Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Response: If approved, the request would further the Diverse Places Policy (8.1.1). The IDO implements the Comp Plan by establishing zoning standards tailored to different zone districts and different contexts. Proposed changes in Part 14-16-4 and Part 14-16-5 generally further this Comp Plan goal and policy.

Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Response: If approved, the request would further the Resilient Economy Policy (8.1.1). The IDO implements the Comp Plan by establishing zoning standards that set the bar for high-quality development while still allowing a range of uses in appropriate contexts. The proposed change to allow drive-throughs for restaurants within 11,320 feet of I-40 in the Uptown Urban Center is intended to provide an incentive for development that responds to the new COVID-19 conditions.

Chapter 9: Housing

Policy 9.2.1 - Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.
Response: If approved, the request would further the Compatibility Policy (9.2.1). The proposed change to building setbacks in Los Duranes adds duplexes to the dwelling types that require a context sensitive setback (within 5’ of the setback on an abutting lot). Changes proposed in the Nob Hill CPO allows residential building frontage types so that multi-family developments are not required to have a false storefront window at the ground floor. Both of these changes will enhance neighborhood character, maintain compatibility with surrounding development, and maintain an appropriate relationship to the street.

Chapter 11: Heritage Conservation
Goal 11.3 - Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

Response: If approved, the request would further the Heritage Conservation Goal (11.3). The proposed changes to the View Protection Overlays and Historic Protection Overlay zone are intended to enhance implementation of the intent of these overlays. Many of the changes proposed clarify how to read and apply provisions in the IDO, which will result in better protection and enhancement of our significant cultural landscapes.

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

a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment

Response: If approved, the request would further the Natural and Cultural Features Policy (11.3.1) and sub-policy (11.3.1.a). The IDO includes many protections for Major Public Open Space and Sensitive Lands in Part 14-16-4 and Part 14-16-5. Changes proposed for small areas that are near Major Public Open Space and have views of significant environmental and cultural features would further this policy by adding regulatory protections for these natural and cultural landscapes.

6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria: 1. There has been a significant change in neighborhood or community conditions affecting the small area. 2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
Response: This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with that character based on the ABC Comp Plan Goals and Policies cited above. These same Goals and Policies demonstrate that the proposed development standards are more advantageous to the Community as articulated by the ABC Comp Plan by implementing development patterns and densities desired by the community.

6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria: 1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request. 2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: This criterion does not apply. The small areas are partially within areas designated as an Area of Change; however, there are portions that are designated as an Area of Consistency, so the criterion above applies to the whole small area.

6-7(E)(3)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response: This small area amendment does not propose to change any allowable uses.

6-7(E)(3)(e) The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.

Response: The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zoning standards. This small area amendment does not change any allowable uses or cause new development to happen, rather, it changes development standards for new development within the small area boundaries.

Public Outreach / Pre-submittal Neighborhood Meeting
The City's Alternative Dispute Resolution (ADR) facilitated a pre-submittal Neighborhood Meeting, as required by IDO Subsection 14-16-6-4(C). There were two opportunities to hear the same presentation and ask questions. These meetings were held on November 23, 2020. There was an approximately half-hour presentation followed by an hour-long question and answer session broken out into multiple break out rooms. The presentation is posted on the project website at:

- Pre-submittal Neighborhood Meeting Presentation (PDF)
- Pre-submittal Neighborhood Meeting Summary
The full facilitated meeting notes are included with this application, along with the Proof of Pre-submittal Neighborhood Meeting content analysis, as required by 14-16-6-4(C). The meeting report was sent out to all attendees who provided an email in the meeting or are on the project email list for newsletters. It was also sent out to all of the Neighborhood Association representatives who received notice of the meetings.

One major change that was made as a result of these meetings is that one proposed amendment in the Volcano Mesa CPO, which had a broader impact than originally intended, was removed from the application. There were public comments in opposition to this change, and additional comments requesting that there be additional building height restrictions on the mesa top. It would be more appropriate to consider changes to building height and massing during the Community Planning Area Assessment process. There were several other comments that require more analysis; they will be considered during the City’s review and decision process and discussed in the EPC staff report.

The Planning Department also held an open house meeting on December 17, 2020 to review and discuss any questions about the Citywide and Small Area Proposed Text Amendments. Staff recommended that any public comments be submitted in writing or provided verbally at the EPC hearing.

**Notification**

**Property Owner Mailed Notice**

The IDO requires mailed notice of the application submittal and EPC hearing to each affected property owner and property owners within 100 feet of those areas, pursuant to IDO Subsection 14-16-6-4(K)(3)(d) Notice for Amendment to IDO Text – Small Area. A map of affected property owners was created by AGIS staff. This Small Area Text Amendment Map shows all of the affected properties that received notice of this amendment.

Notification letters of the application were sent out between November 25 and 30, 2020. They were mailed to 20,419 property owners within or adjacent to the small areas that are included in this application. The project memo asked if subject line of the mailed affidavit was not updated. This is correct, a description of a prior request is inadvertently shown in the subject line, but the number of letters mailed and the signed date of 11-25-2020 confirm that this was prepared this year for this 2020 Annual Update.

After completing the mass mailing to property owners, staff realized that an error was made in using the 2019 property owner data from Bernalillo County Assessor’s Office. AGIS staff created a list of 2,808 properties that had a different owner mailing address in the 2020 Assessor’s property owner data. Planning staff sent out the mailed notice to these addresses starting on December 31, 2020.

**Neighborhood Association Notice**

Table 6-1-1 indicates that written (hard-copy) and e-mail notification is required. For an application for Amendment to IDO Text – Small Area, notice was provided pursuant to 14-16-6-4(K)(3)(b)(3). This section states: “For all other applications: any Neighborhood Association whose boundaries include or are adjacent to the subject property or small area.” This application is considered to be “all other applications” because it is not for applications (1) related to a citywide Policy Decision, or (2) related to a Wireless Telecommunications Facility. The list of Neighborhood Associations that are required to be
notice was provided by the Office of Neighborhood Coordination (attached to application), and created by AGIS geographic analysis of the small area boundaries and neighborhood association and coalitions data.

Electronic mailed notice is required, and mailed notice to Neighborhood Association representatives is only required if there is no e-mail address on file for that representative. Letters were mailed to any Neighborhood Representative who does not have an e-mail address on file with the Office of Neighborhood Coordination (IDO 6-4(K)(3)(b)(4)).

Neighborhood Associations that include or abut any of the small areas included in this application received emailed notice on November 27, 2020. There were 10 neighborhood representatives who either did not have an email address on file with the Office of Neighborhood Coordination or their mailbox was full and could not accept new messages. These individuals received mailed notice.

**Property Owner and Neighborhood Association Notification Letter Content**

The notification letters included links to the project website - [https://abc-zone.com/ido-annual-update-small-area-text-amendments](https://abc-zone.com/ido-annual-update-small-area-text-amendments) - where complete information on the application, the proposed amendments, the review and decision process, and scheduled meetings are posted. The letter also included information about a public Open House meeting held on December 17, 2020. There was an approximately hour-long presentation that was focused on citywide changes, followed by an hour-long question and answer session broken out into multiple break out rooms, including two designated for small area discussions.

Long Range staff have not received a request for a post-application facilitated meeting. If one is requested, Long Range staff will be happy to work with ADR to respond. Please note, however, that Citywide Policy Decisions are not listed in the section that would require a delay in the decision on the application to allow a post-submittal facilitated meeting (IDO 14-16-6-4(L)(2)). This is because the EPC is a review and recommending body, and continued opportunity for discussion and commenting is provided through the City Council review and decision process.

**Conclusion**

This request promotes public health, safety, and welfare by improving the quality and the enforceability of the existing land use and zoning regulations. These proposed amendments to the IDO text will promote economic growth and investment in the City as a whole. The proposed changes respond to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes in market demands for housing and business needs, coupled with the imperative of protecting existing neighborhoods are addressed in the proposed edits and amendments.

Sincerely,

Mikaela Renz-Whitmore, Long Range Planning Manager
City Planning Department
Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a $50 PRT fee.

<table>
<thead>
<tr>
<th>PA#: 20-209</th>
<th>Received By: Diego Ewell</th>
<th>Date: 11/12/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPOINTMENT DATE &amp; TIME: N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT INFORMATION:**
*For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.*

<table>
<thead>
<tr>
<th>Size of Site:</th>
<th>Existing Zoning:</th>
<th>Proposed Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 small areas</td>
<td>misc.</td>
<td>no change</td>
</tr>
</tbody>
</table>

Previous case number(s) for this site: Project #2019-001843, RZ-2019-0046, Project 1001620

Applicable Overlays or Mapped Areas: 14 small areas, see below for full list

**RESIDENTIAL** – Type and No. of Units:

**NON-RESIDENTIAL** – Estimated building square footage: No. of Employees:

**MIXED-USE** – Project specifics:

**LOCATION OF REQUEST:**

<table>
<thead>
<tr>
<th>Physical Address:</th>
<th>Zone Atlas Page (Please identify subject site on the map and attach):</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 small areas, across the city</td>
<td>misc.</td>
</tr>
</tbody>
</table>

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

Amendment to IDO Text - Small Area for the 2020 IDO Annual Update

**QUESTIONS OR CONCERNS** (Please be specific so that our staff can do the appropriate research)

This request applies to 14 mall areas established in the IDO or Comprehensive Plan, including the Mixed-use - Form-based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa - CPO 13; East Downtown - HPO-1; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).

Please review application process and procedures for a Text Amendment to the IDO - Small Area.
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-209 __________ Date: 11/17/20 _____________ Time: N/A (sent via email to abctoz@cabq.gov)

Address: 14 small areas

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)
Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)
Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)
Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)
Hydrology: Ernest Armijo, P.E., (earmijo@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

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

REQUEST: Amendment to IDO Text - Small Area for the 2020 IDO Annual Update

SITE INFORMATION:

Zone: x  Size: x
Use: x  Overlay zone: x
Comp Plan Area of: x  Comp Plan Corridor: x
Comp Plan Center: x  MPOS or Sensitive Lands: x
Parking: 5-5  MR Area: x
Landscaping: 5-6  Street Trees: 5-6(D)(1)
Use Specific Standards: Allowable Uses, Table 4-2-1
Dimensional Standards: See Dimensional Standards tables in the IDO
*Neighborhood Organization/s: Contact ONC regarding mailed notice requirement (to property owners within
and adjacent to the small area)
*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the
Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.

PROCESS:

Type of Action: Amendment to IDO Text – Small Area 6-7(E)
Review and Approval Body: EPC  Is this a PRT requirement? Yes
NOTES:
See the Integrated Development Ordinance

New Public Notice Forms
We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting or http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance
- Public Notice or http://www.cabq.gov/planning/urban-design-development/public-notice

Records requests
To request a site plan and/or Notice of Decision, please use ABQ Records web page:
https://www.cabq.gov/clerk/public-records
Please include the site’s address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records
Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. https://cabq.nextrequest.com/
This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.
- Linda Rumpf, lrumpf@cabq.gov

File Submittal
For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:
https://www.cabq.gov/planning/building-safety-permits

Current Planning Comments
Amendment to IDO Text – Small Area 6-7(E)

Public Notice
**Zoning Comments**

6-7-E-3 text amendment to IDO

EPC – 6-7-E-2-a
Transportation Development comments
For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

**Contact Jeanne Wolfenbarger for comments/discussion/input.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov
1. An application for Amendment to IDO Text – Small Area requires an offer of a pre-submittal neighborhood meeting, per Table 6-1-1.

2. The attached documentation demonstrates that a meeting was offered to all of the Neighborhood Association representatives on file with the Office of Neighborhood Coordination, along with the list of individuals who received notice.

3. Two facilitated meetings were held to satisfy this requirement. The following is proof that the meeting occurred:
   a. The attached facilitated meeting notes, provided by an independent, third-party facilitator are proof that a meeting occurred.
   b. The following email addresses were provided via chat during the meeting:
      i. marwan.christina@gmail.com
      ii. peggyd333@yahoo.com
      iii. Jane.Baechle@gmail.com
   c. Additional attendees are listed in the facilitated meeting notes.

4. Meeting location, date, and time:
   a. Zoom Meeting on Monday, November 23, 2020 at 12:30 pm
      i. https://cabq.zoom.us/j/95955113339
      ii. Phone: +1-346-248-7799, Meeting ID: 959 5511 3339
   b. Zoom Meeting on Monday, November 23, 2020 at 5:30 pm
      i. https://cabq.zoom.us/j/97337147540
      ii. Phone: +1-346-248-7799, Meeting ID: 973 3714 7540

5. Summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any:
   a. The facilitated meeting report includes a summary of discussion, concerns raised, and areas of agreement and disagreement.

6. Identification of any design accommodations that may have been made as a result of the meeting.
   a. This is an Amendment to IDO Text – Small Area, and does not include any proposed development or design.
   b. In terms of accommodations made in the application, the main change includes removing the proposed amendment to the Volcano Mesa CPO-13 to allow cluster developments to have up to 75% of the building footprint as a second story. This item received the most discussion and opposition. Council staff pointed out that this rule in the Sector Plan only applied to one zone. Staff research after the first meeting identified that there is a very limited area within the CPO that could have applied this rule prior to adoption of the IDO; adoption of the rule would have extended the applicability throughout the CPO. As a substantial change, it would be more appropriate to consider this during the CPA process.

7. If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns. The following concerns raised at the meeting were not accommodated:
a. Rio Grande Blvd. CPO: The minimum setback from the right-of-way between Indian School and Montano should be 20 feet, not 25 feet.
   i. Response: This comment will be considered during the City’s review/decision process.

b. Los Duranes CPO: The setback requirement should include the term “duplexes.”
   i. Response: This comment will be considered during the City’s review/decision process.

c. Downtown Area: The person in attendance did not agree with changing the term “Downtown Area” to “Downtown Center,” then limiting the parking exemption for new developments to that in the Downtown Center. This would shrink the current parking exemption for developers.
   i. Response: Many residents have called for this change because of limited parking for multi-family developments outside of the Downtown Center in the residential neighborhoods. Existing developments would be allowed as nonconforming. New development would have to provide parking on-site, on-street, or via shared parking.

d. Northwest Mesa VPO: The new sub-area proposed height cap of 30 feet within 660’ of the current height restriction area is still too high and should be negotiated before the City submits the application.
   i. Response: Staff believes that this amendment would add a new height limitation, which is consistent with the desired goal of lowering building heights near the Petroglyph National Monument. Delaying consideration of this would allow taller buildings to come in, so delaying this amendment would be counter to the desired goal of Council and meeting attendees.

e. Northwest Mesa VPO: Miscellaneous comments provided in the chat discussion.
   i. Response: These comments will be considered during the City’s review/decision process.

f. Coors Corridor VPO: The current regulations do not consider the impact that buildings on abutting sites may have within a view frame, which would further restrict views.
   i. Response: This comment will be considered during the City’s review/decision process.

g. Volcano Mesa CPO: One resident had concerns about the urban center as too dense for the mesa top. The same resident is concerned that the City is not planning parks on the west side.
   i. Response: None of the proposed changes affect these concerns. The Volcano Heights Urban Center is adopted in the Comprehensive Plan, which would have to be amended to change the designation of this area. Park planning is the purview of the City Parks and Recreation Department and is constrained by the Impact Fee Ordinance, which gathers money for parks and sets a geography within which those funds must be spent.

8. The Facilitated Meeting Report is posted on the project website at this address, under the section Pre-submittal Neighborhood Meeting: https://abc-zone.com/ido-annual-update-small-area-text-amendments
Pre-submittal Neighborhood Meeting

The City's Alternative Dispute Resolution (ADR) will facilitate a pre-submittal Neighborhood Meeting, as required by IDO Subsection 14-16-6-4(C). There will be two opportunities to hear the same presentation.

WHEN: Monday, November 23, 2020, 12:30 - 2 p.m. via Zoom
WHEN: Monday, November 23, 2020, 5:30 - 7:00 p.m. via Zoom
WHERE: Online via Zoom
WHO: All affected Neighborhood Associations

- Pre-submittal Neighborhood Meeting Request
- Pre-submittal Meeting Request Notice Checklist
- Pre-submittal Neighborhood Meeting Presentation
- Pre-submittal Neighborhood Meeting Summary

Other participants with email addresses on file:

- Chanteil Walter: Chanteil_Walter@nps.gov
- Pat Gallagher: patgllgr@aol.com
- Mike Voorhees: mike@cyonic.com
- Rene Horvath: aboard10@juno.com
- Tricia Keffer: tkeffer@cabq.gov
- Michael Vos: vos@consensusplanning.com
- Joshua Beutler: jlbeutler@gmail.com

The meeting report was sent on November 27, 2020 by the meeting facilitator to all of the Neighborhood Association representatives who received notice of the meeting.
CITY OF ALBUQUERQUE FACILITATION PROGRAM
MEETING SUMMARY REPORT

Project: IDO Small Area Text Amendments Community Meetings
Facilitators: Philip Crump, Jessie Lawrence, Jocelyn Torres
Report Submitted By: Jessie Lawrence

Meeting Date/Time: November 23, 2020, 12:30 PM and 5:30 PM
Meeting Location: Via Zoom
Number of Participants: Approximately 30 over two meetings, plus City staff participants

Background and Summary:
CABQ long-range planning staff hosted two community meetings to share information and get community members’ input about submitted text amendments to the IDO affecting 14 small areas in the city. Staff presented the proposed amendments and received questions and feedback.

Most questions and concerns were about proposed changes to the Volcano Mesa Character Protection Overlay (CPO) and the Coors Blvd. View Protection Overlay (VPO). In particular, neighbors were concerned about a proposed change to increase height to 26 feet on a maximum of 75% of the building footprint in cluster development in the Volcano Mesa CPO, and staff said that they would revisit this. Neighbors in Northwest ABQ were also most concerned about other height regulations and the view protections along the Coors Corridor. There were only a few comments about changes in other areas of the city.

Other questions and concerns, submitted both verbally and via Zoom chat, are included in the Meeting Specifics section. The meetings were also recorded via Zoom to be posted on the Planning website. Updates will be posted on the IDO website at https://abc-zone.com/ido-annual-update-small-area-text-amendments. Staff said that they welcomed other comments by email or other meetings with residents.

Meeting Specifics:

1. Introduction and Overview – Both Meetings
   a. Carrie Barkhurst, CABQ Planner, introduced the other members of City staff in attendance and provided an overview of the IDO, the types of amendments being proposed, and the process.
      i. Slides are posted online at https://abc-zone.com/node/1173.
   b. Staff plans to submit the annual update on November 30, 2020.
      i. It is expected to be heard by the EPC at the January 2021 meeting.
   c. Questions and comments received during the Introduction and Overview:
      i. Neighbor (N): Are chats part of the record?
         1. Staff (S): Yes, chats are part of the record.
ii. N: Is there a goal for these meetings regarding how many community participants would be an expected outcome to actually call it a public meeting?
   1. S: Participation is voluntary for all interested.
   2. N: So no goals for community participation. Ok, how can communities access the new purpose of protecting communities to argue against over development and liberalizations of densities and height restrictions across the city? What type of argument would hold up at EPC for communities, relying on this newly amended IDO purpose of protecting communities, to challenge amendments that remove more of the established visioning of their areas?

d. Staff shared their contact information for additional comments and communication:
   i. Carrie Barkhurst: kcbarkhurst@cabq.gov
   ii. Mikaela Renz-Whitmore: mrenz@cabq.gov
   iii. Staff Project Team: abctoz@cabq.gov

2. Northwest Albuquerque Breakout Room – 12:30 Meeting
   a. Carrie Barkhurst presented the changes, starting with the Volcano Mesa CPO.
      i. In the Volcano Mesa CPO:
         1. The first change presented was a change to building height for cluster development.
         2. The second change was a clarification re garage access and a change to three-car garage design.
         3. The third change was to the amount of landscaping on multi-family, mixed-use, or non-residential development.
      
      ii. In the Northwest Mesa VPO:
         1. The first change presented was a new height restriction sub-area, with an additional height restriction of 30 feet in a 660-foot sub-area at the edge of the Northwest Mesa Escarpment Plan Area. There are also new use standards for this area.
         2. The second change includes two clarifications, one on view corridors and one on drainage as a potential hardship in variance criteria.
      
      iii. In the Coors Blvd. VPO:
         1. Definitions of sight line, view plane, and view point are modified.
         2. Structure height and structure bulk standards are clarified.
   
   b. Questions and comments related to Volcano Mesa CPO height changes:
      i. N: Is this guaranteed?
         1. S: This is a proposal for a change. It was requested, and when there’s a request, the Planning Department takes them and puts
them on a list for discussion. Through the review process, the Planning Department listens to concerns and there are public hearings.

ii. N: Who requested this change?

iii. N: How can we oppose it?
   1. S: We received a request from Pulte. It is based on a rule that was adopted by City Council in November 2014.
   2. N2: We recently opposed Pulte’s request.
   3. N3: We already won the opposition.
   4. N4: Pulte lost two different hearings on this.

iv. N: The Volcano Cliffs plan said 50%, which it should stay. Pulte put in a variance that was opposed and denied. Residents are against this.

v. N: Pulte was denied on this. Now they’re coming to the city to request the whole law to be changed. What do we need to do to prove our point? Pulte builds in so many locations, they didn’t have to do this here.

vi. N: Completely in opposition.

vii. N: Pulte has several single lots. Nothing together. I do not support this at all.

viii. N: I also oppose.

ix. N: Favors Pulte over custom builders who adhere to the rules.

x. N: Counter proposal should be to stay as it is.
   1. S: People who are opposed, their comments will be recorded. They can also submit comments. City staff will also have another meeting with those who are interested.

xi. N: Can anyone speak to metrics that are being drafted to support the newly established purpose of the IDO: "protecting communities"? Well I’d hope they are being drafted, but as most things are done in secret at the PD, we don’t get info on this. But metrics that would address the protection of communities are needed at EPC, DRB and CC.
   1. S: The city recently adopted numerous metrics. As the City begins the Community Planning Area assessments next year, they will begin evaluating that data and tracking whether we’re moving toward the vision of the Comprehensive Plan. That’s a longer timeline.
   2. N: Where can we review these? Can we apply anything to these issues where communities feel that amendments are going to hurt them?
   3. S: If this is tied to the review and decision criteria for this decision type, there are criteria that decision-makers will be weighing. That is available in in Subsection 6-7(E)(3) on page 474.

xii. N: In the agenda, it stated, “consistent with the Volcano Cliffs Sector Plan.” It is not consistent with the SDP, which always had 50% as a limit.
It goes back to Pulte coming into neighborhoods and trying to force certain designs through. This changes the character from the SDP. How did this language get in here?

1. S: This is why we’re having the neighborhood meeting, to see what the public perception is. We want to listen and continue this conversation.

2. Petra Morris, Council Staff: In the Volcano Cliffs SDP, in the large lot zone, the point that the neighbors are concerned about is that in the SDP this applied to one area where there are large pieces of land. We might want to think about where this would apply, rather than all of Volcano Mesa. It can match more closely to what was originally in the Volcano Cliffs plan.
   a. S: It does sound like this needs more work, and we’re happy to have continued conversations.

xiii. N: If Pulte would like to build here then they should abide by the same standards we adhered to. Ron Montoya charges $1.25 sq/ft for designs. I’m sure Pulte could pony up that amount to offer floor plans that are in accordance with what we signed up for.

xiv. N: Citing SDP:
   1. On page 57 to left: "large lots consist of single family homes....built in a way that compliments natural environment."
   2. On page 59 to left: "Clustered housing is encouraged to conserve the area's natural terrain and beauty..."
   3. On page 59: "This unique location deserves appropriate development standards that reflect the distinctive context."

xv. N: What we are saying is that you are losing the trust of the public that you are actually working to uphold communities visions.

c. Questions and comments related to Northwest Mesa VPO changes:
   i. N: Would there be a separate height stipulation when the development would be near MPOS/Petroglyph National Monument?
   ii. N: Why does the line go through the Northern Geologic Window? Is that a map error?
      1. S: I don’t believe that it is a mapping error, but we will look at it.
   iii. N: A 30-foot height? That’s pretty high.
      1. S: Right now there is no height limitation in this area, and some of these zones have higher heights. The goal is to create a buffer area between these areas and the Petroglyph area.
      2. N: I think these height areas need to be figured out before the EPC. That’s what good planning is about.
          a. S: We could put a pause on this and wait until the Community Planning Area assessment, or we can have side meetings with people who are interested.
b. N: When are these submitted?
c. S: These are submitted November 30. These are not set in stone at that point, and we can keep meeting and changing things outside of the hearing process.
d. N: I think this should be held up.

iv. N: Are there any stipulations for night lighting - to protect the dark night skies in these areas - in these commercial use areas?
v. N: There are a few lots in Petroglyph estates whose pads are significantly higher than street level or even adjoining lots. Is there a standard that these lot owners should be adhering to?
vi. N: Clarify that more restrictive 26’ in LL 3-4(N) (1) would apply, is there confusion?
1. S: Yes, the height limit is 30 feet, the zone limit, or the height sub-area limit, whichever is less.
vii. N: How will increased height mitigate drainage? Someplace to find examples? Drainage is a significant issue for downstream neighborhoods.
viii. N: Does this mean that an applicant who wants a variance to height can get it if there are drainage issues?
1. S: There is a process at the EPC for a height variance. In addition to the normal criteria, this is a list describing the types of physical constraints.
2. N: I don’t know why you would get a variance for a drainage area. Everyone needs to deal with that. I don’t know why you need to add any more. Preserving the views is the greatest asset we have here.

d. Questions and comments related to Coors Blvd. VPO changes:
i. N: Does the view of the Bosque have the same protection, or just the Sandias in the View Frame?
1. S: Views towards the bosque are part of what we want to protect. The building massing and structure bulk requirements are how we try to get at it.
ii. N: Good changes.
iii. N: Take some heart, views along Tramway, Paseo, Alameda, San Pedro are for sale with no protections at all!
iv. N: Was the word “view” crossed out on the definition of view plane?
1. S: Yes, because that was using the term in its own definition.

3. Northwest Albuquerque Breakout Room – 5:30 Meeting
a. Carrie Barkhurst presented the changes, starting with the Coors Blvd. VPO.
i. In the Coors Blvd. VPO:
1. These edits are reflecting some changes that the community loved that were missed earlier.
2. Definitions of sight line, view plane, and view point are modified.
3. Structure height and structure bulk standards are clarified.

ii. In the Northwest Mesa VPO:
   1. The first change presented was a new height restriction sub-area, with an additional height restriction of 30 feet in a 660-foot sub-area at the edge of the Northwest Mesa Escarpment Plan Area. There are also new use standards for this area.
   2. The second change includes two clarifications, one on view corridors and one on drainage as a potential hardship in variance criteria.

iii. In the Volcano Mesa CPO:
   1. The first change presented was a change to building height for cluster development. Staff said that based on the feedback at the earlier meeting, they would be revising their analysis on this item. The cluster development only applies in one small area, and staff heard strong opposition to expanding this.
   2. The second change was a clarification re garage access and a change to three-car garage design.
   3. The third change presented was about a prohibition on electronic signs.

b. Questions and comments related to Coors Blvd. VPO changes:
   i. N: Has the text of the proposed amendments been shared?
      1. S: This presentation is on the website, so you can see what Carrie is projecting: https://abc-zone.com/node/1173. Notice will go out to Neighborhood Associations for the submittal, and we'll post the final language on the website.
   ii. N: When you say the ridgeline, it’s along the whole length of the Sandias, and the goal is to see the bosque treetops and the mountains, correct?
      1. S: Yes.
      2. N: We’re measuring from 4 feet above Coors, extended horizontally perpendicular to the site. It’s constantly being challenged, and we’re getting taller buildings that aren’t following the rules well.
   iii. N: Re the 20-foot and 16-foot building heights, that’s mostly north of Paseo del Norte, right?
      1. S: Yes.
   iv. N: One of the problems with the massing is that one lot may comply, but then you add other buildings around it, and you lose the view.
      1. S: That’s a good point. If your neighbor is obstructing part of your view frame, I don’t know how that’s interpreted.
CITY OF ALBUQUERQUE FACILITATION PROGRAM
MEETING SUMMARY REPORT

2. N: It would be nice if the planning department would encourage applicants to see that this is a community asset and there’s value in following these rules.

v. N: In view frame, part of 50% can be above the view frame!
   1. S: In the bulk massing, part can be taller if you’re leaving open areas in other places. There are also the overall height restrictions. Part of the intent is also protecting the views of the bosque, but in some locations it is harder.

vi. N: Re where the view is supposed to be measured. It’s supposed to be a 45 degree angle from the northbound right-hand lane of Coors. It’s inaccurate to say that you want to protect views from up high, because it’s street-level views.

vii. N: People on the west side spent a lot of time in hearings expressing their concerns before the IDO. We were under the impression that our concerns would be heard and addressed in the language, and this did not occur. I want to make sure that now the language reflects the original intent.

viii. N: Who are the parties interpreting this VPO?
    1. S: Code enforcement interprets all of the zoning codes.
    2. N: How will we be guaranteed that we don’t encounter a situation where the person approving plans makes approvals that violate what is supposed to be there?
       a. S: If you let us know what that specific case was, we can look into it and discuss why that might have happened.

Questions and comments related to Northwest Mesa VPO changes:

i. N: Did the IDO update reduce the size of the areas to which the protection ordinances apply?
   1. S: No, the IDO carried over the geographies established prior to the IDO.
   2. S: The proposed update is to expand the area. The 2019 update proposed to amend multiple small areas, but because the planning department needed to notify property owners, those were pulled out of the 2019 update.
   3. N: It seems like there’s an intent to reduce the areas covered by protections.

ii. N: It seems like we should be capping the height of these homes more. This is a residential area.
    1. S: The residential zones will still have their height limitations, which may be greater. This limitation will affect the areas that have higher height limitations.
    2. N: I think the limit should be 26 feet.
iii. N: If someone asks for a height variance, how much higher than 15 feet is it?
   1. S: I believe it’s currently 19 feet measured from natural grade.

d. Questions and comments related to Volcano Mesa VPO changes:
   i. N: I live in an area where there are one-story cluster developments happening now. Is this really a good idea? Cluster developments have so many exceptions already. And what’s considered open space is poorly defined. I worry that this could be abused.
      1. Petra Morris: There is a proposal to tighten up the language in the common open space definition. It’s about preserving what’s on the site before the development occurs. This will be in the annual update.
      2. N: If it is possible to say 30% of the site should be preservation of virgin lands, that would be better to me.
   ii. N: I have concerns about the urban center, because it’s pretty dense for the mesa top. I see a lot more density being proposed up there, and we’re also not planning parks any more on the west side, and I think that’s a mistake.
   iii. N: When will the new wording be available? Will area for 75% only be for VCRR?
      1. S: Notice will go out to Neighborhood Associations for the submittal, and we'll post the final language on the webpage here: https://abc-zone.com/ido-annual-update-small-area-text-amendments.
      2. N: Will the 75% language be changed for the draft being submitted Monday?
   iv. N: Get those improper "open spaces" removed from the open space definition.
   v. N: I believe that what you show here as written is wrong. In reference to the 75% massing proposal. The changes characterized in the announcement as "consistent with the Volcano Cliffs Sector Plan" is in error. The Volcano Cliffs Sector Development Plan (The last amended and in force version of 7-9-2015) clearly limits second story building to 50% of the building footprint in 4 of the 5 zones described in the Plan. Only for the VCRR zone, and only for Private Commons Development (PCD)/Cluster Development per City Zoning Code Section 14-16-3-16, is a 75% standard applicable.
   vi. N: I think that no setback in a rear facing garage only makes sense.
   vii. N: Planning still does not have a glossary definition of density.
   viii. N: Thank you for the opportunity to participate and keeping neighborhood association informed.
4. Central/Eastern Albuquerque Breakout Room – 12:30 Meeting
   a. One person was in attendance in this room and wanted to understand the proposed changes.
   b. Planning staff explained all of the changes.
   c. The person in attendance had no objections to the proposed changes.
   d. The next comprehensive review of the Rio Grande area will occur in 2023.

5. Central/Eastern Albuquerque Breakout Room – 5:30 Meeting
   a. One person was in attendance in this room, with an interest in the Downtown area.
   b. Planning staff explained the proposed changes to the Downtown area.
   c. Outcomes of the discussion:
      i. Rio Grande Blvd. CPO: The minimum setback from the right-of-way between Indian School and Montano should be 20 feet, not 25 feet.
      ii. Los Duranes CPO: The setback requirement should include the term “duplexes.”
      iii. Downtown Area: The person in attendance did not agree with changing the term “Downtown Area” to “Downtown Center,” then limiting the parking exemption for new developments to that in the Downtown Center. This would shrink the current parking exemption for developers.

Names/Zoom IDs of Attendees:
• Meeting 1, 12:30 PM:
  o Marwan
  o Mb422
  o Randy Chavez
  o Eleanor
  o Chanteil Walter
  o Jane Baechle
  o Pat Gallagher
  o Marina and Chuck
  o Mike Voorhees
  o Abe Apodaca
  o Nancy
  o Rene Horvath
  o Tricia Keffer
  o Yvette Lozoya
  o C. Thompson
  o Zac Schmidt
  o Toddy Voorhees
  o Ms. Neff
Meeting 2, 5:30 PM:
- Joshua Beutler
- Shawn
- Becky Davis
- Marian Pendleton
- Michael Vos
- Anthony Raymer
- Mb422
- Ms. Neff
- Rene Horvath
- Chris Vanthillo
- Patrick and Teise Ferrell
- Ew2

CABQ Staff Attendees:
- Carrie Barkhurst
- Mikaela Renz-Whitmore
- Terra Reed
- Jolene Wolfley
- Francine Pacheco
- Rebecca Bolen
- Petra Morris
- Shanna Schultz
Hi all,

Thanks to those of you who attended the November 23 meetings on the IDO small area text amendments. I’m attaching the meeting summary report. Should you read something in the report that you believe is an inaccurate representation of what was said in the meeting, please refer to the amendment parameters at the bottom of this page and feel free to contact me.

If you have additional communication about this topic, please contact City planning staff directly. Contact information is included in the report, and they are cc’ed here.

I’m including a link to the applicant survey for the city staff, and a link to the participant survey for everyone else who attended the meeting:


Thank you for your participation in these meetings. I enjoyed working with you.

Sincerely,
Jessie Lawrence
CABQ Contract Facilitator
November 4, 2020

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood: 

Amendment to IDO Text – Small Area.

There will be a Neighborhood Meeting facilitated by the City’s Alternative Dispute Resolution Office where the City of Albuquerque Planning Department will present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information
Mikaela Renz-Whitmore, Planning Manager, 505-924-3932, mrenz-whitmore@cabq.gov

Project or Development Proposal

Site Address and/or Location: Citywide

Name(s) of Agent/Developer/Property Owner, if different from Contact Name above: The amendment will impact all property and all property owners within these small area boundaries. These areas are shown in the maps that follow.

Short Description of Proposal: The City of Albuquerque intends to submit an application for an Amendment to IDO Text – Small Area to be reviewed and recommended by the Environmental Planning Commission, which will be decided by City Council. One or more of the small areas that are proposed to be amended with the 2020 Integrated Development Ordinance (IDO) annual update are within or abutting your neighborhood association or coalition. You are receiving notice about the following small area rule change: NW Mesa Escarpment - VPO-2

The application is for the amendment of the text for 14 small areas, including the Mixed-use - Form-based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa - CPO 13; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).
2-4(E)(3)(c) Form-based Zone District Dimensional Standards (Downtown Center)

Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

3-4(D) Downtown Neighborhood Area - CPO-3

Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

3-4(G) Los Duranes - CPO-6

Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard. (3-4(G)(3)(a)1.b.)

Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right-of-way. (3-4(G)(4)(b).)
3-4(I) Nob Hill/Highland - CPO-8

Revise the building frontage types to allow a storefront or an urban residential frontage. This change clarifies what a residential façade is and links the regulation to defined terms. Currently residential developments also must use the storefront building frontage type, which is not appropriate for that use. (3-4(I)(5)(b)(4)b.)

3-4(L) Rio Grande Blvd. - CPO-11

Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

Revise the parking lot standard to apply to mixed use and non-residential development, which is consistent with the intent of the Rio Grande Corridor Plan. (3-4(L)(5)(b)3.)

3-4(M) Sawmill/Wells Park - CPO-12

Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses). (3-4(M)(5)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)
3-4(N) Volcano Mesa - CPO 13

Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d).)

3-5(F) East Downtown - HPO-1

Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. (5-5(F)(4)(a)(3).)

3-5(J) Old Town - HPO-5

Revise the sign standards to be more consistent with the typical IDO structure and clarify the intent to be consistent with the prior zoning. (3-5(J)(3)(c).)

Revise Subsection 3-5(J)(3)(c) to specify Old Town Plaza Park as the intended “adjacent property” mentioned in this standard.
Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council.

Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)
5-12(E)(4)(d) Downtown Center – Sign Standards Applicable in Mapped Areas

Revise Subsection 5-12(E)(4)(d) to add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services.

5-5(I)(2) Uptown Area – Drive-through circulation design

Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

The City Planning Department will be offering a Neighborhood Meeting to discuss these changes with interested stakeholders. This meeting will be conducted as a Zoom meeting, which will be recorded and posted on the City’s website. There are 2 pre-application neighborhood meetings scheduled:

- Monday, November 23, 2020 at 12:30 pm
  - [https://cabq.zoom.us/j/95955113339](https://cabq.zoom.us/j/95955113339)
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - [https://cabq.zoom.us/j/97337147540](https://cabq.zoom.us/j/97337147540)
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public Environmental Planning Commission hearing at which the project will be reviewed and decided by the City.
The intent is for this request to be heard by the EPC on January 14, 2021, beginning at 8:30 am, and it will be held as a Zoom meeting. The phone number and web address will be provided in the January agenda, posted on January 7, 2021 at: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Additional information about this request will be posted on the following websites, as it becomes available: https://abc-zone.com/ido-annual-update-2020

Sincerely,

Mikaela Renz-Whitmore, Long Range Planning Manager
City of Albuquerque Planning Department
Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 4, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: ____________________________________________

Name of NA Representative*: ____________________________________________

Email Address* or Mailing Address* of NA Representative1: ______________________________

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: RSVP to abctoz@cabq.gov

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Scheduled on November 19, 2020 at 12:30 pm and 5:30 pm on Zoom at:

- Monday, November 23, 2020 at 12:30 pm
  - [https://cabq.zoom.us/j/95955113339](https://cabq.zoom.us/j/95955113339)
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - [https://cabq.zoom.us/j/97337147540](https://cabq.zoom.us/j/97337147540)
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* small areas, city-wide ____________________________________________
   Location Description NW Mesa Escarpment - VPO-2_____

2. Property Owner* miscellaneous property owners ____________________________________________

3. Agent/Applicant* [if applicable] City of Albuquerque ____________________________________________

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

☐ Conditional Use Approval
☐ Permit _______________________________ (Carport or Wall/Fence – Major)
☐ Site Plan
☐ Subdivision ____________________________ (Minor or Major)
☐ Vacation ______________________________ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: ____________________________

Summary of project/request:

See attached letter

5. This type of application will be decided by*:  ☐ City Staff

OR at a public meeting or hearing by:

☐ Zoning Hearing Examiner (ZHE)  ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC)  ☐ Environmental Planning Commission (EPC)
X City Council

6. Where more information about the project can be found*:  https://abc-zone.com/ido-annual-update-2020

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*  multiple, citywide, see accompanying project letter

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*:  Not applicable

3. The following exceptions to IDO standards will be requested for this project*:

☐ Deviation(s)  ☐ Variance(s)  ☐ Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*:  X Yes  ☐ No

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres]  
   - b. IDO Zone District  
   - c. Overlay Zone(s) [if applicable]  
   - d. Center or Corridor Area [if applicable]  

2. Current Land Use(s) [vacant, if none]  

Useful Links

**Integrated Development Ordinance (IDO):**

[https://ido.abc-zone.com/](https://ido.abc-zone.com/)

**IDO Interactive Map**

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

Cc: [Other Neighborhood Associations, if any]
[Note: Items with an asterisk (*) are required.]

ABQ Park NA
Acequia Jardin HOA
Alban Hills NA
Aliso Nob Hill HOA Incorporated
Alvarado Gardens NA
Alvarado Park NA
Barelas NA
Bosque Montano HOA Incorporated
Citizens Information Committee of
Martineztown
Classic Uptown NA
Cottonwood Trails HOA
Del Webb Mirehaven NA
District 6 Coalition of NA
District 7 Coalition of NAs
Downtown Neighborhoods Association
Eagle Ridge Homeowners Association
EDo NA Incorporated
Fair West NA
Highland Business and NA Incorporated
Historic Old Town Property Owners Association
Huning Castle NA
Huning Highland Historic District Association
Inez NA
Jerry Cline Park NA
La Cuentista Subdivision Unit 1 HOA, Inc.
La Luz Del Sol NA
La Luz Landowners Association
Ladera Heights NA
Ladera West NA
Las Casitas Del Rio HOA
Las Casitas Del Rio Unit 2 Subdivision HOA
Las Lomitas NA
Las Terrazas NA
Los Duranes NA
Mark Twain NA
Martineztown Work Group
Molten Rock NA
Montecito Estates Community Association
Montecito West Community Association, Inc.
Near North Valley NA
Nob Hill NA
North Valley Coalition of NAs
Paradise Hills Civic Association
Parkland Hills NA
Piedras Marcadas NA
Quaker Heights NA
Quigley Park NA
Rancho Sereno NA
Raynolds Addition NA
Richland Hills HOA
Rinconada Point Association Incorporated
Rio Grande Boulevard NA
Rio Oeste HOA
Santa Barbara Martineztown NA
Santa Fe Village NA
Sawmill Area NA
Silver Platinum Downtown NA
Snow Heights NA
South Broadway NA
South San Pedro NA
Southeast Heights NA
Story Rock HOA
Symphony HOA Incorporated
Taylor Ranch NA
The Courtyards NA
The Estates at Mirehaven Community
Association Incorporated
The Lofts @ 610 Central SW Owners Association
Incorporated
The Manors at Mirehaven Community
Association Incorporated
Thomas Village NA
Tres Volcanes NA
University Heights NA
Valle Prado NA
Vista de la Luz HOA
Wells Park NA
West Old Town NA
West Park NA
Western Trails Estates HOA
Winrock South NA
Winrock Villas Condo Association
WSCONA
Public Notice Inquiry For:
Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
The request is for an Amendment to IDO Text - Small Areas, which goes to the EPC and then City Council

Contact Name
Carrie Barkhurst

Telephone Number
505-924-3879

Email Address
kc barkhurst@cabq.gov

Company Name
City of Albuquerque

Company Address
600 2nd St NW

City
Albuquerque

State
NM

ZIP
87102-2265

Legal description of the subject site for this project:
The areas can be seen in in the following map, within button 3 and button 5:
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Coors Boulevard - CPO-2; Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; North I-25 - CPO-9; Rio Grande Blvd. - CPO-10; Sawmill/Wells Park - CPO-11; Volcano Mesa - CPO 12; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; and Uptown Area - 5-5(I)(2)

Physical address of subject site:
misc.

Subject site cross streets:
misc.

Other subject site identifiers:
This site is located on the following zone atlas page:
misc.

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.
No Input
<table>
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<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
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<td>ABQ Park NA</td>
<td>Steve</td>
<td>Randall</td>
<td><a href="mailto:srandall52@comcast.net">srandall52@comcast.net</a></td>
<td>7424 Arvada NE</td>
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<td>ABQ Park NA</td>
<td>Shirley</td>
<td>Lockyer</td>
<td><a href="mailto:shirleylockyer@gmail.com">shirleylockyer@gmail.com</a></td>
<td>7501 Sky Court Circle NE</td>
<td>Albuquerque</td>
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<tr>
<td>Acequia Jardin HOA</td>
<td>Diane</td>
<td>McGaha</td>
<td>a:<a href="mailto:jcohousing@gmail.com">jcohousing@gmail.com</a></td>
<td>2310 Rio Grande Boulevard NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Rio Grande Blvd. - CPO-11</td>
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<tr>
<td>Acequia Jardin HOA</td>
<td>Marianne</td>
<td>Dickinson</td>
<td>2330@<a href="mailto:ho@gmail.com">ho@gmail.com</a></td>
<td>2328 Rio Grande Boulevard NW</td>
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<tr>
<td>Alban Hills NA</td>
<td>Jim</td>
<td>Wolcott</td>
<td><a href="mailto:wolcott@swcp.com">wolcott@swcp.com</a></td>
<td>6420 Camino Del Arrebol NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Alban Hills NA</td>
<td>Patsy</td>
<td>Nelson</td>
<td><a href="mailto:patsynelson@msn.com">patsynelson@msn.com</a></td>
<td>3301 La Rambla NW</td>
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<td>Coors Blvd. - VPO-1</td>
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<td>Aliso Nob Hill HOA Incorporated</td>
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<td>Cany</td>
<td></td>
<td>8500 Jefferson Street NE</td>
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<td>87113</td>
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<tr>
<td>Alvarado Gardens NA</td>
<td>Diana</td>
<td>Hunt</td>
<td><a href="mailto:president@alvaradoneighborhood.com">president@alvaradoneighborhood.com</a></td>
<td>2820 Candelaria Road NW</td>
<td>Albuquerque</td>
<td>87107</td>
<td>Rio Grande Blvd. - CPO-11</td>
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<tr>
<td>Alvarado Gardens NA</td>
<td>Robert</td>
<td>Poyourow</td>
<td><a href="mailto:vp@alvaradoneighborhood.com">vp@alvaradoneighborhood.com</a></td>
<td>2812 Candelaria Road NW</td>
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<tr>
<td>Alvarado Park NA</td>
<td>Darcy</td>
<td>Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
<td>PO Box 35704</td>
<td>Albuquerque</td>
<td>87176</td>
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<tr>
<td>Alvarado Park NA</td>
<td>Robert</td>
<td>Habiger</td>
<td><a href="mailto:apna87110@gmail.com">apna87110@gmail.com</a></td>
<td>PO Box 35704</td>
<td>Albuquerque</td>
<td>87176</td>
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<td>Barelas NA</td>
<td>Dorothy</td>
<td>Chavez</td>
<td><a href="mailto:bac3221@hotmail.com">bac3221@hotmail.com</a></td>
<td>612 10th Street SW</td>
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<td>Association - CPO-3</td>
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<tr>
<td>Barelas NA</td>
<td>Alicia</td>
<td>Chavez</td>
<td><a href="mailto:alicia_chavez77@yahoo.com">alicia_chavez77@yahoo.com</a></td>
<td>808 Santa Fe Avenue SW</td>
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<tr>
<td>Bosque Montano HOA Incorporated</td>
<td>Pamela</td>
<td>Meyer</td>
<td><a href="mailto:pmeyer@sentrymgt.com">pmeyer@sentrymgt.com</a></td>
<td>4121 Eubank Boulevard NE</td>
<td>Albuquerque</td>
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<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Citizens Information Committee of</td>
<td>Richard</td>
<td>Martinez</td>
<td><a href="mailto:lizzie10@q.com">lizzie10@q.com</a></td>
<td>501 Edith Boulevard NE</td>
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<td>Classic Uptown NA</td>
<td>David</td>
<td>Haughawout</td>
<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
<td>2824 Chama Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
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<tr>
<td>Cottonwood Trails HOA</td>
<td>Robert</td>
<td>Lah</td>
<td><a href="mailto:robbieh@yahoo.com">robbieh@yahoo.com</a></td>
<td>2901 Mesilla Street NE</td>
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<tr>
<td>Cottonwood Trails HOA</td>
<td>Sonia</td>
<td>Arellano</td>
<td><a href="mailto:sarellano@hoam.co.com">sarellano@hoam.co.com</a></td>
<td>6700A Education Place NW</td>
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<td>Del Webb Mirehaven NA</td>
<td>Larry</td>
<td>Leathy</td>
<td><a href="mailto:lea@harrer.com">lea@harrer.com</a></td>
<td>2120 Coyote Creek Trail NW</td>
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<td>Del Webb Mirehaven NA</td>
<td>Ronik</td>
<td>Rivenburgh</td>
<td><a href="mailto:ronik.rivenburgh@gmail.com">ronik.rivenburgh@gmail.com</a></td>
<td>9204 Bear Lake Way NW</td>
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<tr>
<td>District 6 Coalition of NAs</td>
<td>Mandy</td>
<td>Warr</td>
<td><a href="mailto:mandy@theremedaydayspa.com">mandy@theremedaydayspa.com</a></td>
<td>119 Vassar Drive SE</td>
<td>Albuquerque</td>
<td>87106</td>
<td>Nob Hill / Highland - CPO-8</td>
</tr>
<tr>
<td>District 6 Coalition of NAs</td>
<td>Patricia</td>
<td>Willson</td>
<td><a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a></td>
<td>505 Dartmouth Drive SE</td>
<td>Albuquerque</td>
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<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>District 7 Coalition of NAs</td>
<td>Lynne</td>
<td>Martin</td>
<td><a href="mailto:lmartin900@aol.com">lmartin900@aol.com</a></td>
<td>1531 Espejo NE</td>
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<td>David</td>
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<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
<td>2824 Chama Street NE</td>
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<tr>
<td>Downtown Neighborhoods Association</td>
<td>Jim</td>
<td>Clark</td>
<td><a href="mailto:treasurer@abqdn.com">treasurer@abqdn.com</a></td>
<td>516 11th Street NW</td>
<td>Albuquerque</td>
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<td>Downtown Neighborhoods Association</td>
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<td>Siebert</td>
<td><a href="mailto:chair@abqdn.com">chair@abqdn.com</a></td>
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<td>Eagle Ridge Homeowners Association</td>
<td>Melanie</td>
<td>McLaughlin</td>
<td><a href="mailto:melanie@bluedoorhomes.net">melanie@bluedoorhomes.net</a></td>
<td>3791 Southern SE</td>
<td>Rio Rancho</td>
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<td>Eagle Ridge Homeowners Association</td>
<td>Samantha</td>
<td>Anderson</td>
<td><a href="mailto:sam@bluedoorhomes.net">sam@bluedoorhomes.net</a></td>
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<td>EDo NA Incorporated</td>
<td>David</td>
<td>Tanner</td>
<td><a href="mailto:david@contextabq.com">david@contextabq.com</a></td>
<td>124 Edith Boulevard SE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Association - CPO-3</td>
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The original ONC request included more areas that were under consideration for amendment. This list includes all of the areas that are included in the Amendment to IDO Text - Small Area.
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<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
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<td>EDo NA Incorporated</td>
<td>John</td>
<td>Freisinger</td>
<td><a href="mailto:john@innovateabq.com">john@innovateabq.com</a></td>
<td>101 Broadway Boulevard NE</td>
<td>Albuquerque</td>
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<td>East Downtown - CPO-4 &amp; HPO-1; Downtown Neighborhood</td>
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<td>Fair West NA</td>
<td>Katherine</td>
<td>Turner</td>
<td><a href="mailto:abqfairwestpresident@gmail.com">abqfairwestpresident@gmail.com</a></td>
<td>616 Valencia Drive NE</td>
<td>Albuquerque</td>
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<tr>
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<td>Patty</td>
<td>Keane</td>
<td><a href="mailto:pattykeanerd@gmail.com">pattykeanerd@gmail.com</a></td>
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<td>Highland Business and NA Incorporated</td>
<td>Melissa</td>
<td>Pacheco</td>
<td><a href="mailto:melissa.ann.pacheco@gmail.com">melissa.ann.pacheco@gmail.com</a></td>
<td>213 Madison Street NE</td>
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<td>Durant</td>
<td><a href="mailto:omardurant@yahoo.com">omardurant@yahoo.com</a></td>
<td>305 Quincy Street NE</td>
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<td>Kathy</td>
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<td><a href="mailto:historicoldtown@gmail.com">historicoldtown@gmail.com</a></td>
<td>110 San Felipe Street NW</td>
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<td><a href="mailto:debzallen@gmail.com">debzallen@gmail.com</a></td>
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<td>Buchalter</td>
<td><a href="mailto:hcbuchalter@gmail.com">hcbuchalter@gmail.com</a></td>
<td>1615 Kit Carson SW</td>
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<td>Ann</td>
<td>Carson</td>
<td><a href="mailto:a.louisa.carson@gmail.com">a.louisa.carson@gmail.com</a></td>
<td>416 Walter SE</td>
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<td><a href="mailto:andersonbonnie505@gmail.com">andersonbonnie505@gmail.com</a></td>
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<tr>
<td>Inez NA</td>
<td>Maya</td>
<td>Sutton</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
<td>7718 Cutler Avenue NE</td>
<td>Albuquerque</td>
<td>87110</td>
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<tr>
<td>Inez NA</td>
<td>Donna</td>
<td>Yetter</td>
<td><a href="mailto:donna.yetter3@gmail.com">donna.yetter3@gmail.com</a></td>
<td>2111 Hoffman Drive NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
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<tr>
<td>Jerry Cline Park NA</td>
<td>Eric</td>
<td>Shirley</td>
<td><a href="mailto:ericshirley@comcast.net">ericshirley@comcast.net</a></td>
<td>900 Grove Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
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<td>Jerry Cline Park NA</td>
<td>Ron</td>
<td>Goldsmith</td>
<td><a href="mailto:rongoldsmith@yahoo.com">rongoldsmith@yahoo.com</a></td>
<td>1216 Alazar Street NE</td>
<td>Albuquerque</td>
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<tr>
<td>La Cuentista Subdivision Unit 1 HOA Incorporated</td>
<td>Gary</td>
<td>Illingworth</td>
<td><a href="mailto:gillingworth@hoamco.com">gillingworth@hoamco.com</a></td>
<td>8700A Education Place NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<td><a href="mailto:gillingworth@hoamco.com">gillingworth@hoamco.com</a></td>
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<td>Fitzgibbon</td>
<td><a href="mailto:moffiz48@gmail.com">moffiz48@gmail.com</a></td>
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<td>La Luz Del Sol NA</td>
<td>Arthur</td>
<td>Woods</td>
<td><a href="mailto:nv6a@flynecone.com">nv6a@flynecone.com</a></td>
<td>33 Wind Road NW</td>
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<td>La Luz Landowners Association</td>
<td>Jonathan</td>
<td>Abdalla</td>
<td><a href="mailto:laluzlandowners@azulstar.com">laluzlandowners@azulstar.com</a></td>
<td>6 Tumbleweed NW</td>
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<td>La Luz Landowners Association</td>
<td>Dan</td>
<td>Jensen</td>
<td><a href="mailto:dq1958@gmail.com">dq1958@gmail.com</a></td>
<td>7 Arco NW</td>
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<td>Ladera Heights NA</td>
<td>Marie</td>
<td>Ludi</td>
<td><a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
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<td>Ladera Heights NA</td>
<td>Allan</td>
<td>Ludi</td>
<td><a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
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<td><a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
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<td><a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
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<tr>
<td>Ladera West NA</td>
<td>Karen</td>
<td>Buccola</td>
<td><a href="mailto:kbbuccola@comcast.net">kbbuccola@comcast.net</a></td>
<td>7716 Santa Rosalia NW</td>
<td>Albuquerque</td>
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<td>Ladera West NA</td>
<td>Steven</td>
<td>Collins</td>
<td><a href="mailto:slcnalba@aol.com">slcnalba@aol.com</a></td>
<td>7517 Vista Alegre Street</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Las Casitas Del Rio HOA</td>
<td>Shannon</td>
<td>Peters</td>
<td><a href="mailto:shannonpete@gmail.com">shannonpete@gmail.com</a></td>
<td>3601 Grama Court NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Las Casitas Del Rio HOA</td>
<td>Maria</td>
<td>Constantine</td>
<td><a href="mailto:maria.newmexichomes@gmail.com">maria.newmexichomes@gmail.com</a> 3609 Setaria Road NW</td>
<td>Albuquerque 87120 Coors Blvd. - VPO-1</td>
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<tr>
<td>Las Casitas Del Rio Unit 2 Subdivision HOA</td>
<td>Marissa</td>
<td>Crockett</td>
<td><a href="mailto:marissacrockett@gmail.com">marissacrockett@gmail.com</a></td>
<td>6163 Deergrass Circle NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Las Lomitas NA</td>
<td>Anne</td>
<td>Shaw</td>
<td><a href="mailto:annes@swcp.com">annes@swcp.com</a></td>
<td>8108 Corte de Aguila NW</td>
<td>Albuquerque</td>
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<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Las Lomitas NA</td>
<td>Nancy</td>
<td>Gregio</td>
<td><a href="mailto:r.gregio04@comcast.net">r.gregio04@comcast.net</a></td>
<td>8024 Corte Del Viento NW</td>
<td>Albuquerque</td>
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<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Las Terrazas NA</td>
<td>Donald</td>
<td>Voth</td>
<td><a href="mailto:dvoth@uark.edu">dvoth@uark.edu</a></td>
<td>4323 Balcon Court NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Las Terrazas NA</td>
<td>David</td>
<td>Steidley</td>
<td><a href="mailto:steidley@centurylink.net">steidley@centurylink.net</a></td>
<td>8434 Rio Verde Place NW</td>
<td>Albuquerque</td>
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<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Los Duranes NA</td>
<td>Lee</td>
<td>Gamelsky</td>
<td><a href="mailto:lee@lgamn.com">lee@lgamn.com</a></td>
<td>2412 Miles Road SE</td>
<td>Albuquerque</td>
<td>87106</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Los Duranes NA</td>
<td>William</td>
<td>Herr ing</td>
<td><a href="mailto:bherring@comcast.net">bherring@comcast.net</a></td>
<td>3104 Coca Road NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Los Duranes - CPO-6</td>
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<td>Los Duranes NA</td>
<td>Lee</td>
<td>Gamelsky</td>
<td><a href="mailto:lee@lgamn.com">lee@lgamn.com</a></td>
<td>2412 Miles Road SE</td>
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<td>Los Duranes NA</td>
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<td>Herr ing</td>
<td><a href="mailto:bherring@comcast.net">bherring@comcast.net</a></td>
<td>3104 Coca Road NW</td>
<td>Albuquerque</td>
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<tr>
<td>Mark Twain NA</td>
<td>Joel</td>
<td>Wooldridge</td>
<td><a href="mailto:joel.c.wooldridge@gmail.com">joel.c.wooldridge@gmail.com</a></td>
<td>1500 Indiana Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
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<tr>
<td>Mark Twain NA</td>
<td>Barbara</td>
<td>Lobbeck</td>
<td><a href="mailto:bardean12@comcast.net">bardean12@comcast.net</a></td>
<td>1402 California Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
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<tr>
<td>Martineztown Work Group</td>
<td>Rosalie</td>
<td>Martinez</td>
<td><a href="mailto:rosalmartinez08@gmail.com">rosalmartinez08@gmail.com</a></td>
<td>507 Rosemont NE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Downtown Neighborhood Association - CPO-3</td>
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<tr>
<td>Molten Rock NA</td>
<td>Sandy</td>
<td>Levinson</td>
<td><a href="mailto:sandy@aquilatravel.com">sandy@aquilatravel.com</a></td>
<td>7909 Kibo Drive NW</td>
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<td>87120</td>
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<tr>
<td>Molten Rock NA</td>
<td>Mary</td>
<td>Wolf-Lyerla</td>
<td><a href="mailto:maryann@hlsnm.org">maryann@hlsnm.org</a></td>
<td>5608 Popo Drive NW</td>
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<td>Levinson</td>
<td><a href="mailto:sandy@aquilatravel.com">sandy@aquilatravel.com</a></td>
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<tr>
<td>Montecito Estates Community Association</td>
<td>Rosemary</td>
<td>Chabala</td>
<td><a href="mailto:rchabala@cgres.com">rchabala@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
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<tr>
<td>Montecito Estates Community Association</td>
<td>Stephen</td>
<td>Koehler</td>
<td><a href="mailto:stevek.mebo@gmail.com">stevek.mebo@gmail.com</a></td>
<td>8515 Childe Pine Road NW</td>
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<td>Chabala</td>
<td><a href="mailto:rchabala@cgres.com">rchabala@cgres.com</a></td>
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<tr>
<td>Montecito West Community Association Incorporated</td>
<td>Brandy</td>
<td>Hetherington</td>
<td><a href="mailto:bhetherington@aanmnm.com">bhetherington@aanmnm.com</a></td>
<td>8212 Louisiana Boulevard NE</td>
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<td>Glenn</td>
<td>Tegtmeyer</td>
<td><a href="mailto:Glenn@tegtmeyer.us">Glenn@tegtmeyer.us</a></td>
<td>8712 Espacio Verde Road NW</td>
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<td>8712 Espacio Verde Road NW</td>
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<tr>
<td>Near North Valley NA</td>
<td>Marit</td>
<td>Tully</td>
<td><a href="mailto:neamorthvalleylena@gmail.com">neamorthvalleylena@gmail.com</a></td>
<td>PO Box 6953</td>
<td>Albuquerque</td>
<td>87197</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Near North Valley NA</td>
<td>Joe</td>
<td>Sabatini</td>
<td><a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a></td>
<td>3514 6th Street NW</td>
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<tr>
<td>Nob Hill NA</td>
<td>David</td>
<td>Garcia</td>
<td><a href="mailto:david@halfifegeqal.com">david@halfifegeqal.com</a></td>
<td>316 Tulane SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>Nob Hill NA</td>
<td>Gary</td>
<td>Eyster</td>
<td><a href="mailto:meyetert1@me.com">meyetert1@me.com</a></td>
<td>316 Amherst Drive NE</td>
<td>Albuquerque</td>
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<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>North Valley Coalition of NAs</td>
<td>Peggy</td>
<td>Norton</td>
<td><a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a></td>
<td>P.O. Box 70232</td>
<td>Albuquerque</td>
<td>87197</td>
<td>Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-10; &amp; Sawmill/Wells Park - CPO-11</td>
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<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Paradise Hills Civic Association</td>
<td>Maria</td>
<td>Warren</td>
<td><a href="mailto:samralphroy@yahoo.com">samralphroy@yahoo.com</a></td>
<td>5020 Russell Drive NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Paradise Hills Civic Association</td>
<td>Tom</td>
<td>Anderson</td>
<td><a href="mailto:ta_a@msn.com">ta_a@msn.com</a></td>
<td>10013 Plunkett Drive NW</td>
<td>Albuquerque</td>
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<td>Paradise Hills Civic Association</td>
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<td>Warren</td>
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<td>Parkland Hills NA</td>
<td>Mary</td>
<td>Darling</td>
<td><a href="mailto:mldarine56@yahoo.com">mldarine56@yahoo.com</a></td>
<td>650 Monroe Street SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>Parkland Hills NA</td>
<td>Robert</td>
<td>Leming</td>
<td><a href="mailto:phnarepresident@gmail.com">phnarepresident@gmail.com</a></td>
<td>712 Truman Street SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>Piedras Marcadas NA</td>
<td>Susan</td>
<td>Desse-Roberts</td>
<td><a href="mailto:sdeese@unm.edu">sdeese@unm.edu</a></td>
<td>9124 Laura Lee Place NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Piedras Marcadas NA</td>
<td>Lawrence</td>
<td>Felland</td>
<td><a href="mailto:lfelland@netscape.net">lfelland@netscape.net</a></td>
<td>8800 Tia Christina Drive NW</td>
<td>Albuquerque</td>
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<tr>
<td>Quaker Heights NA</td>
<td>Orlando</td>
<td>Martinez</td>
<td><a href="mailto:lilog02@yahoo.com">lilog02@yahoo.com</a></td>
<td>5808 Jones Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<td>Quaker Heights NA</td>
<td>Vanessa</td>
<td>Alairid</td>
<td><a href="mailto:valairid@gmail.com">valairid@gmail.com</a></td>
<td>5818 Jones Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<td>Quaker Heights NA</td>
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<td>5808 Jones Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
</tr>
<tr>
<td>Quaker Heights NA</td>
<td>Vanessa</td>
<td>Alairid</td>
<td><a href="mailto:valairid@gmail.com">valairid@gmail.com</a></td>
<td>5818 Jones Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Quigley Park NA</td>
<td>Eric</td>
<td>Olivas</td>
<td><a href="mailto:eoman505@gmail.com">eoman505@gmail.com</a></td>
<td>2708 Valencia Drive NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
</tr>
<tr>
<td>Quigley Park NA</td>
<td>Lisa</td>
<td>Whalen</td>
<td><a href="mailto:lisa.whalen@gmail.com">lisa.whalen@gmail.com</a></td>
<td>2713 Cardenas Drive NE</td>
<td>Albuquerque</td>
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<td>Uptown Area</td>
</tr>
<tr>
<td>Rancho Sereno NA</td>
<td>Sander</td>
<td>Rue</td>
<td><a href="mailto:sandernue@comcast.net">sandernue@comcast.net</a></td>
<td>7500 Rancho Solano Court NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Rancho Sereno NA</td>
<td>Debra</td>
<td>Cox</td>
<td><a href="mailto:debracot62@comcast.net">debracot62@comcast.net</a></td>
<td>8209 Rancho Paraiso NE</td>
<td>Albuquerque</td>
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<tr>
<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliot</td>
<td><a href="mailto:okieet@gmail.com">okieet@gmail.com</a></td>
<td>324 14th Street SW</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneghboorhood@gmail.com">raynoldsneghboorhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliot</td>
<td><a href="mailto:okieet@gmail.com">okieet@gmail.com</a></td>
<td>324 14th Street SW</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneghboorhood@gmail.com">raynoldsneghboorhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>Richland Hills HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td><a href="mailto:dchavez@cgres.com">dchavez@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
<td>87113</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Rinconada Point Association Inc.</td>
<td>Joni</td>
<td>Ulbarri</td>
<td><a href="mailto:joni1111@gmail.com">joni1111@gmail.com</a></td>
<td>3220 Fritzie Street NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Rinconada Point Association Inc.</td>
<td>Connie</td>
<td>Gilman</td>
<td><a href="mailto:rinconadapoint@aol.com">rinconadapoint@aol.com</a></td>
<td>3212 Schumacher Street NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Rio Grande Boulevard NA</td>
<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Los Duranes - CPO-6</td>
</tr>
<tr>
<td>Rio Grande Boulevard NA</td>
<td>Eleanor</td>
<td>Walther</td>
<td><a href="mailto:eawalth@comcast.net">eawalth@comcast.net</a></td>
<td>2212 Camino De Los Artesanos NW</td>
<td>Albuquerque</td>
<td>87107</td>
<td>Los Duranes - CPO-6</td>
</tr>
<tr>
<td>Rio Grande Boulevard NA</td>
<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Rio Grande Blvd. - CPO-11</td>
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<td>Last Name</td>
<td>Email</td>
<td>Address Line 1</td>
<td>City</td>
<td>Zip</td>
<td>Small Area</td>
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<td><a href="mailto:eawalth@comcast.net">eawalth@comcast.net</a></td>
<td>2212 Camino De Los Artesanos NW</td>
<td>Albuquerque</td>
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<tr>
<td>Rio Oeste HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td><a href="mailto:opearnon64@yahoo.com">opearnon64@yahoo.com</a></td>
<td>6228 Escoviel Street NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Rio Oeste HOA</td>
<td>Orlando</td>
<td>Gonzales</td>
<td><a href="mailto:o_dgonzales@yahoo.com">o_dgonzales@yahoo.com</a></td>
<td>4101 Zarzuela Avenue NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
</tr>
<tr>
<td>Santa Barbara Martineztown NA</td>
<td>Loretta</td>
<td>Naranjo Lopez</td>
<td><a href="mailto:lnjalopez@msn.com">lnjalopez@msn.com</a></td>
<td>1127 Walter NE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>Santa Barbara Martineztown NA</td>
<td>Ian</td>
<td>Colburn</td>
<td><a href="mailto:colburn.ian@msn.com">colburn.ian@msn.com</a></td>
<td>1002 Arno NE</td>
<td>Albuquerque</td>
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<td>Association - CPO-3</td>
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<tr>
<td>Santa Fe Village NA</td>
<td>Jane</td>
<td>Baechle</td>
<td><a href="mailto:jane.baechle@gmail.com">jane.baechle@gmail.com</a></td>
<td>7021 Lamar Avenue NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Santa Fe Village NA</td>
<td>Bruce</td>
<td>Armstrong</td>
<td><a href="mailto:bdarmstrong88@gmail.com">bdarmstrong88@gmail.com</a></td>
<td>4988 Butte Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Sawmill Area NA</td>
<td>Jaime</td>
<td>Leanos</td>
<td><a href="mailto:jaime.leanos@gmail.com">jaime.leanos@gmail.com</a></td>
<td>1427 15th Street NW</td>
<td>Albuquerque</td>
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<tr>
<td>Sawmill Area NA</td>
<td>Dina</td>
<td>Afek</td>
<td><a href="mailto:dina.afek@gmail.com">dina.afek@gmail.com</a></td>
<td>1503 Summer Avenue NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Association - CPO-3</td>
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<tr>
<td>Silver Platinum Downtown NA</td>
<td>Leon</td>
<td>Garcia</td>
<td><a href="mailto:leon@silverplatinumdowntown.org">leon@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue SW</td>
<td>Albuquerque</td>
<td>87102</td>
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</tr>
<tr>
<td>Silver Platinum Downtown NA</td>
<td>Ronald</td>
<td>Casias</td>
<td><a href="mailto:rc@silverplatinumdowntown.org">rc@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue SW</td>
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<td>Silver Platinum Downtown NA</td>
<td>Leon</td>
<td>Garcia</td>
<td><a href="mailto:leon@silverplatinumdowntown.org">leon@silverplatinumdowntown.org</a></td>
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<td>Albuquerque</td>
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<td>Silver Platinum Downtown NA</td>
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<td><a href="mailto:rc@silverplatinumdowntown.org">rc@silverplatinumdowntown.org</a></td>
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<tr>
<td>Snow Heights NA</td>
<td>Julie</td>
<td>Nielsen</td>
<td><a href="mailto:bjdielsn@msn.com">bjdielsn@msn.com</a></td>
<td>8020 Bellamah Avenue NE</td>
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<td>Uptown Area</td>
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<tr>
<td>Snow Heights NA</td>
<td>Laura</td>
<td>Garcia</td>
<td><a href="mailto:laurasmig@aadl.com">laurasmig@aadl.com</a></td>
<td>1404 Katie Street NE</td>
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<td>87110</td>
<td>Uptown Area</td>
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<tr>
<td>South Broadway NA</td>
<td>Tiffany</td>
<td>Broadous</td>
<td><a href="mailto:tiffany.btb10@gmail.com">tiffany.btb10@gmail.com</a></td>
<td>215 Trumbull SE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
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<tr>
<td>South Broadway NA</td>
<td>Frances</td>
<td>Armijo</td>
<td><a href="mailto:fparmijo@gmail.com">fparmijo@gmail.com</a></td>
<td>915 William SE</td>
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<td>Tiffany</td>
<td>Broadous</td>
<td><a href="mailto:tiffany.btb10@gmail.com">tiffany.btb10@gmail.com</a></td>
<td>215 Trumbull SE</td>
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<td>Armijo</td>
<td><a href="mailto:fparmijo@gmail.com">fparmijo@gmail.com</a></td>
<td>915 William SE</td>
<td>Albuquerque</td>
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<tr>
<td>South San Pedro NA</td>
<td>Khadijah</td>
<td>Bottom</td>
<td><a href="mailto:khadijahsalis@vizonz.org">khadijahsalis@vizonz.org</a></td>
<td>1200 Madeira SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>South San Pedro NA</td>
<td>Zabdiel</td>
<td>Aldaz</td>
<td><a href="mailto:zabdiel605@gmail.com">zabdiel605@gmail.com</a></td>
<td>735 Alvarado SE</td>
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<tr>
<td>Southeast Heights NA</td>
<td>Pete</td>
<td>Belletto</td>
<td><a href="mailto:pmmbdoc@yahoo.com">pmmbdoc@yahoo.com</a></td>
<td>902 Valverde Drive SE</td>
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<tr>
<td>Southeast Heights NA</td>
<td>John</td>
<td>Pate</td>
<td><a href="mailto:john@molzenorbin.com">john@molzenorbin.com</a></td>
<td>1007 Idlewilde Lane SE</td>
<td>Albuquerque</td>
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<tr>
<td>Story Rock HOA</td>
<td>Erin</td>
<td>Brizuela</td>
<td><a href="mailto:ebrizuela@cgres.com">ebrizuela@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
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<td>87113</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Story Rock HOA</td>
<td>Kelly</td>
<td>Eggleston</td>
<td><a href="mailto:kkeggleston@cgres.com">kkeggleston@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
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<tr>
<td>Symphony HOA Incorporated</td>
<td>Rosemary</td>
<td>Chabala</td>
<td><a href="mailto:rchabala@cgres.com">rchabala@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
<td>87113</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Symphony HOA Incorporated</td>
<td>Michelle</td>
<td>Lombard</td>
<td><a href="mailto:mlombard23@comcast.net">mlombard23@comcast.net</a></td>
<td>1512 Presto Way NW</td>
<td>Albuquerque</td>
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<td>Los Duranes - CPO-6</td>
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<tr>
<td>Taylor Ranch NA</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Taylor Ranch NA</td>
<td>Diana</td>
<td>She</td>
<td><a href="mailto:secretion@tma.org">secretion@tma.org</a></td>
<td>5113 Spinning Wheel Road NW</td>
<td>Albuquerque</td>
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<td><a href="mailto:secretary@trna.org">secretary@trna.org</a></td>
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<tr>
<td>The Courtyards NA</td>
<td>Jackie</td>
<td>Cooke</td>
<td><a href="mailto:jackie.cooke@comcast.net">jackie.cooke@comcast.net</a></td>
<td>PO Box 7823</td>
<td>Albuquerque</td>
<td>87120</td>
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<td>Jayne</td>
<td>Aubele</td>
<td><a href="mailto:jaubele1012@comcast.net">jaubele1012@comcast.net</a></td>
<td>2919 Monument Drive NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>The Estates at Mirehaven Community Association Incorporated</td>
<td>Angela</td>
<td>Manzanedo</td>
<td><a href="mailto:amanzanedo@associatedasset.com">amanzanedo@associatedasset.com</a></td>
<td>9100 Del Webb Lane NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>The Estates at Mirehaven Community Association Incorporated</td>
<td>Julie</td>
<td>Karl</td>
<td><a href="mailto:jkarl@aamnm.com">jkarl@aamnm.com</a></td>
<td>9100 Del Webb Lane NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Terri</td>
<td>Krantz</td>
<td><a href="mailto:teravintage@hotmail.com">teravintage@hotmail.com</a></td>
<td>610 Central Avenue SW</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Downtown Neighborhood - CPO-3</td>
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<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Gary</td>
<td>Illingworth</td>
<td><a href="mailto:gillingworth@hoamco.net">gillingworth@hoamco.net</a></td>
<td>8700A Education Place NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>Association - CPO-3</td>
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<tr>
<td>The Manors at Mirehaven Community Association Incorporated</td>
<td>Jody</td>
<td>Roman</td>
<td><a href="mailto:jroman@associatedasset.com">jroman@associatedasset.com</a></td>
<td>8212 Louisiana Boulevard NE</td>
<td>Albuquerque</td>
<td>87113</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>The Manors at Mirehaven Community Association Incorporated</td>
<td>Brandy</td>
<td>Hetherington</td>
<td><a href="mailto:bhetherington@aamnm.com">bhetherington@aamnm.com</a></td>
<td>8212 Louisiana Boulevard NE</td>
<td>Albuquerque</td>
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<tr>
<td>Thomas Village NA</td>
<td>Rondall</td>
<td>Jones</td>
<td><a href="mailto:rejoness7@msn.com">rejoness7@msn.com</a></td>
<td>3117 Don Quixote Court NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Thomas Village NA</td>
<td>Richard</td>
<td>Meyners</td>
<td><a href="mailto:abqmeyners@gmail.com">abqmeyners@gmail.com</a></td>
<td>3316 Calle De Daniel NW</td>
<td>Albuquerque</td>
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<td>3117 Don Quixote Court NW</td>
<td>Albuquerque</td>
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<td>Richard</td>
<td>Meyners</td>
<td><a href="mailto:abqmeyners@gmail.com">abqmeyners@gmail.com</a></td>
<td>3316 Calle De Daniel NW</td>
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<tr>
<td>Tres Volcanes NA</td>
<td>Rick</td>
<td>Gallagher</td>
<td><a href="mailto:randm196@gmail.com">randm196@gmail.com</a></td>
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<td><a href="mailto:t0m2pat@yahoo.com">t0m2pat@yahoo.com</a></td>
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<td>Kidder</td>
<td><a href="mailto:juliermkkidder@gmail.com">juliermkkidder@gmail.com</a></td>
<td>120 Vassar SE</td>
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<td>Hancock</td>
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<tr>
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<td>Steve</td>
<td>Shumacher</td>
<td><a href="mailto:valle.prado.na@gmail.com">valle.prado.na@gmail.com</a></td>
<td>8939 South Sky Street NW</td>
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<td>Joshua</td>
<td>Beutler</td>
<td><a href="mailto:jibbeutler@gmail.com">jibbeutler@gmail.com</a></td>
<td>7316 Two Rock Road NW</td>
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<td>Vista De La Luz HOA</td>
<td>Jack</td>
<td>Corder</td>
<td><a href="mailto:associations@corderandcompany.com">associations@corderandcompany.com</a></td>
<td>PO Box 45960</td>
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<td>Marjio</td>
<td>Rymer</td>
<td><a href="mailto:marjio.rymer@gmail.com">marjio.rymer@gmail.com</a></td>
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<td>Wells Park NA</td>
<td>Catherine</td>
<td>Mexal</td>
<td><a href="mailto:cmexal@gmail.com">cmexal@gmail.com</a></td>
<td>1404 Los Tomases NW</td>
<td>Albuquerque</td>
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<td>Wells Park NA</td>
<td>Doreen</td>
<td>McKnight</td>
<td><a href="mailto:doreennmcnightnm@gmail.com">doreennmcnightnm@gmail.com</a></td>
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<td>1426 7th Street NW</td>
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<tr>
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<td>Gil</td>
<td>Clarke</td>
<td><a href="mailto:g.clarke45@comcast.net">g.clarke45@comcast.net</a></td>
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<td>West Old Town NA</td>
<td>Glen</td>
<td>Effertz</td>
<td><a href="mailto:gteffertz@gmail.com">gteffertz@gmail.com</a></td>
<td>2918 Mountain Road NW</td>
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<td>Lea</td>
<td>Pino</td>
<td><a href="mailto:lea@thecasapino.com">lea@thecasapino.com</a></td>
<td>2203 New York Avenue SW</td>
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<td><a href="mailto:efaust@swcp.com">efaust@swcp.com</a></td>
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<td>Western Trails Estates HOA</td>
<td>Kelly</td>
<td>Eggleston</td>
<td><a href="mailto:keggleston@cgres.com">keggleston@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
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<td><a href="mailto:dchavez@cgres.com">dchavez@cgres.com</a></td>
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</table>
November 4, 2020

«First_Name» «Last_Name», «Association_Name»
«Email»
«Address_Line_1»
«Address_Line_2»
«City», «State» «Zip»

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

Amendment to IDO Text – Small Area.

There will be a Neighborhood Meeting facilitated by the City’s Alternative Dispute Resolution Office where the City of Albuquerque Planning Department will present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information
Mikaela Renz-Whitmore, Planning Manager, 505-924-3932, mrenz-whitmore@cabq.gov

Project or Development Proposal
Site Address and/or Location: Citywide

Name(s) of Agent/Developer/Property Owner, if different from Contact Name above: The amendment will impact all property and all property owners within these small area boundaries. These areas are shown in the maps that follow.

Short Description of Proposal: The City of Albuquerque intends to submit an application for an Amendment to IDO Text – Small Area to be reviewed and recommended by the Environmental Planning Commission, which will be decided by City Council. One or more of the small areas that are proposed to be amended with the 2020 Integrated Development Ordinance (IDO) annual update are within or abutting your neighborhood association or coalition. You are receiving notice about the following small area rule change: «Small_Area»

The application is for the amendment of the text for 14 small areas, including the Mixed-use - Form-based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa - CPO 13; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).
2-4(E)(3)(c) Form-based Zone District Dimensional Standards (Downtown Center)

Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

3-4(D) Downtown Neighborhood Area - CPO-3

Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

3-4(G) Los Duranes - CPO-6

Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard. (3-4(G)(3)(a)1.b.)

Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right-of-way. (3-4(G)(4)(b).)
3-4(I) Nob Hill/Highland - CPO-8

Revise the building frontage types to allow a storefront or an urban residential frontage. This change clarifies what a residential façade is and links the regulation to defined terms. Currently residential developments also must use the storefront building frontage type, which is not appropriate for that use. (3-4(I)(5)(b)(4)b.)

3-4(L) Rio Grande Blvd. - CPO-11

Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

Revise the parking lot standard to apply to mixed use and non-residential development, which is consistent with the intent of the Rio Grande Corridor Plan. (3-4(L)(5)(b)3.)

3-4(M) Sawmill/Wells Park - CPO-12

Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses). (3-4(M)(5)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)
3-4(N) Volcano Mesa - CPO 13

Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d).)

3-5(F) East Downtown - HPO-1

Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a).)

Provide an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. (5-5(F)(4)(a)(3).)

3-5(J) Old Town - HPO-5

Revise the sign standards to be more consistent with the typical IDO structure and clarify the intent to be consistent with the prior zoning. (3-5(J)(3)(c).)

Revise Subsection 3-5(J)(3)(c) to specify Old Town Plaza Park as the intended “adjacent property” mentioned in this standard.
3-6(D) Coors Blvd. - VPO-1

Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

3-6(E) Northwest Mesa - VPO-2

Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council

5-5(B)(2)(a)1 Downtown Center – Parking and Loading (Exemptions and Reductions)

Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)
5-12(E)(4)(d) Downtown Center – Sign Standards Applicable in Mapped Areas

Revise Subsection 5-12(E)(4)(d) to add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services.

5-5(I)(2) Uptown Area – Drive-through circulation design

Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

The City Planning Department will be offering a Neighborhood Meeting to discuss these changes with interested stakeholders. This meeting will be conducted as a Zoom meeting, which will be recorded and posted on the City’s website. There are 2 pre-application neighborhood meetings scheduled:

- Monday, November 23, 2020 at 12:30 pm
  - [https://cabq.zoom.us/j/95955113339](https://cabq.zoom.us/j/95955113339)
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - [https://cabq.zoom.us/j/97337147540](https://cabq.zoom.us/j/97337147540)
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public Environmental Planning Commission hearing at which the project will be reviewed and decided by the City.
The intent is for this request to be heard by the EPC on January 14, 2021, beginning at 8:30 am, and it will be held as a Zoom meeting. The phone number and web address will be provided in the January agenda, posted on January 7, 2021 at: [http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes](http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes)

Additional information about this request will be posted on the following websites, as it becomes available: [https://abc-zone.com/ido-annual-update-2020](https://abc-zone.com/ido-annual-update-2020)

Sincerely,

Mikaela Renz-Whitmore, Long Range Planning Manager

City of Albuquerque Planning Department
Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 4, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: «Association Name»

Name of NA Representative*: «First_Name» «Last_Name»

Email Address* or Mailing Address* of NA Representative1: «Email»

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: RSVP to abctoz@cabq.gov

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Scheduled on November 19, 2020 at 12:30 pm and 5:30 pm on Zoom at:

- Monday, November 23, 2020 at 12:30 pm
  - https://cabq.zoom.us/j/95955113339
  - +1-346-248-7799, Meeting ID: 959 5511 3339

- Monday, November 23, 2020 at 5:30 pm
  - https://cabq.zoom.us/j/97337147540
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* small areas, city-wide

Location Description «Small_Area»

2. Property Owner* miscellaneous property owners

3. Agent/Applicant* [if applicable] City of Albuquerque

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

- Conditional Use Approval
- Permit ____________________________ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision ____________________________ (Minor or Major)
- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Amendment to IDO Text – Small Area

Summary of project/request:

See attached letter

5. This type of application will be decided by: □ City Staff
OR at a public meeting or hearing by:

□ Zoning Hearing Examiner (ZHE) □ Development Review Board (DRB)
□ Landmarks Commission (LC) □ Environmental Planning Commission (EPC)
X City Council

6. Where more information about the project can be found: https://abc-zone.com/ido-annual-update-2020

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s) multiple, citywide, see accompanying project letter

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Not applicable

3. The following exceptions to IDO standards will be requested for this project:

□ Deviation(s) □ Variance(s) □ Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: X Yes □ No

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres]
   - b. IDO Zone District
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable]

2. Current Land Use(s) [vacant, if none]

**Useful Links**

- Integrated Development Ordinance (IDO):
  - [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map
  - [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**Cc: [Other Neighborhood Associations, if any]**

- ABQ Park NA
- Acequia Jardin HOA
- Alban Hills NA
- Aliso Nob Hill HOA Incorporated
- Alvarado Gardens NA
- Alvarado Park NA
- Barelas NA
- Bosque Montano HOA Incorporated
- Citizens Information Committee of Martinetzown
- Classic Uptown NA
- Cottonwood Trails HOA
- Del Webb Mirehaven NA
- District 6 Coalition of NA
- District 7 Coalition of NAs
- Downtown Neighborhoods Association
- Eagle Ridge Homeowners Association

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*Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)*
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Public Notice Inquiry For:
Other (please specify in field below)
If you selected “Other” in the question above, please describe what you are seeking a
Public Notice Inquiry for below:
The request is for an Amendment to IDO Text - Small Areas, which goes to the EPC and then City Council
Contact Name
Carrie Barkhurst
Telephone Number
505-924-3879
Email Address
kcbarkhurst@cabq.gov
Company Name
City of Albuquerque
Company Address
600 2nd St NW
City
Albuquerque
State
NM
ZIP
87102-2265
Legal description of the subject site for this project:
The areas can be seen in in the following map, within button 3 and button 5:
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Coors Boulevard - CPO-2; Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; North I-25 - CPO-9; Rio Grande Blvd.
- CPO-10; Sawmill/Wells Park - CPO-11; Volcano Mesa - CPO 12; East Downtown - HPO-1;
Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)
(2)(a)1; and Uptown Area - 5-5(l)(2)
Physical address of subject site:
misc.
Subject site cross streets:
misc.
Other subject site identifiers:
This site is located on the following zone atlas page:
misc.
Please attach a Zone Atlas Map that clearly indicates where the subject site is located.
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<td>ABQ Park NA</td>
<td>Steve</td>
<td>Randall</td>
<td><a href="mailto:srandall52@comcast.net">srandall52@comcast.net</a></td>
<td>7424 Arvada NE</td>
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<td>Shirley</td>
<td>Lockyer</td>
<td><a href="mailto:shirleylockyer@gmail.com">shirleylockyer@gmail.com</a></td>
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<td>Acequia Jardin HOA</td>
<td>Diane</td>
<td>McGaha</td>
<td><a href="mailto:acjohousing@gmail.com">acjohousing@gmail.com</a></td>
<td>2310 Rio Grande Boulevard NW</td>
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<td>Acequia Jardin HOA</td>
<td>Marianne</td>
<td>Dickinson</td>
<td>2330@<a href="mailto:hoa@gmail.com">hoa@gmail.com</a></td>
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<td>Jim</td>
<td>Wolcott</td>
<td><a href="mailto:wolcott@swcp.com">wolcott@swcp.com</a></td>
<td>6420 Camino Del Arrebol NW</td>
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<td>Patsy</td>
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<td><a href="mailto:patsynelson@msn.com">patsynelson@msn.com</a></td>
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<td>Diana</td>
<td>Hunt</td>
<td><a href="mailto:president@alvaradoneighborhood.com">president@alvaradoneighborhood.com</a></td>
<td>2820 Candelaria Road NW</td>
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<td><a href="mailto:vp@alvaradoneighborhood.com">vp@alvaradoneighborhood.com</a></td>
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<td>Darcy</td>
<td>Bushnell</td>
<td><a href="mailto:dm2793@gmail.com">dm2793@gmail.com</a></td>
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<td><a href="mailto:apna87110@gmail.com">apna87110@gmail.com</a></td>
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<td>Dorothy</td>
<td>Chavez</td>
<td><a href="mailto:bacasa221@hotmail.com">bacasa221@hotmail.com</a></td>
<td>612 10th Street SW</td>
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<td>Alicia</td>
<td>Chavez</td>
<td><a href="mailto:alicia_chavez77@yahoo.com">alicia_chavez77@yahoo.com</a></td>
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<td>Pamela</td>
<td>Meyer</td>
<td><a href="mailto:pmeyer@sentrymgt.com">pmeyer@sentrymgt.com</a></td>
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<td>Martinez</td>
<td><a href="mailto:lizzie10@q.com">lizzie10@q.com</a></td>
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<td>David</td>
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<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
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<td>Lah</td>
<td><a href="mailto:robertlah@yahoo.com">robertlah@yahoo.com</a></td>
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<td><a href="mailto:sarellano@hoam.co.com">sarellano@hoam.co.com</a></td>
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<td>Mandy</td>
<td>Warr</td>
<td><a href="mailto:mandy@theremediadayspa.com">mandy@theremediadayspa.com</a></td>
<td>119 Vassar Drive SE</td>
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<td>Willson</td>
<td><a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a></td>
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<td>Lynne</td>
<td>Martin</td>
<td><a href="mailto:lmartin900@aol.com">lmartin900@aol.com</a></td>
<td>1531 Espejo NE</td>
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<td>Anderson</td>
<td><a href="mailto:sam@bluedoorhomes.net">sam@bluedoorhomes.net</a></td>
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<td>Tanner</td>
<td><a href="mailto:david@contextabq.com">david@contextabq.com</a></td>
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<td>Melissa</td>
<td>Pacheco</td>
<td><a href="mailto:melissaan.pacheco@gmail.com">melissaan.pacheco@gmail.com</a></td>
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<td>Omar</td>
<td>Durant</td>
<td><a href="mailto:omardurant@yahoo.com">omardurant@yahoo.com</a></td>
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<td>Deborah</td>
<td>Allen</td>
<td><a href="mailto:debzallen@gmail.com">debzallen@gmail.com</a></td>
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<td>Harvey</td>
<td>Buchalter</td>
<td><a href="mailto:hcbuchalter@gmail.com">hcbuchalter@gmail.com</a></td>
<td>1615 Kit Carson SW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Downtown Neighborhood Association - CPO-3</td>
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<tr>
<td>Huning Highland Historic District Association</td>
<td>Ann</td>
<td>Carson</td>
<td><a href="mailto:a.louisa.carson@gmail.com">a.louisa.carson@gmail.com</a></td>
<td>416 Walter SE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Association - CPO-3</td>
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<td>Huning Highland Historic District Association</td>
<td>Bonnie</td>
<td>Anderson</td>
<td><a href="mailto:andersonbonnie505@gmail.com">andersonbonnie505@gmail.com</a></td>
<td>321 High St. SE</td>
<td>Albuquerque</td>
<td>87102</td>
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<td>Ann</td>
<td>Carson</td>
<td><a href="mailto:a.louisa.carson@gmail.com">a.louisa.carson@gmail.com</a></td>
<td>416 Walter SE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>East Downtown - CPO-4 &amp; HPO-1</td>
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<td>Huning Highland Historic District Association</td>
<td>Bonnie</td>
<td>Anderson</td>
<td><a href="mailto:andersonbonnie505@gmail.com">andersonbonnie505@gmail.com</a></td>
<td>321 High St. SE</td>
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<tr>
<td>Inez NA</td>
<td>Maya</td>
<td>Sutton</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
<td>7718 Cutler Avenue NE</td>
<td>Albuquerque</td>
<td>87110</td>
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<tr>
<td>Inez NA</td>
<td>Donna</td>
<td>Yetter</td>
<td><a href="mailto:donna.yetter3@gmail.com">donna.yetter3@gmail.com</a></td>
<td>2111 Hoffman Drive NE</td>
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<tr>
<td>Jerry Cline Park NA</td>
<td>Eric</td>
<td>Shirley</td>
<td><a href="mailto:ericshirley@comcast.net">ericshirley@comcast.net</a></td>
<td>900 Grove Street NE</td>
<td>Albuquerque</td>
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<tr>
<td>Jerry Cline Park NA</td>
<td>Ron</td>
<td>Goldsmith</td>
<td><a href="mailto:rongoldsmith@yahoo.com">rongoldsmith@yahoo.com</a></td>
<td>1216 Alazar Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
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<tr>
<td>La Cuentista Subdivision Unit 1 HOA Incorporated</td>
<td>Gary</td>
<td>Illingworth</td>
<td><a href="mailto:gillingworth@hoamco.com">gillingworth@hoamco.com</a></td>
<td>8700A Education Place NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>La Cuentista Subdivision Unit 1 HOA Incorporated</td>
<td>Gary</td>
<td>Illingworth</td>
<td><a href="mailto:gillingworth@hoamco.com">gillingworth@hoamco.com</a></td>
<td>8700A Education Place NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>Volcano Mesa</td>
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<tr>
<td>La Luz Del Sol NA</td>
<td>Maureen</td>
<td>Fitzgibbon</td>
<td><a href="mailto:mofitz48@gmail.com">mofitz48@gmail.com</a></td>
<td>23 Mill Road NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>La Luz Del Sol NA</td>
<td>Arthur</td>
<td>Woods</td>
<td><a href="mailto:nv6a@skyrocket.com">nv6a@skyrocket.com</a></td>
<td>33 Wind Road NW</td>
<td>Albuquerque</td>
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<tr>
<td>La Luz Landowners Association</td>
<td>Jonathan</td>
<td>Abdalla</td>
<td><a href="mailto:laulzlandowners@azulstar.com">laulzlandowners@azulstar.com</a></td>
<td>6 Tumbleweed NW</td>
<td>Albuquerque</td>
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<tr>
<td>La Luz Landowners Association</td>
<td>Dan</td>
<td>Jensen</td>
<td><a href="mailto:dq1958@gmail.com">dq1958@gmail.com</a></td>
<td>7 Arco NW</td>
<td>Albuquerque</td>
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</tr>
<tr>
<td>Ladera Heights NA</td>
<td>Marie</td>
<td>Ludi</td>
<td><a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
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<tr>
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<td>First Name</td>
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<td>Address Line 1</td>
<td>City</td>
<td>Zip</td>
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<tr>
<td>Ladera Heights NA</td>
<td>Allan</td>
<td>Ludi</td>
<td><a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
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<td>Ludi</td>
<td><a href="mailto:aludi2w@yahoo.com">aludi2w@yahoo.com</a></td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
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<td>NW Mesa Escarpment - VPO-2</td>
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<td><a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a></td>
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<td>Ladera West NA</td>
<td>Karen</td>
<td>Buccola</td>
<td><a href="mailto:kbuccola@comcast.net">kbuccola@comcast.net</a></td>
<td>7716 Santa Rosalía NW</td>
<td>Albuquerque</td>
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<td>Ladera West NA</td>
<td>Steven</td>
<td>Collins</td>
<td><a href="mailto:slcnalbq@aol.com">slcnalbq@aol.com</a></td>
<td>7517 Vista Alegre Street</td>
<td>Albuquerque</td>
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<tr>
<td>Las Casitas Del Río HOA</td>
<td>Shannon</td>
<td>Peters</td>
<td><a href="mailto:shannonpete@gmail.com">shannonpete@gmail.com</a></td>
<td>3601 Grama Court NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Las Casitas Del Río HOA</td>
<td>Maria</td>
<td>Constantine</td>
<td><a href="mailto:maria.newmexichomes@gmail.com">maria.newmexichomes@gmail.com</a></td>
<td>3609 Setaria Road NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Las Casitas Del Río HOA Subdivision</td>
<td>Marissa</td>
<td>Crockett</td>
<td><a href="mailto:marissacrockett@gmail.com">marissacrockett@gmail.com</a></td>
<td>6163 Deergrass Circle NW</td>
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<tr>
<td>Las Lomitas NA</td>
<td>Nancy</td>
<td>Griego</td>
<td><a href="mailto:r.griego04@comcast.net">r.griego04@comcast.net</a></td>
<td>8108 Corte de Aguila NW</td>
<td>Albuquerque</td>
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<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Las Terrazas NA</td>
<td>Donald</td>
<td>Voth</td>
<td><a href="mailto:dvoth@uark.edu">dvoth@uark.edu</a></td>
<td>4323 Balcon Court NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Los Duranes NA</td>
<td>Lee</td>
<td>Gamelsky</td>
<td><a href="mailto:lee@lgam.com">lee@lgam.com</a></td>
<td>2412 Miles Road SE</td>
<td>Albuquerque</td>
<td>87106</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Los Duranes NA</td>
<td>William</td>
<td>Herring</td>
<td><a href="mailto:billherring@comcast.net">billherring@comcast.net</a></td>
<td>3104 Coca Road NW</td>
<td>Albuquerque</td>
<td>87104</td>
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<tr>
<td>Mark Twain NA</td>
<td>Joel</td>
<td>Wooldridge</td>
<td><a href="mailto:joel.c.wooldridge@gmail.com">joel.c.wooldridge@gmail.com</a></td>
<td>1500 Indiana Street NE</td>
<td>Albuquerque</td>
<td>87110</td>
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<tr>
<td>Mark Twain NA</td>
<td>Barbara</td>
<td>Lobbeck</td>
<td><a href="mailto:bardean12@comcast.net">bardean12@comcast.net</a></td>
<td>1402 California Street NE</td>
<td>Albuquerque</td>
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<tr>
<td>Martineztown Work Group</td>
<td>Rosalie</td>
<td>Martinez</td>
<td><a href="mailto:rosalmartinez08@gmail.com">rosalmartinez08@gmail.com</a></td>
<td>507 Rosemont NE</td>
<td>Albuquerque</td>
<td>87102</td>
<td>Downtown Neighborhood Association - CPO-3</td>
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<tr>
<td>Molten Rock NA</td>
<td>Sandy</td>
<td>Levinson</td>
<td><a href="mailto:sandy@aquilatravel.com">sandy@aquilatravel.com</a></td>
<td>7909 Kibo Drive NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>Molten Rock NA</td>
<td>Mary Ann</td>
<td>Wolf-Lyerla</td>
<td><a href="mailto:maryann@hlsnm.org">maryann@hlsnm.org</a></td>
<td>5608 Popo Drive NW</td>
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<tr>
<td>Montecito Estates Community Association</td>
<td>Rosemary</td>
<td>Chabala</td>
<td><a href="mailto:rchabala@cgres.com">rchabala@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
<td>87113</td>
<td>NW Mesa Escarpment - VPO-2</td>
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<tr>
<td>Montecito Estates Community Association</td>
<td>Stephen</td>
<td>Koehler</td>
<td><a href="mailto:stevek.mebody@gmail.com">stevek.mebody@gmail.com</a></td>
<td>8515 Chilite Pine Road NW</td>
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<td>Chabala</td>
<td><a href="mailto:rchabala@cgres.com">rchabala@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
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<td><a href="mailto:stevek.mebody@gmail.com">stevek.mebody@gmail.com</a></td>
<td>8515 Chilite Pine Road NW</td>
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<td>Montecito West Community Association</td>
<td>Brandy</td>
<td>Hetherington</td>
<td><a href="mailto:bhetherington@aamnm.com">bhetherington@aamnm.com</a></td>
<td>8212 Louisiana Boulevard NE</td>
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<td>87113</td>
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<td>Montecito West Community Association</td>
<td>Glenn</td>
<td>Tegtmeier</td>
<td><a href="mailto:glenn@tegtmeier.us">glenn@tegtmeier.us</a></td>
<td>8712 Espacio Verde Road NW</td>
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<td>8212 Louisiana Boulevard NE</td>
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<td>Tegtmeier</td>
<td><a href="mailto:glenn@tegtmeier.us">glenn@tegtmeier.us</a></td>
<td>8712 Espacio Verde Road NW</td>
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<td>8212 Louisiana Boulevard NE</td>
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<tr>
<td>Near North Valley NA</td>
<td>Marit</td>
<td>Tully</td>
<td><a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a></td>
<td>3514 6th Street NW</td>
<td>Albuquerque</td>
<td>87107</td>
<td>Los Duranes - CPO-6</td>
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<tr>
<td>Near North Valley NA</td>
<td>Joe</td>
<td>Sabatini</td>
<td><a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a></td>
<td>PO Box 6953</td>
<td>Albuquerque</td>
<td>87197</td>
<td>Los Duranes - CPO-6</td>
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<td>Near North Valley NA</td>
<td>Marit</td>
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<td><a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a></td>
<td>PO Box 6953</td>
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<td>Association Name</td>
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<td>Email</td>
<td>Address Line 1</td>
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<td>3514 6th Street NW</td>
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<td>Albuquerque</td>
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<tr>
<td>Nob Hill NA</td>
<td>David</td>
<td>Garcia</td>
<td><a href="mailto:david@halflifefigital.com">david@halflifefigital.com</a></td>
<td>316 Tulane SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>Nob Hill NA</td>
<td>Gary</td>
<td>Eyster</td>
<td><a href="mailto:meyater1@me.com">meyater1@me.com</a></td>
<td>316 Amberst Drive NE</td>
<td>Albuquerque</td>
<td>87106</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>North Valley Coalition of NAs</td>
<td>Peggy</td>
<td>Norton</td>
<td><a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a></td>
<td>P.O. Box 70232</td>
<td>Albuquerque</td>
<td>87197</td>
<td>Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-10; &amp; Sawmill/Wells Park - CPO-11</td>
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<td>North Valley Coalition of NAs</td>
<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
<td>Albuquerque</td>
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<tr>
<td>Paradise Hills Civic Association</td>
<td>Maria</td>
<td>Warren</td>
<td><a href="mailto:samralphroy@yahoo.com">samralphroy@yahoo.com</a></td>
<td>5020 Russell Drive NW</td>
<td>Albuquerque</td>
<td>87114</td>
<td>Coors Blvd. - VPO-1</td>
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<tr>
<td>Paradise Hills Civic Association</td>
<td>Tom</td>
<td>Anderson</td>
<td><a href="mailto:ta_a@msn.com">ta_a@msn.com</a></td>
<td>10013 Plunkett Drive NW</td>
<td>Albuquerque</td>
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<td><a href="mailto:samralphroy@yahoo.com">samralphroy@yahoo.com</a></td>
<td>5020 Russell Drive NW</td>
<td>Albuquerque</td>
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<td><a href="mailto:samralphroy@yahoo.com">samralphroy@yahoo.com</a></td>
<td>5020 Russell Drive NW</td>
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<td><a href="mailto:ta_a@msn.com">ta_a@msn.com</a></td>
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<td>Parkland Hills NA</td>
<td>Mary</td>
<td>Darling</td>
<td><a href="mailto:mildarling56@yahoo.com">mildarling56@yahoo.com</a></td>
<td>650 Monroe Street SE</td>
<td>Albuquerque</td>
<td>87108</td>
<td>Nob Hill / Highland - CPO-8</td>
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<tr>
<td>Parkland Hills NA</td>
<td>Robert</td>
<td>Leming</td>
<td><a href="mailto:phnapresident@gmail.com">phnapresident@gmail.com</a></td>
<td>712 Truman Street SE</td>
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<tr>
<td>Piedras Marcadas NA</td>
<td>Susan</td>
<td>Deese-Roberts</td>
<td><a href="mailto:sdeese@unm.edu">sdeese@unm.edu</a></td>
<td>9124 Laura Lee Place NW</td>
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<td>Piedras Marcadas NA</td>
<td>Lawrence</td>
<td>Fendall</td>
<td><a href="mailto:lffendall@netscape.net">lffendall@netscape.net</a></td>
<td>8800 Tia Christina Drive NW</td>
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<td>Quaker Heights NA</td>
<td>Orlando</td>
<td>Martinez</td>
<td><a href="mailto:lilog2002@yahoo.com">lilog2002@yahoo.com</a></td>
<td>5808 Jones Place NW</td>
<td>Albuquerque</td>
<td>87120</td>
<td>Coors Blvd. - VPO-1</td>
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<td>Vanessa</td>
<td>Alarid</td>
<td><a href="mailto:valarid@gmail.com">valarid@gmail.com</a></td>
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<td><a href="mailto:valarid@gmail.com">valarid@gmail.com</a></td>
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<td>Quigley Park NA</td>
<td>Eric</td>
<td>Olivas</td>
<td><a href="mailto:eoman505@gmail.com">eoman505@gmail.com</a></td>
<td>2708 Valencia Drive NE</td>
<td>Albuquerque</td>
<td>87110</td>
<td>Uptown Area</td>
</tr>
<tr>
<td>Quigley Park NA</td>
<td>Lisa</td>
<td>Whalen</td>
<td><a href="mailto:lisa.whalen@gmail.com">lisa.whalen@gmail.com</a></td>
<td>2713 Cardenas Drive NE</td>
<td>Albuquerque</td>
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<tr>
<td>Rancho Sereno NA</td>
<td>Sander</td>
<td>Rue</td>
<td><a href="mailto:sanderrue@comcast.net">sanderrue@comcast.net</a></td>
<td>7500 Rancho Solano Court NW</td>
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<td>Debra</td>
<td>Cox</td>
<td><a href="mailto:debracox62@comcast.net">debracox62@comcast.net</a></td>
<td>8209 Rancho Paraise NW</td>
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<tr>
<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliot</td>
<td><a href="mailto:okieet@gmail.com">okieet@gmail.com</a></td>
<td>324 14th Street SW</td>
<td>Albuquerque</td>
<td>87102</td>
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<tr>
<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneighborhood@gmail.com">raynoldsneighborhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
<td>Albuquerque</td>
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<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliot</td>
<td><a href="mailto:okieet@gmail.com">okieet@gmail.com</a></td>
<td>324 14th Street SW</td>
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<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneighborhood@gmail.com">raynoldsneighborhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
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<tr>
<td>Richland Hills HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td><a href="mailto:dchavez@cgres.com">dchavez@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
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<tr>
<td>Rinconada Point Association Incorporated</td>
<td>Joni</td>
<td>Ulibarri</td>
<td><a href="mailto:joniu1111@gmail.com">joniu1111@gmail.com</a></td>
<td>3220 Fritzie Street NW</td>
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<td>Rinconada Point Association Incorporated</td>
<td>Connie</td>
<td>Gilman</td>
<td><a href="mailto:rinconadapoint@aol.com">rinconadapoint@aol.com</a></td>
<td>3212 Schumacher Street NW</td>
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<tr>
<td>Rio Grande Boulevard NA</td>
<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
<td>Albuquerque</td>
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<td>Los Duranes - CPO-6</td>
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<tr>
<td>Rio Grande Boulevard NA</td>
<td>Eleanor</td>
<td>Walther</td>
<td><a href="mailto:eawalth@comcast.net">eawalth@comcast.net</a></td>
<td>2212 Camino De Los Artesanos NW</td>
<td>Albuquerque</td>
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<td>Los Duranes - CPO-6</td>
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<tr>
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<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
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<td><a href="mailto:eawalth@comcast.net">eawalth@comcast.net</a></td>
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<td>Rio Oeste HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td><a href="mailto:opearsalan@ymail.com">opearsalan@ymail.com</a></td>
<td>6228 Escovedi Street NW</td>
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<td>Rio Oeste HOA</td>
<td>Orlando</td>
<td>Gonzales</td>
<td><a href="mailto:o_dgonzales@yahoo.com">o_dgonzales@yahoo.com</a></td>
<td>4101 Zarzuela Avenue NW</td>
<td>Albuquerque</td>
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<tr>
<td>Santa Barbara Martineztown NA</td>
<td>Loretta</td>
<td>Naranjo</td>
<td><a href="mailto:lnaranjo@gmail.com">lnaranjo@gmail.com</a></td>
<td>1127 Walter NE</td>
<td>Albuquerque</td>
<td>87102</td>
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<td>Santa Barbara Martineztown NA</td>
<td>Ian</td>
<td>Colburn</td>
<td><a href="mailto:icolburn@comcast.net">icolburn@comcast.net</a></td>
<td>1002 Arno NE</td>
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<td>Santa Fe Village NA</td>
<td>Jane</td>
<td>Baechle</td>
<td><a href="mailto:janeebaechle@gmail.com">janeebaechle@gmail.com</a></td>
<td>7021 Lamar Avenue NW</td>
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<td>Santa Fe Village NA</td>
<td>Bruce</td>
<td>Armstrong</td>
<td><a href="mailto:bdarmstrong86@gmail.com">bdarmstrong86@gmail.com</a></td>
<td>4988 Butte Place NW</td>
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<td>Sawmill Area NA</td>
<td>Jaime</td>
<td>Leanos</td>
<td><a href="mailto:jaime.leanos@gmail.com">jaime.leanos@gmail.com</a></td>
<td>1427 15th Street NW</td>
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<td>Sawmill Area NA</td>
<td>Dina</td>
<td>Afek</td>
<td><a href="mailto:dina.afek@gmail.com">dina.afek@gmail.com</a></td>
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<td>Leon</td>
<td>Garcia</td>
<td><a href="mailto:leongarcia@gmail.com">leongarcia@gmail.com</a></td>
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<td>Silver Platinum Downtown NA</td>
<td>Ronald</td>
<td>Casias</td>
<td><a href="mailto:rcasias@silverplatinumdowntown.org">rcasias@silverplatinumdowntown.org</a></td>
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<td>Tiffany</td>
<td>Broadous</td>
<td><a href="mailto:tiffany.broadous@gmail.com">tiffany.broadous@gmail.com</a></td>
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<td>South Broadway NA</td>
<td>Frances</td>
<td>Armijo</td>
<td><a href="mailto:fparmaio@gmail.com">fparmaio@gmail.com</a></td>
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<td>Story Rock HOA</td>
<td>Erin</td>
<td>Brizuela</td>
<td><a href="mailto:ebrizuela@cgres.com">ebrizuela@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
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<td>Story Rock HOA</td>
<td>Kelly</td>
<td>Eggleston</td>
<td><a href="mailto:keggleston@cgres.com">keggleston@cgres.com</a></td>
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<td>Symphony HOA Incorporated</td>
<td>Rosemary</td>
<td>Habala</td>
<td><a href="mailto:rchhabala@cgres.com">rchhabala@cgres.com</a></td>
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<tr>
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<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:ahorvath1111@gmail.com">ahorvath1111@gmail.com</a></td>
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<td>Shea</td>
<td><a href="mailto:secretareatm@gmail.com">secretareatm@gmail.com</a></td>
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<td>Jackie</td>
<td>Cooke</td>
<td><a href="mailto:jackie.cook@gmail.com">jackie.cook@gmail.com</a></td>
<td>PO Box 7823</td>
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<td>Jayne</td>
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<tr>
<td>The Estates at Mirehaven Community Association Incorporated</td>
<td>Angela Manzanedo</td>
<td></td>
<td><a href="mailto:amanzanedo@associatedasset.com">amanzanedo@associatedasset.com</a></td>
<td>9100 Del Webb Lane NW</td>
<td>Albuquerque</td>
<td>87120</td>
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<tr>
<td>The Estates at Mirehaven Community Association Incorporated</td>
<td>Julie Karl</td>
<td></td>
<td><a href="mailto:jkarl@aamnm.com">jkarl@aamnm.com</a></td>
<td>9100 Del Webb Lane NW</td>
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<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Terri Krantz</td>
<td></td>
<td><a href="mailto:teravintage@hotmail.com">teravintage@hotmail.com</a></td>
<td>610 Central Avenue SW</td>
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<td>87102</td>
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<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Gary Illingworth</td>
<td></td>
<td><a href="mailto:gillingworth@hoamco.com">gillingworth@hoamco.com</a></td>
<td>8700A Education Place NW</td>
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<td>87114</td>
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<tr>
<td>The Manors at Mirehaven Community Association Incorporated</td>
<td>Jody Roman</td>
<td></td>
<td><a href="mailto:jroman@associatedasset.com">jroman@associatedasset.com</a></td>
<td>8212 Louisiana Boulevard NE</td>
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<td>87113</td>
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<td>The Manors at Mirehaven Community Association Incorporated</td>
<td>Brandly Hetherington</td>
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<td><a href="mailto:bhetherington@aamnm.com">bhetherington@aamnm.com</a></td>
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<td>Thomas Village NA</td>
<td>Rondall</td>
<td>Jones</td>
<td><a href="mailto:rejon77@msn.com">rejon77@msn.com</a></td>
<td>3117 Don Quixote Court NW</td>
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<tr>
<td>Thomas Village NA</td>
<td>Richard</td>
<td>Meyners</td>
<td><a href="mailto:abqr.meyners@gmail.com">abqr.meyners@gmail.com</a></td>
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<td>Tres Volcanes NA</td>
<td>Rick</td>
<td>Gallagher</td>
<td><a href="mailto:randm196@gmail.com">randm196@gmail.com</a></td>
<td>8401 Casa Gris Court NW</td>
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<td>Borst</td>
<td><a href="mailto:t0m2p20@yahoo.com">t0m2p20@yahoo.com</a></td>
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<td>Julie</td>
<td>Kidder</td>
<td><a href="mailto:julie.kidder@gmail.com">julie.kidder@gmail.com</a></td>
<td>120 Vassar SE</td>
<td>Albuquerque</td>
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<td>University Heights NA</td>
<td>Don</td>
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<td><a href="mailto:stcrichton@link.net">stcrichton@link.net</a></td>
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<td>Valle Prado NA</td>
<td>Steve</td>
<td>Shumacher</td>
<td><a href="mailto:valle.prado.na@gmail.com">valle.prado.na@gmail.com</a></td>
<td>8939 South Sky Street NW</td>
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<td>Beutler</td>
<td><a href="mailto:jibeutler@gmail.com">jibeutler@gmail.com</a></td>
<td>7316 Two Rock Road NW</td>
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<td>Steve</td>
<td>Shumacher</td>
<td><a href="mailto:valle.prado.na@gmail.com">valle.prado.na@gmail.com</a></td>
<td>8939 South Sky Street NW</td>
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<td>Jack</td>
<td>Corder</td>
<td>associations@corderandcompany</td>
<td>PO Box 45960</td>
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<td>Rymer</td>
<td><a href="mailto:marjio.rymer@gmail.com">marjio.rymer@gmail.com</a></td>
<td>5023 Sala De Tomas Drive</td>
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<tr>
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<td>Moxal</td>
<td><a href="mailto:cmoxal@gmail.com">cmoxal@gmail.com</a></td>
<td>1404 Los Tomases NW</td>
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<td>Doreen</td>
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<td><a href="mailto:doreenmcknight@n.com">doreenmcknight@n.com</a></td>
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<td>Gil</td>
<td>Clarke</td>
<td><a href="mailto:g.clark45@comcast.net">g.clark45@comcast.net</a></td>
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<td>Glen</td>
<td>Effertz</td>
<td><a href="mailto:gteffertz@gmail.com">gteffertz@gmail.com</a></td>
<td>2918 Mountain Road NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Old Town - HPO-5</td>
</tr>
<tr>
<td>West Old Town NA</td>
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<td><a href="mailto:gteffertz@gmail.com">gteffertz@gmail.com</a></td>
<td>2918 Mountain Road NW</td>
<td>Albuquerque</td>
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<tr>
<td>West Park NA</td>
<td>Lea</td>
<td>Pino</td>
<td><a href="mailto:lea@thechasapino.com">lea@thechasapino.com</a></td>
<td>2203 New York Avenue NW</td>
<td>Albuquerque</td>
<td>87104</td>
<td>Association - CPO-3</td>
</tr>
<tr>
<td>West Park NA</td>
<td>Elaine</td>
<td>Faust</td>
<td><a href="mailto:efaust1@swcp.com">efaust1@swcp.com</a></td>
<td>200 Gallup Avenue SW</td>
<td>Albuquerque</td>
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<td>Lea</td>
<td>Pino</td>
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<td>87104</td>
<td>Old Town - HPO-5</td>
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<td>200 Gallup Avenue SW</td>
<td>Albuquerque</td>
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<tr>
<td>Western Trails Estates HOA</td>
<td>Kelly</td>
<td>Eggleston</td>
<td><a href="mailto:keggleston@cgres.com">keggleston@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
<td>87113</td>
<td>Coors Blvd. - VPO-1</td>
</tr>
<tr>
<td>Western Trails Estates HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td><a href="mailto:dchavez@cgres.com">dchavez@cgres.com</a></td>
<td>8500 Jefferson Street NE</td>
<td>Albuquerque</td>
<td>87113</td>
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<tr>
<td>Winrock South NA</td>
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<td>7110 Constitution Avenue NE</td>
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November 30, 2020

Authorized Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text – Small Area

Dear Neighborhood Association Representative,

This letter is notice of the Planning Department’s submittal of an application for Text Amendment to IDO - Small Area with proposed changes to 14 small areas. The Integrated Development Ordinance (IDO) was adopted three years ago and became effective in May 2018. The first annual update became effective just weeks ago on November 2, 2020. As required in the IDO, but delayed due to COVID-19, the Planning Department will be submitting the second annual update to the Integrated Development Ordinance (IDO) to the Environmental Planning Commission (EPC) for review and recommendation to the City Council. Please see page 3 for hearing details, how to learn more, and how to send comments.

Purpose
The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, City-wide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, currently under City review, which was updated as of June 2020.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. Over the course of the two and a half years that the IDO has been effective, staff identified changes to 14 small areas standards needed to improve the clarity and intended implementation of the adopted regulations.

You can review and/or download the proposed Technical Edits and Amendments online here: https://abc-zone.com/ido-annual-update-small-area-text-amendments and https://abc-zone.com/ido-annual-update-2020, for more general process information.
These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of “Proposed Small Area Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text – Small Area. These small areas include the following, with references to numbering in the IDO:

- Coors Blvd. - VPO-1
- Mixed-use - Form-based (MX-FB) Zone District - 2-4(E)(3)(c)
- Downtown Neighborhood Area - CPO-3
- Downtown Area - 5-5(B)(2)(a)1
- Downtown Center - 5-12(E)(4)(d)
- East Downtown – CPO-4
- East Downtown - HPO-1
- Los Duranes - CPO-6
- Nob Hill/Highland - CPO-8
- Northwest Mesa - VPO-2
- Rio Grande Blvd. - CPO-11
- Sawmill/Wells Park - CPO-12
- Uptown Area - 5-5(I)(2).
- Volcano Mesa – CPO-13

**Justification**

These proposed amendments to the IDO text are consistent with the Annual Update process described in IDO Subsection 6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC’s review and recommendation at a public hearing. These proposed amendments to the IDO text meet all of the Review and Decision Criteria in IDO Subsection 6-7(E)(3).

These proposed Text Amendments to the IDO -Small Area are also consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. The City Council Amendments, in particular, are consistent with adopted policies to protect and enhance the quality of the City’s unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

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

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.
Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

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 of development within areas that should be more stable.

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Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

**Participation Details**
To learn more about the proposed edits and amendments, join us at one of the following events:

**Annual Update Open House:** Thursday, December 17th, 2020, 11:30 am – 1:30 pm on Zoom
Zoom link: [https://cabq.zoom.us/j/96025086410](https://cabq.zoom.us/j/96025086410)
To dial in by phone: (346) 248-7799, Meeting ID: 960 2508 6410

Come and listen or give **verbal comments** at the first **Environmental Planning Commission hearing:**

**Thursday January 21, 2021, 8:30 am** on Zoom:
Zoom link: [https://cabq.zoom.us/j/96997162697](https://cabq.zoom.us/j/96997162697)
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697
Send written comments for the record to the Environmental Planning Commission by via:

email: Chair Dan Serrano  
       c/o Planning Department  
       abctoz@cabq.gov  
       regular mail: Chair Dan Serrano c/o Planning Department  
          600 Second Street NW, Third Floor  
        Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 am on Monday, January 11th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, January 19th**.

Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore  
Long Range Planning Manager  
505.924.3932  
mrenz-whitmore@cabq.gov

Long Range Planning Team  
505.924.3860  
abctoz@cabq.gov

The project team would like to thank those of you who have been involved so far and encourage the rest of you to participate in the Annual Update process to help improve the IDO and ensure that it provides adequate regulatory guidance and protection for our community.

Sincerely,

Mikaela Renz-Whitmore  
Long Range Planning Manager  
Planning Department, City of Albuquerque
Mr. Shahab Biazar  
City Engineer  
Planning Department  
City of Albuquerque  
600 2nd St. NW  
Albuquerque, NM 87102

Re. May 2019 EPC Submittal – Public Mailed Notice Certification  
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions  
(Batch 2)

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Geraldine Delgado, do hereby certify and attest that I delivered 20,419 letters to the City of Albuquerque’s mail room for first class stamping and delivery to the U.S. Post Office on November 30, 2020. Of these, 20,409 letters were to property owners within or within 100 feet of the small area for which a zoning regulation is proposed to change, as required by IDO Subsection 14-16-6-4(K)(3)(d). An additional 10 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for both the citywide request and the small area request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.

Sincerely,

[Signature]
Geraldine Delgado  
Administrative Assistant  
Planning Department  
600 2nd Street NW, Third Floor  
Albuquerque NM 87102

* Received by [Signature]  
Date 11-25-2020

DFAS/Purchasing/Office Services (mail room)
# Citywide and Small Area Notice Letters

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<td>Frank</td>
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<td>Associa</td>
<td>Canyon Gate</td>
<td>8500 Jefferson Street NE</td>
<td>Suite B</td>
<td>Albuquerque</td>
<td>NM</td>
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<td>Eyster</td>
<td>316 Amherst Drive NE</td>
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<td>Julie</td>
<td>Karl</td>
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<td></td>
<td>Albuquerque</td>
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<td>Roman</td>
<td>8212 Louisiana Boulevard NE</td>
<td>Suite C</td>
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<td>NM</td>
<td>87113</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Jim</td>
<td>Hoffsis</td>
<td>2012 South Plaza Street NW</td>
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# Citywide Notice Letters

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<td>Roy</td>
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<td>201 Claire Lane SW</td>
<td>Albuquerque</td>
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</table>
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**Annual Update Open House:** Thursday, December 17th, 2020, 11:30 am – 1:30 pm on Zoom
Zoom link: [https://cabq.zoom.us/j/96025086410](https://cabq.zoom.us/j/96025086410)
To dial in by phone: (346) 248-7799, Meeting ID: 960 2508 6410

Come and listen or give **verbal comments** at the first **Environmental Planning Commission hearing:**

**Thursday January 21, 2021, 8:30 am** on Zoom:
Zoom link: [https://cabq.zoom.us/j/96997162697](https://cabq.zoom.us/j/96997162697)
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697
Send **written comments for the record** to the Environmental Planning Commission by via:

**email:** Chair Dan Serrano  
C/o Planning Department  
abctoz@cabq.gov  

**regular mail:** Chair Dan Serrano c/o Planning Department  
600 Second Street NW, Third Floor  
Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 am on Monday, January 11th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, January 19th**.

Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore  
Long Range Planning Manager  
505.924.3932  
mrenz-whitmore@cabq.gov

Long Range  
Planning Team  
505.924.3860  
abctoz@cabq.gov

The project team would like to thank those of you who have been involved so far and encourage the rest of you to participate in the Annual Update process to help improve the IDO and ensure that it provides adequate regulatory guidance and protection for our community.

Sincerely,

Mikaela Renz-Whitmore  
Long Range Planning Manager  
Planning Department, City of Albuquerque
Property Owner Notification Proof
Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners).

The list of property owner's who were mailed notice is included in the public files for this request. It was omitted here for file size reasons.
November 25, 2020

Re: City application to amend zoning regulations for small areas

Dear Property Owner,

The City of Albuquerque is submitting an application for an Amendment to Integrated Development Ordinance (IDO) Text – Small Area to be reviewed and recommended by the Environmental Planning Commission (EPC) and decided by City Council. This letter is mailed notice to property owners who own land in or abutting one of 14 small areas in Albuquerque that would be subject to area-specific zoning regulations proposed as text amendments to the IDO.

This letter serves as official mailed notice to the property owner addressed on this envelope for the small areas identified below, in accordance with the procedures of IDO Subsection 14-16-6-4(K)(3)(d) Notice for Amendment to IDO Text – Small Area. A complete list of affected properties and maps of the small areas are available on the project webpage: https://abc-zone.com/ido-annual-update-small-area-text-amendments

The application includes text amendments for the Downtown Neighborhood Area Character Protection Overlay (CPO) Zone:

3-4(D) Downtown Neighborhood Area – CPO-3

Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.
Zoom link: https://cabq.zoom.us/j/96997162697
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Additional information about this request will be posted on the following webpage, as it becomes available: https://abc-zone.com/ido-annual-update-2020

Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, kcbarkhurst@cabq.gov
City of Albuquerque Planning Department
# OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

## PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

<table>
<thead>
<tr>
<th>Application Type: Amendment to IDO Text – Small Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision-making Body: City Council</td>
</tr>
</tbody>
</table>

| Pre-Application meeting required: | X Yes ☐ No |
| Neighborhood meeting required:    | X Yes ☐ No |
| Mailed Notice required:           | X Yes ☐ No |
| Electronic Mail required:         | X Yes ☐ No |

Is this a Site Plan Application: [ ] Yes X No

**Note**: if yes, see second page

## PART II – DETAILS OF REQUEST

- Address of property listed in application: 14 small areas with multiple properties listed on project webpage
- Name of property owner: multiple owners within 14 small areas, listed on the project webpage
- Name of applicant: City of Albuquerque, Planning Department

**Date, time, and place of public meeting or hearing, if applicable:** January 21, 2021, 8:30 am on Zoom.

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Address, phone number, or website for additional information: [https://abc-zone.com/ido-annual-update-small-area-text-amendments](https://abc-zone.com/ido-annual-update-small-area-text-amendments)

## PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- Zone Atlas page indicating subject property. 14 small areas mapped at website listed above
- Drawings, elevations, or other illustrations of this request. None
- Summary of pre-submittal neighborhood meeting, if applicable. Available at the website listed above
- Summary of request, including explanations of deviations, variances, or waivers. None

**IMPORTANT**: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_______________________________ (Applicant signature) 11/25/2020 (Date)

**Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860
[www.cabq.gov](http://www.cabq.gov)
Printed 11/18/2020
November 25, 2020

Re: City application to amend zoning regulations for small areas

Dear Property Owner,

The City of Albuquerque is submitting an application for an Amendment to Integrated Development Ordinance (IDO) Text – Small Area to be reviewed and recommended by the Environmental Planning Commission (EPC) and decided by City Council. This letter is mailed notice to property owners who own land in or abutting one of 14 small areas in Albuquerque that would be subject to area-specific zoning regulations proposed as text amendments to the IDO.

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The application includes text amendments for the East Downtown Character Protection Overlay (CPO) Zone:

3-4(E) East Downtown CPO-4

For consistency with changes made to parking requirements in the EDo HPO as part of this 2020 Annual Update to provide clarity about the parking screening requirements.

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

Zoom link: https://cabq.zoom.us/j/96997162697
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

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PART I - PROCESS
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Application Type: Amendment to IDO Text – Small Area
Decision-making Body: City Council
Pre-Application meeting required: X Yes □ No
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Mailed Notice required: X Yes □ No
Electronic Mail required: X Yes □ No
Is this a Site Plan Application: □ Yes X No Note: if yes, see second page

PART II – DETAILS OF REQUEST
Address of property listed in application: 14 small areas with multiple properties listed on project webpage
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CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860
www.cabq.gov
Printed 11/18/2020
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Re: City application to amend zoning regulations for small areas

Dear Property Owner,

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The application includes text amendments for the Los Duranes Character Protection Overlay (CPO) Zone:

3-4(G) Los Duranes – CPO-6

Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard. (3-4(G)(3)(a)(b.)

Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right-of-way. (3-4(G)(4)(b.).)

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

Zoom link: https://cabq.zoom.us/j/96997162697
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PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Amendment to IDO Text – Small Area

Decision-making Body: City Council

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No Note: if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: 14 small areas with multiple properties listed on project webpage

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PART III – ATTACHMENTS REQUIRED WITH THIS NOTICE

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November 25, 2020

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The application includes text amendments for the Nob Hill/Highland Character Protection Overlay (CPO):

3-4(I) Nob Hill/Highland – CPO-8

Revise the building frontage types to allow a storefront or an urban residential frontage. This change clarifies what a residential façade is and links the regulation to defined terms. Currently residential developments also must use the storefront building frontage type, which is not appropriate for that use. (3-4(I)(5)(b)(4)b.)

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

Zoom link: https://cabq.zoom.us/j/96997162697
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## PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

- **Application Type:** Amendment to IDO Text – Small Area
- **Decision-making Body:** City Council
- **Pre-Application meeting required:** X Yes □ No
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- **Is this a Site Plan Application:** □ Yes X No *Note: if yes, see second page*

## PART II – DETAILS OF REQUEST

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## PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

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The application includes text amendments for the Rio Grande Blvd. Character Protection Overlay (CPO) zone

3-4(L) Rio Grande Blvd. – CPO-11

Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

Revise the parking lot standard to apply to mixed use and non-residential development, which is consistent with the intent of the Rio Grande Corridor Plan. (3-4(L)(5)(b)3.)

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PART I - PROCESS

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**Decision-making Body:** City Council

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**Neighborhood meeting required:** X Yes □ No

**Mailed Notice required:** X Yes □ No

**Electronic Mail required:** X Yes □ No

**Is this a Site Plan Application:** □ Yes X No **Note:** if yes, see second page

PART II – DETAILS OF REQUEST

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CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

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*Printed 11/18/2020*
November 25, 2020

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The application includes text amendments for the Sawmill/Wells Park Character Protection Overlay (CPO) zone:

3-4(M) Sawmill/Wells Park – CPO-12

Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses). (3-4(M)(5)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)

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*Printed 11/18/2020*
November 25, 2020

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The application includes text amendments for the Volcano Mesa Character Protection Overlay (CPO) Zone:

3-4(N) Volcano Mesa – CPO-13

Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

Zoom link: https://cabq.zoom.us/j/96997162697
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Additional information about this request will be posted on the following webpage, as it becomes available: https://abc-zone.com/ido-annual-update-2020

Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, kcbarkhurst@cabq.gov
City of Albuquerque Planning Department
### PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

- **Application Type:** Amendment to IDO Text – Small Area
- **Decision-making Body:** City Council
- **Pre-Application meeting required:** X Yes ☐ No
- **Neighborhood meeting required:** X Yes ☐ No
- **Mailed Notice required:** X Yes ☐ No
- **Electronic Mail required:** X Yes ☐ No
- **Is this a Site Plan Application:** ☐ Yes X No  
  **Note:** if yes, see second page

### PART II – DETAILS OF REQUEST

- **Address of property listed in application:** 14 small areas with multiple properties listed on project webpage
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### PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- ☐ Zone Atlas page indicating subject property. **14 small areas mapped at website listed above**
- ☐ Drawings, elevations, or other illustrations of this request. **None**
- ☐ Summary of pre-submittal neighborhood meeting, if applicable. **Available at the website listed above**
- ☐ Summary of request, including explanations of deviations, variances, or waivers. **None**

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**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_______________________________ (Applicant signature)  
11/25/2020 (Date)

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November 25, 2020

Re: City application to amend zoning regulations for small areas

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The application includes text amendments for the East Downtown Historic Protection Overlay (HPO) Zone:

3-5(F) East Downtown HPO-1

Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. (5-5(F)(4)(a)(3).)

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

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OFFICIAL PUBLIC NOTIFICATION FORM
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The application includes text amendments for the Coors Blvd. View Protection Overlay (VPO) Zone:

3-6(D) Coors Blvd. VPO-1

Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

Zoom link: https://cabq.zoom.us/j/96997162697
To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

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CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov
Printed 11/18/2020
November 25, 2020

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The application includes text amendments for the Northwest Mesa View Protection Overlay (VPO) Zone:

3-6(E) Northwest Mesa VPO-2

Apply the “techniques” for minimizing the visual impact of taller buildings to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council.

This request will be heard by the EPC on January 21, 2021, beginning at 8:30 am online via Zoom.

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The application includes text amendments for 3 overlapping geographies in the Downtown Area:

- MX-FB zone district, 2-4(E)(3)(c)
- Downtown Center, 5-12(E)(4)(d)
- Downtown Area, 5-5(B)(2)(a)

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The application includes text amendments for the Uptown Area:

5-5(I)(2) Uptown Area
Drive-through circulation design

Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

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Mr. Shahab Biazar  
City Engineer  
Planning Department  
City of Albuquerque  
600 2nd St. NW  
Albuquerque, NM 87102

Re. May 2019 EPC Submittal – Public Mailed Notice Certification  
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions  
(Batch 2)

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Geraldine Delgado, do hereby certify and attest that I delivered 20,419 letters to the City of Albuquerque’s mail room for first class stamping and delivery to the U.S. Post Office on November 30, 2020. Of these, 20,409 letters were to property owners within or within 100 feet of the small area for which a zoning regulation is proposed to change, as required by IDO Subsection 14-16-6-4(K)(3)(d). An additional 10 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for both the city-wide request and the small area request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.

Sincerely,

Geraldine Delgado  
Administrative Assistant  
Planning Department  
600 2nd Street NW, Third Floor  
Albuquerque NM 87102

*Received by Lawrence G. English Date 11-25-2020*

DFAS/Purchasing/Office Services (mail room)