



**Environmental
Planning
Commission**

**Agenda Number: 4
Project #: PR-2024-010191
Case #: SI-2024-00471
Hearing Date: May 16, 2024**

Staff Report

Agent	Consensus Planning
Applicant	Parks and Recreation
Request	Site Plan – EPC Major Amendment
Legal Description	All or a portion of the northerly portion of TR 1. (G-10-Z) (G-11-Z) (H-10-Z)
Location	3401 Ladera Dr NW, Albuquerque, NM 87120, between/at the intersection of Sequoia Dr NW and Ladera Dr NW
Size	Approximately 243 acres
Zoning	NR-C

Staff Recommendation:
APPROVAL of SI-2024-00471, based on the Findings beginning on p. 19 and subject to the Conditions of Approval beginning on p. 24.

STAFF PLANNER
Dustin Kiska, Planner

Summary
The request is a Site Plan – EPC, Major Amendment to allow for the installation of four light poles with fixtures at the Ladera Golf Course driving range. The original EPC approved Site Plan did not take into account the entire golf course, which is why the EPC is reviewing this request.

The subject site is located within an area of change and consistency, the golf course land is within an area of consistency and the Clubhouse and parking lot is within an area of change. The subject site is in the West Mesa Community Planning Area.

The affected neighborhood associations are Ladera West & Westside Neighborhood Association Coalition, which were notified as required. The applicant notified property owners within 100’ of the subject site as required. There is general opposition from the residents, concerning the installation of the lights and night views being disturbed.

The request generally furthers applicable Comprehensive Plan Goals and policies. Staff recommends approval subject to any conditions of approval.

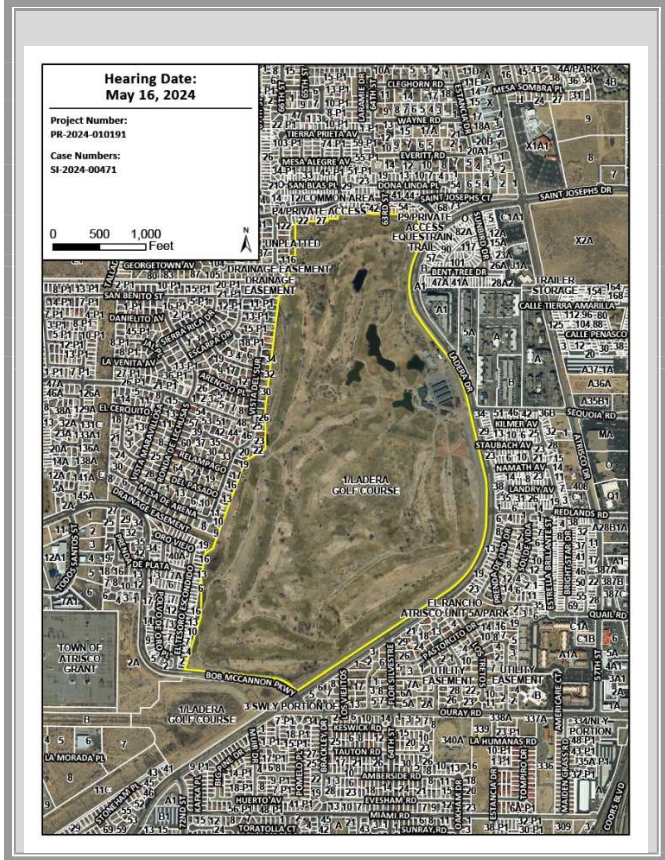


Table of Contents

I. Introduction.....p.8

II. Analysis of Applicable Ordinances, Plans, and Policies.....p.11
 IDO Review & Decision Criteria for a Sit Plan.....p. 13

III.Site Plan – Major Amendment.....p.15

IV. Agency and Neighborhood Concerns.....p.17

V. Conclusion.....p.18

Findings and Recommendation..... p.19

Conditions of Approval.....p.23

Agency Comments.....p.25

Attachments

2- Photographs – Existing Conditionsp.28

3- Zoningp.34

4- Historyp.35

5- Applicant Informationp.40

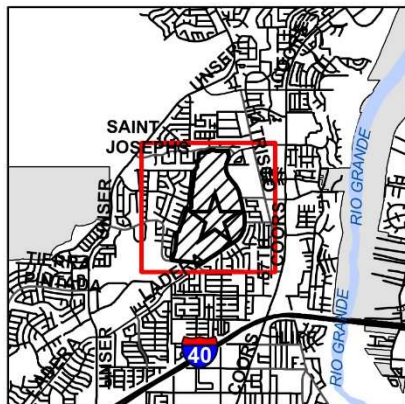
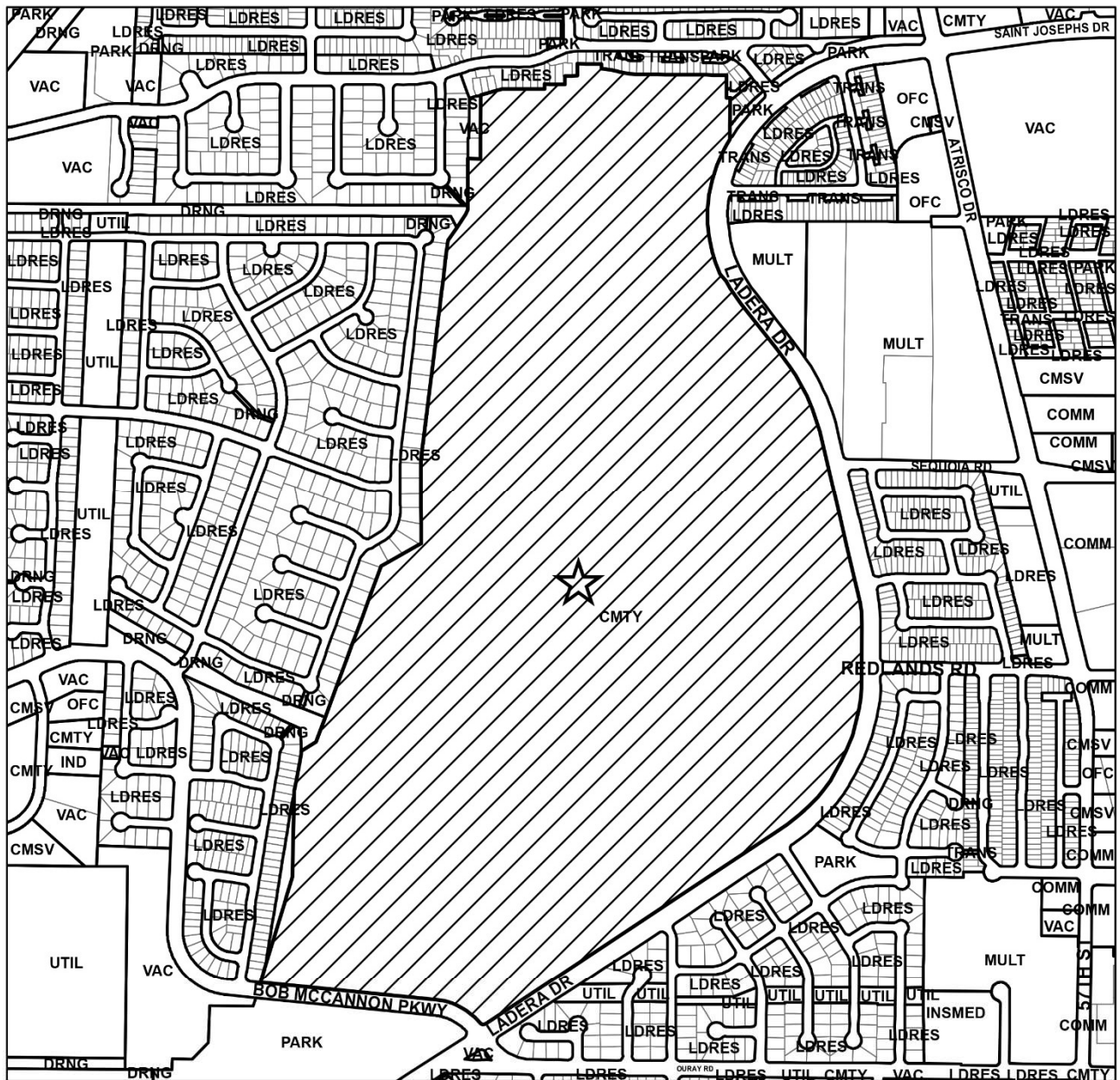
6- Staff Informationp.55

7- Notificationp.60

8- Facilitated Meetingp.110

9- Original Site Planp.135

10- Site Plan Major Amendmentp.146



LAND USE MAP

Note: Gray shading indicates County.

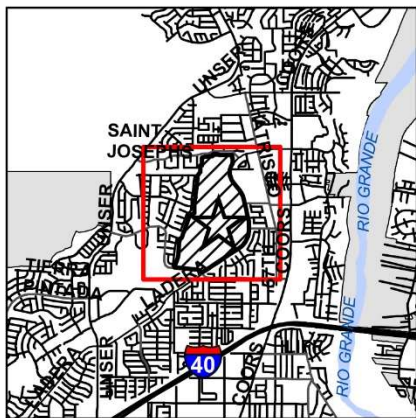
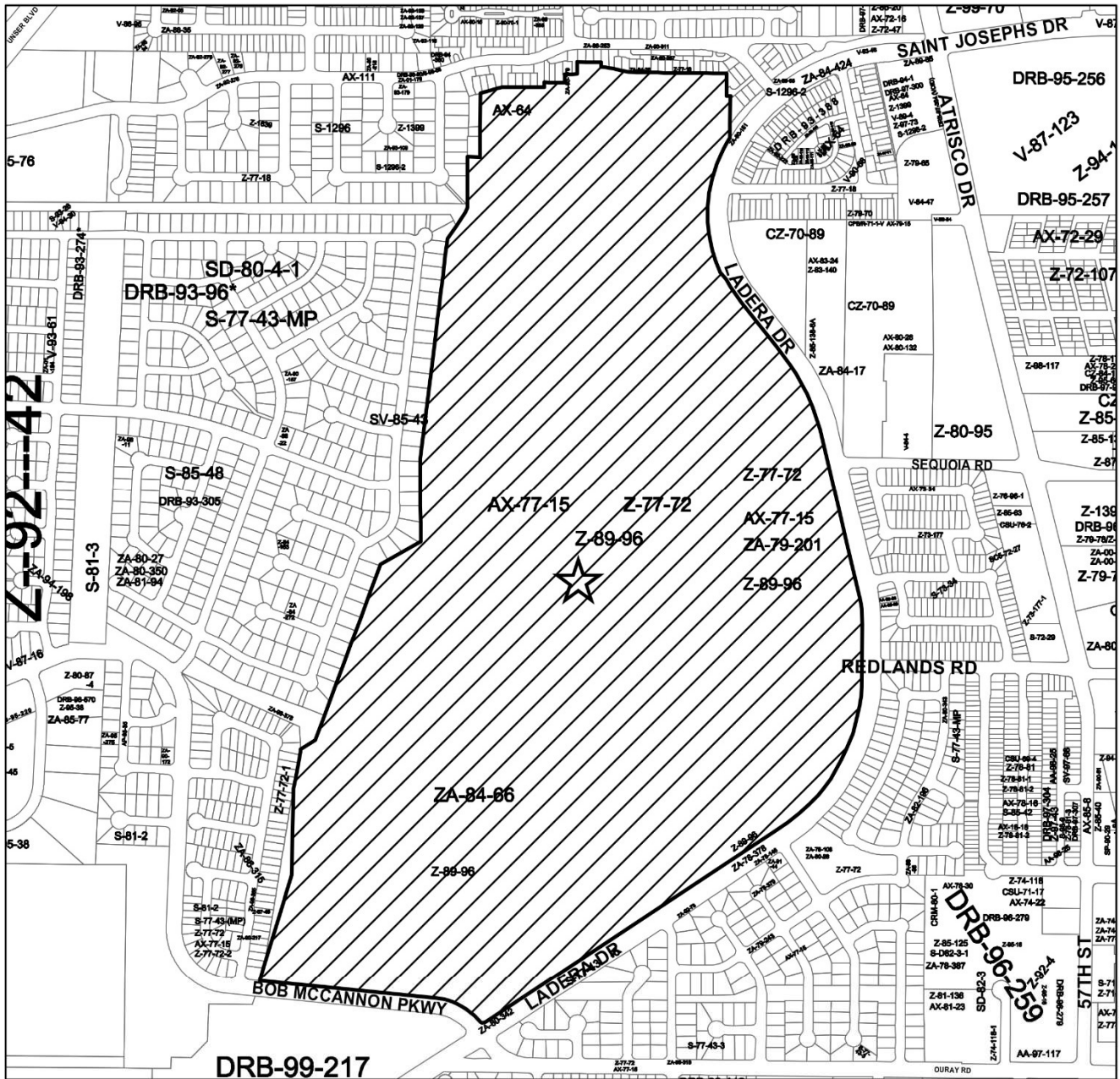
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 750 feet

Hearing Date:
5/16/2024
Project Number:
PR-2024-010191
Case Numbers:
SI-2024-00471

Zone Atlas Page:
G-10, G-11, H-10 & H-11



HISTORY MAP

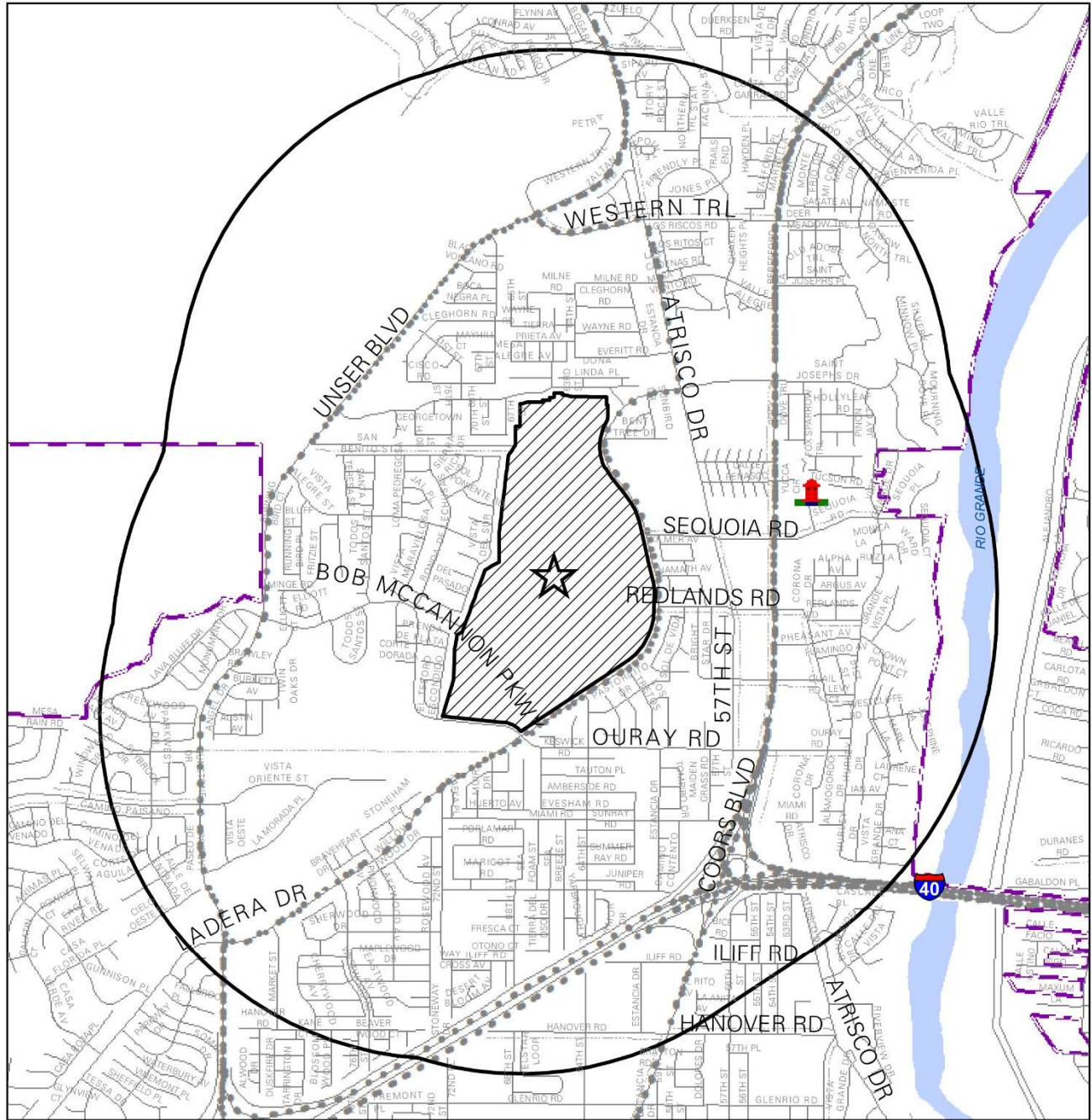
Note: Gray shading indicates County.



1 inch = 750 feet

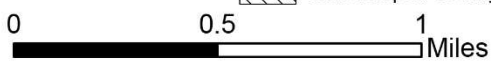
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 G-10, G-11, H-10 & H-11



Public Facilities Map with One-Mile Buffer

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



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-C	Area of Change/Consistency	Commercial – Non-Residential
North	R-T	Area of Consistency	Townhouses - Residential
South	NR-C, R-1A, R-1B, PD, and unclassified	Area of Consistency	Parks and open space, vacant, and single-family residential
East	NR-PO-A, R-T, R-ML, R-MH	Area of Consistency	Parks and open space, townhouse, and multi-family residential
West	NR-PO-A, R-T, R-1C NR-C	Area of Consistency	Single-family residential and townhouse

Request

The request is for a Site Plan – EPC, Major Amendment to install four new light poles with LED fixtures at the Ladera Golf Course driving range, which is an approximately 6-acre portion of the larger 243-acre site. The request is being heard because the current site plan only covers the Golf Clubhouse and parking area and does not take in the entire golf course property Site Plan, which was approved prior to the year 2000 and the effective date of the IDO (May 17, 2018).

If this request is approved, the northerly portion of Tract 1 (the golf course area) would be incorporated into the controlling site plan. Any standards or regulations governed by the controlling site plan would remain in effect and where silent, IDO standards under the NR-C zone district would apply.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The request exceeds the thresholds for a minor amendment because there is not an existing site plan for the golf course portion of the site, which shall be incorporated into the controlling site plan as approved by the EPC. Major amendments return to the original approving body which, in this case, is the EPC.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I). This is a quasi-judicial matter.

The EPC decision may be appealed and reviewed by the Land Use Hearing Officer (LUHO) who will then, make a recommendation to the City Council. City Council will make the final decision.

Context

The larger 243-acre site is developed as a public Golf Course.

The subject site is a municipal golf facility owned by the city of Albuquerque, New Mexico. It is located on the West Mesa of Albuquerque and was opened in 1980. Ladera Golf Course includes an 18-hole golf course, a 9-hole executive course, a driving range, practice putting greens, and four lakes. Ladera has the longest playing yardage of any municipal course in Albuquerque. Surrounding Ladera are beautiful views of the Sandia Mountains to the east and the volcanoes to the west. The golf course is developed with a clubhouse and parking lot which is reflected on the existing site plan, and a driving grange and golf course.

The surrounding area is dominated by a range of residential from townhouses to single and multi-family uses as well as a Park and Open Space land uses.

History

The subject site and surrounding area were annexed into the City on 10/21/1977 (O-72-1977). This controlling Site Development Plan was approved in the year 2000 by the DRB (Project# 1000645/ 00450-00000-01267). The previous Site Development Plan only included Golf Course Clubhouse and parking area, and was approved Prior to the adoption of the IDO in 2017. The subject site Tract 1 was zoned NR-C for Commercial Non-Residential.

No other history for the site is known.

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways. The LRRS map classifies two roadways that are along the perimeter of the site, Ladera Dr NW as an Existing Minor Arterial, and Ouray Dr is a Major Collector. The subject site is also in close proximity to Unser Blvd to the west and Coors Blvd NW to the east, which are designated as existing Regional Principal Arterials.

Comprehensive Plan Designations

The subject site is located in an area designated by the Comprehensive Plan as both an Area of Change and an Area of Consistency. Areas of Change highlight places in Centers, Corridors, and Metropolitan Redevelopment Areas where new development and redevelopment are desired. They include vacant land and commercial or industrial areas that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce pressure on established neighborhoods and rural areas to absorb growth and infill at a scale and density that could negatively affect their character. In this case the Area of change encompasses the Golf Clubhouse and parking area. The Golf Course play area, greens, fairways, pathways are designated an Area of Consistency. Areas of Consistency, mostly single-family neighborhoods and green spaces outside of Centers and Corridors, will experience limited new development.

The Ladera Golf Course property is not within a Corridor, Activity Center, or Overlay zone as designated by the Comprehensive Plan.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the West Mesa Community Planning Area (CPA) according to the Comprehensive Plan. The West Mesa CPA is a predominantly residential community, adjacent to the volcanoes and volcanic West Mesa Escarpment and overlooking the Rio Grande and views of the mountains to the east. This area provides many commercial opportunities. The Northwest Mesa CPA border this area to the north and I-40 borders to the South.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. A Paved Multiple Use Trail, paved trail closed to automotive traffic, borders the golf course property to the east running the entire north to south distance, as well as a Buffered Lane, conventional bike lanes paired with a designated buffer space along Ladera Dr NW. Ouray, St. Joseph and Sequoia, are connecting streets that have bike lanes, a portion of the street with a designated lane for bicycles.

Transit

The subject site is served by nearby Bus Route 155 on Coors Blvd. There are two bus stops near the subject site. Bus stops going north and south on Coors are located near the subject site which runs Monday through Sunday. A Rapid Ride transit route is identified on Coors Blvd Cottonwood Dr in the Long-Range Transit Network (LRTN).

Public Facilities/Community Services

Please refer to the Public Facilities Map attached, which shows public facilities and community services located within one mile of the subject site. (Pg. 7)

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions:

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Major Amendment

All amendments to permits or approvals that do not qualify as minor amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure used to issue the original permit or approval.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the

parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Zoning

The subject site is zoned NR-C [Non-residential – Commercial, IDO 14-16-2-5(A)]. The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.

The Subject site has been developed as a City Golf Course since 1980 long before the adoption of the IDO in 2018.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change and an Area of Consistency. Areas of Change and Consistency are designed to be complementary to protect the scale and character of distinctive neighborhoods while accommodating new residents and jobs in areas already well served by infrastructure and transit. Areas of Change and Consistency direct more dense development to areas where growth is desired (Areas of Change). In parallel, it is used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character (Areas of Consistency). Areas of Change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development. In Areas of Consistency, development must reinforce the character and intensity of existing development. Areas of Consistency include, Parks, Open Space, and golf courses.

Applicable Goals and policies which were selected by the applicant are listed below. Staff analysis follows in **bold italics**. Goals and/or policies added by Staff are denoted with an asterisk (*).

Comprehensive Plan - Goals and Policies

Chapter 4: Community Identity

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

The Ladera Golf Course is the only Municipal Golf Course on the Westside of Albuquerque making it an important and distinct part of the Westside community. The proposed amendment enhances the distinct community by providing a new recreation opportunity and service after sundown hours. The request is partially consistent with Goal 4.1- Character

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.

The subject site would be controlled by the IDO and the NR-C zone designation, therefore the identity and cohesiveness of the neighborhood will remain aligned with its original land use designation. The addition of light poles will not change or alter the original land use. Any potential development would adhere to all the IDO standards for the character of building design, including and not limited appropriate scale, dimensional and landscaping standards for the NR-C zone district. By adhering to the development design standards as set forth in the IDO the community identity would be protected. The request is consistent with Policy 4.1.2 Identity and Design.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place

The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place on the Westside because it will create a way for people to access the recreation activities at the golf course for extended use. The distinct identity is enhanced because this extended use will be the only service of its kind offered west of the Rio Grande at the affordable rate of municipal golf facilities. The request is consistent with Policy 4.1.3 Placemaking

Chapter 5: Land Use

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

The development made possible by request contributes to and maintains a community where the residents can live, work, learn, shop, and play together. The Ladera Golf Course is in close proximity and surrounded by adjacent single family and townhouse neighborhoods and near commercial centers and educational establishments. The development will provide a new service to the existing golf course, pro shop and clubhouse, where residents can continue to work and play together. The request is partially consistent with Goal 5.2 Complete Communities

Policy 5.6.2 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.

Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character. Adding lights will not add to any intensity or scale of use, it will allow for the opportunity for extended use, while choosing a light product that honors the desire for darker skies and less light pollution near residents. The proposed request will include the installation of four light poles with fixtures that feature shielding, and light diffusion techniques, so the light lumens will become less as the distance increases from the light source. The location of the fixtures is approximately 660 feet from the nearest residential property. The angle of the light, the overall output and light product

will be in compliance with the IDO and Dark Skies ordinance requirements. The request is generally consistent with Policy 5.6.2 Areas of Consistency.

Chapter 10: Parks and Open Space

Goal 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

The Ladera Golf Course is over 40 years old. The request to amend the Site Plan of Ladera Golf Course will allow for further upgrades and development within the golf course property, that will be consistent with the existing character, and continue to fulfill the need for recreation of the residents and users. The addition of lighting on the golf course would allow for an expansion of hours allows for extended use, could bring an economic increase to the City, and use natural resources responsibly as it will allow for comfort of play as the temperature will be cooler after sundown during the hot summer months of the year. The request is consistent with Goal 10.1 Facilities & Access

Chapter 12: Infrastructure, Community Facilities, & Services

Policy 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community.

The proposed amendment would allow the improvement of an existing 40-year-old community facility and incorporates the entire property into a site plan. The extended hours of operation would be made possible by the installation of four light poles with fixtures and provide a more equitable recreation opportunity to the residents on the westside. The request is consistent with Policy 12.2.2 Existing Facilities.

Integrated Development Ordinance (IDO) 14-16-6-G(J)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy analysis of the proposed major amendment to controlling Site Plan for Subdivision, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.
The subject site is not located in a previously approved NR-SU or PD zoning district; criterion b does not apply.

- 6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property. ***The request is a Site Plan – EPC, Major Amendment to allow for the installation of four light poles with fixtures at the Ladera Golf Course. The subject site is controlled by the design standards on the site plan and where silent, IDO development standards and any applicable use-specific standards and the NR-C zone district. Any future development/improvements to the subject site would be required to comply with all applicable provisions of the IDO, DPM, and other City regulations.***

The amended Site Plan sheet reflects as-built conditions and general existing Landscape layout. Staff did not review any new proposed uses on the site, with the exception of the proposed light fixtures, and all proposed new sheets comply with the IDO zoning and other applicable provisions, the DPM, other adopted City regulations, and the EPC conditions of approval from 2000 that specifically were applied to the development of Ladera Golf Course. Any future development would be subject to an Administrative Review, unless it exceeds the thresholds of a minor amendment in which case a major amendment would be necessary.

- 6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed amendment will have no impact on existing infrastructure or public improvements. The request includes the installation of four light poles with fixtures, although the subject site existing infrastructure and public improvements have adequate capacity to serve the Ladera Golf Course. Any future capacity needs would be addressed administratively through the Development Facilitation Team (DFT) and/or building permit process.

- 6-6(l)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request to add four light poles with fixtures will not have significant adverse impacts on the project site at Ladera Golf Course. The request will allow for extended hours of evening activity at the Golf Course. The selected light fixtures utilize shielding and light diffusion techniques to comply with Dark Sky requirements and IDO section 14-16-5-8; therefore, mitigating any impacts to the surrounding area and nearby residents, as demonstrated on the Lighting Detail sheet. Operational hours will be on from dusk to 10:00pm from April to October. The Applicant has confirmed that the installation of the

structural foundations of the light fixtures will not disturb the existing irrigation system or existing major vegetation within the Golf Course.

Any future development on the subject site outside of this request will be required to comply with the all development and use specific standards within the IDO, such as design standards, parking standards, buffering and landscaping requirements, which would help to mitigate any significant adverse impacts under the NR-C zone designation.

6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.
The subject property is not within an approved Master Development Plan.

6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.
The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Site Plan-EPC, Major Amendment to allow for the installation of four light poles with fixtures to (“the subject site”), an approximately 243-acre site, from the controlling Site Development Plan for subdivision, which was approved prior to the effective date of the IDO (May 17, 2018). The controlling Site Development Plan was approved in the year 2000 by the DRB (Project# 1000645/ 00450-00000-01267). The previous Site Development Plan only included Golf Course Clubhouse and parking area; therefore, the full golf course needs to be added to the Site Plan to incorporate the additional light fixtures.

If this request is approved, the northerly portion of Tract 1 (the golf course area) would be incorporated into the controlling site plan. Any standards or regulations governed by the controlling site plan would remain in effect and where silent, IDO standards, any applicable use-specific standards and the NR-C zone district would apply.

Future proposed development on the site would be pursuant to the Site Plan-Administrative (6-5(G)) procedures, unless the thresholds for a minor amendment are exceeded, in which case a major amendment would be necessary.

Site Development Plan for subdivision (SDPS)

The requested change meets the original requirements of the Site Plan sheet, Landscape layout, conceptual grading and drainage sheet, and conceptual utility plan sheet. No other changes have been proposed for these approved sheets.

Review of Proposed Site Plan Amendment

Site Plan Layout/Configuration

This request will allow for the full golf course property to act as the controlling Site Plan and incorporate the additional light fixtures at the driving range. The Golf course property consists of an 18-hole course and an inner Par 3 course. The property includes natural vegetation, 5 ponds with connecting asphalt cart paths. The clubhouse, maintenance buildings and parking area with drive spaces covered by solar panels where part of a previous site plan will now be included in this controlling site plan. The Two light poles are located at the tee boxes facing towards the play area. The remaining light poles are located to the sides of the driving range one facing east and the other facing west on to the driving range play area.

Please explain the location of the 4 light poles in context to the site and the addition of the entire golf course and features including the driving range, ponds, putting course, etc.

Pedestrian, Bicycle and Transit Access

No changes

Vehicular Access, Circulation and Parking

No Changes

Landscaping, Buffering and Screening

No changes.

Walls/Fences and Lighting

The proposed light pole including fixtures will be 60 feet tall. The lights will run from 7:00 pm to 10:00 pm, from mid-April through October. The addition of four driving range light poles with fixtures is the only modification to the proposed as built site plan. The proposed light fixtures will be directed towards the driving range play surface, and light shielding will help to minimize light reaching to the residents at 660 feet away from the nearest pole. The white color minimizes glare.¹ The top of each pole will have light fixtures of 1,500 and 1,200 watts. The ball trackers will be positioned at fifteen feet. These light fixtures will have a low candela lighting value.

No change to walls or fences

Signage

NO new proposed signage with this request.

Building Design/Architecture

No changes/additions.

Conceptual Grading & Drainage Plan

No changes

Conceptual Utility Plan

Electrical conduit will be installed underground and will extend from point of connection, extending to each light pole.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on April 7, 2024. Staff has based the analysis on a revised project letter submitted on May 1, 2024.

There are PNM facilities and/or easements along the south, west, and northwest sides of the site. The applicant will contact PNM's New Service Delivery Department to coordinate any new electrical service to the light poles.

ABC Water Utility Authority (ABCWUA) noted no objections to amendment to site plan.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) noted that the proposed lighting installation will not likely have any adverse impacts to AMAFCA's flood control facility dam which is the Ladera Golf Course, (Ladera Dam 15), and any modifications to the facility must to be authorized by AMAFCA and those modifications were to be documented and presented to AMAFCA.

Agency comments begin on p.25.

Neighborhood/Public Notification

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. According to the Office of Neighborhood Coordination there are two affected registered neighborhood associations required to be notified. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A Facilitated meeting was held on April 17 at 7:00pm, with Ladera West Neighborhood Association and other neighbors that attended. Participants voiced concern about the effects of the proposed driving range lighting on existing night light conditions and views. Participants voiced concern about the lack of neighborhood involvement in the golf course lighting decision. Participants inquired about the proposed extended hours. A revised site plan will be included in the EPC Application and will be discussed in the follow up facilitated meeting.

A follow up Facilitated Meeting was held on Monday May 6th at 7:00pm, 2024, to clear up any concerns from the first Facilitated Meeting on April 17th, and to address questions of light direction, glare and light lumen specific calculations, and light pole and fixture details. During the meeting there was general opposition for the installation of the four light poles, from members of the public in attendance.

V. CONCLUSION

The request is for a Site Plan – EPC, Major Amendment to the Controlling Ladera Golf Course Site Development plan because there is no site plan on record for the golf course property as a whole. The existing site plan, from the 1980's, only includes the golf clubhouse and parking area. Upon approval, the existing Site Plan will be replaced with the proposed as-built site plan and would be replaced as the controlling Site Plan for the entire golf course. All existing approved development within the revised boundary line will remain the same. The amendment also proposes the addition of four light poles with fixtures at the driving range. These light fixtures will demonstrate light shielding and light diffusion techniques and will meet all other IDO night sky specifications. The site plan would be subject to any development standards specified on the site plan, and where silent, IDO standards apply. The site is controlled by the IDO, DPM, and other applicable City regulations.

The subject site is zoned NR-C (Non-residential – Commercial). The subject site is located within an area of change and consistency, the golf course land is within an area of consistency and the Clubhouse and parking lot is within an area of change. The subject site is in the West Mesa Community Planning Area. The request is generally consistent with applicable Comprehensive Plan policies.

According to the Office of Neighborhood Coordination there are two affected registered neighborhood associations required to be notified. Property owners within 100 feet of the subject site were notified as required. Two Facilitated Meetings were held with the affected Neighborhood Associations and other neighbors that attended. There is general opposition and no general support as of the writing of this report.

Staff recommends approval subject to conditions of approval moving forward.

FINDINGS – SI-2024-00471 - Site Plan-EPC, Major Amendment, May 16, 2024

1. The request is for a Site Plan – EPC, Major Amendment, for an approximately 243-acre site legally described as all or a portion of the northerly portion of Tract 1, El Rancho Atrisco, located at 3401 Ladera Dr NW Albuquerque, NM 87120, at the intersection of Sequoia Dr NW and Ladera Dr NW.
2. The applicant requests that the Environmental Planning Commission (EPC) consider approval of Site Plan for all of Tract 1, an approximately 243-acre site, to act as the controlling Site Plan. The subject site (Tract 1) would then be controlled by the IDO, DPM, and other applicable City regulations rather than the design standards associated with the existing site plan.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is located within an area of change, and consistency, the golf course land is within an area of consistency and the Clubhouse and parking lot is within an area of change. The subject site is in the West Mesa Community Planning Area (CPA).
5. The subject site is comprised of Tract 1, zoned NR-C (Non-residential – Commercial), zoning designations received upon adoption of IDO in May 2018. The subject site was formerly zoned NR-C, and will remain the unchanged.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 4: Community Identity.

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

The Ladera Golf Course is the only Municipal Golf Course on the Westside of Albuquerque making it an important and distinct part of the Westside community. The proposed amendment enhances the distinct community by providing a new recreation opportunity and service after sundown hours.

- B. 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.

The subject site would be controlled by the IDO and the NR-C zone designation, therefore the identity and cohesiveness of the neighborhood will remain aligned with its original land use designation. The addition of light poles will not change or alter the original land use. Any potential development would adhere to all the IDO standards for the character of building design, including and not limited appropriate scale, dimensional and landscaping standards for the NR-C zone district. By adhering to the development design standards as set forth in the IDO the community identity would be protected.

8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 5: Land Use.

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

The development made possible by request contributes to and maintains a community where the residents can live, work, learn, shop, and play together. The Ladera Golf Course is in close proximity and surrounded by adjacent single family and townhouse neighborhoods and near commercial centers and educational establishments. The development will provide a new service to the existing golf course, pro shop and clubhouse, where residents can continue to work and play together.

- B. Policy 5.6.2 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.*

Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character. Adding lights will not add to any intensity or scale of use, it will allow for the opportunity for extended use, while choosing a light product that honors the desire for darker skies and less light pollution near residents. The proposed request will include the installation of four light poles with fixtures that feature shielding, and light diffusion techniques, so the light lumens will become less as the distance increases from the light source. The location of the fixtures is approximately 660 feet from the nearest residential property. The angle of the light, the overall output and light product will be in compliance with the IDO and Dark Skies ordinance requirements.

9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 10: Parks & Open space.

- A. Goal 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

The Ladera Golf Course is over 40 years old. The request to amend the Site Plan of Ladera Golf Course will allow for further upgrades and development within the golf course property, that will be consistent with the existing character, and continue to fulfill the

need for recreation of the residents and users. The addition of lighting on the golf course would allow for an expansion of hours allows for extended use, and economic increase to the city, and use natural resources responsibly as it will allow for comfort of play as the temperature will be cooler after sundown during the hot summer months of the year.

10. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 12: Infrastructure, Community Facilities, & Services.

- A. Policy 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community.

The proposed amendment would allow the improvement of an existing 40-year-old community facility and incorporates the entire property into a site plan. The extended hours of operation would be made possible by the installation of four light poles with fixtures and provide a more equitable recreation opportunity to the residents on the westside.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(l)(3) as follows:

- A. 6-6(l)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the proposed major amendment to controlling Site Plan for Subdivision, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(l)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not located in a previously approved NR-SU or PD zoning district; criterion b does not apply.

- C. 6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is a Site Plan – EPC, Major Amendment to allow for the installation of four light poles with fixtures at the Ladera Golf Course. The subject site is controlled by the design standards on the site plan and where silent, IDO development standards and any applicable use-specific standards and the NR-C zone district. Any future development/improvements to the subject site would be required to comply with all applicable provisions of the IDO, DPM, and other City regulations.

The amended Site Plan sheet reflects as-built conditions and general existing Landscape layout. Staff did not review any new proposed uses on the site, with the exception of the proposed light fixtures, and all proposed new sheets comply with the IDO zoning and other applicable provisions, the DPM, other adopted City regulations, and the EPC conditions of approval from 2000 that specifically were applied to the development of Ladera Golf Course. Any future development would be subject to an Administrative Review, unless it exceeds the thresholds of a minor amendment in which case a major amendment would be necessary.

- D. 6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed amendment will have no impact on existing infrastructure or public improvements. The request includes the installation of four light poles with fixtures, although the subject site existing infrastructure and public improvements have adequate capacity to serve the Ladera Golf Course. Any future capacity needs would be addressed administratively through the Development Facilitation Team (DFT) and/or building permit process.

- E. 6-6(l)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request to add four light poles with fixtures will not have significant adverse impacts on the project site at Ladera Golf Course. The request will allow for extended hours of evening activity at the Golf Course. The selected light fixtures utilize shielding and light diffusion techniques to comply with Dark Sky requirements and IDO section 14-16-5-8; therefore, mitigating any impacts to the surrounding area and nearby residents, as demonstrated on the Lighting Detail sheet. Operational hours will be on from dusk to 10:00pm from April to October. The Applicant has confirmed that the installation of the structural foundations of the light fixtures will not disturb the existing irrigation system or existing major vegetation within the Golf Course.

Any future development on the subject site will be required to comply with the all development and use specific standards within the IDO, such as design standards, parking standards, buffering and landscaping requirements, which would help to mitigate any significant adverse impacts under the NR-C zone designation.

- F. 6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan.

- G. 6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H)

(Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.

12. According to the Office of Neighborhood Coordination there are two affected registered neighborhood associations required to be notified. Property owners within 100 feet of the subject site were notified. Property owners within 100 feet of the subject site were also notified as required.
13. A pre-submittal neighborhood meeting was requested within the 15-day period established by the IDO, and held on April 17 at 7pm.
14. A follow up Facilitated Meeting was held on Monday May 6th at 7:00pm. 2024, to clear up any concerns from the first Facilitated Meeting on April 17th, and to address questions of light direction, glare and light lumen specific calculations, and light pole and fixture details. During the meeting there was general opposition for the installation of the four light poles, from members of the public in attendance.
15. As of this writing, Staff is aware of general opposition from neighbors that attended a facilitated meeting, 2024.
16. Staff has crafted conditions of approval needed to improve compliance moving forward.

RECOMMENDATION – PR-2024-010191, SI-2024-00471, May16, 2024

1. **APPROVAL of Project# 2024-010191, Case# SI-2024-00471, a Site Plan - Major Amendment to (Tract 1) from, for an approximately 243-acre portion located at 3401 Ladera Dr NW Albuquerque, NM 87120, at the intersection of Sequoia Dr NW and Ladera Dr NW. Based on the preceding Findings and subject to the following Conditions of Approval.**

CONDITIONS OF APPROVAL – SI-2024-00471

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT
3. The site plan shall include the pole mounting detail including concrete footing, rebar, with keyed notes
4. CONDITIONS FROM THE CITY ENGINEER, TRANSPORTATION DEVELOPMENT
 - A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
 - B. An approved Traffic Circulation Layout shall be required with each newly developed lot.
 - C. A Traffic Scoping Form shall be required to determine if a Traffic Impact Study is required.
 - D. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Dustin Kiska
Planner

Notice of Decision CC list:

City of Albuquerque, Parks & Recreation Dept. Planning & Design, dflores@cabq.gov
City of Albuquerque, Parks & Recreation Dept. Planning, csomerfeldt@cabq.gov
Jackie Fishman, Principal, Consensus Planning, cp@consensusplanning.com
Ayoni Oyenuga, Planner, Consensus Planning, cp@consensusplanning.com
Ladera West Neighborhood Association, laderawestna@gmail.com
Westside Coalition of Neighborhood Associations, wscona0@gmail.com
Legal, Dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comment received as of 05-01-24

Long Range Planning

No comment received as of 05-01-24

Metropolitan Redevelopment

No comment received as of 05-01-24

Hydrology

No comment received as of 05-01-24

Transportation Development Review Services

Site Plan – EPC

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required with each newly developed lot.
- A Traffic Scoping Form is required to determine if a Traffic Impact Study is required.
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

PUBLIC WORKS DEPARTMENT

No comment received as of 05-01-24

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comment received as of 05-01-24

POLICE DEPARTMENT/PLANNING

No comment received as of 05-01-24

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

ABQ RIDE has no substantive comment.

PARKS AND RECREATION

No comment received as of 05-01-24

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No objections to amendment to site plan.
2. For informational purposes only:

- a. Please make a Request for Availability to obtain conditions for service. For reference see the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

ALBUQUERQUE PUBLIC SCHOOLS

No comment received as of 05-01-24

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the Site Plan – EPC. The proposed lighting installation will not likely have any adverse impacts to AMAFCA’s flood control dam which is the Ladera Golf Course (Ladera Dam 15). AMAFCA recommends that any open electrical panels/access to the lights be at least 8 ft above ground or be sealed/waterproofed against intrusion of water.

Per an agreement between the City of Albuquerque and AMAFCA, the Ladera Golf Course is a flood control facility (Ladera Dam 15) and that any modifications to the facility must to be authorized by AMAFCA and those modifications were to be documented and presented to AMAFCA. Per discussions with City Parks & Rec, AMAFCA is requesting the following information to update our records for the Ladera Golf Course within the Ladera Dam 15 Flood control facility:

- A current, updated site plan showing the golf course, buildings and structures, perimeter trail, ponds, and any other features or modifications that have occurred to the facility.
- Information on all public utilities providing services to the facilities including direction-finding of any sewer, water, electrical, gas, information technology systems. Or other utilities.
- As-builts of the any of the buildings, structures, and the perimeter trail. If as-builts are not available, please provide surveys of these facilities including elevations.
- The original as built drawings for the golf course and the as built drawings for the new sprinkler system that was installed.
- Point of connection(s) for the sprinkler system and any wells that may be present on the property.

COUNTY OF BERNALILLO

No comment received as of 05-01-24

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

No comment received as of 05-01-24

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No comment received as of 05-01-24

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements along the south, west, and northwest sides of the site, and along the Unser Blvd frontage north of Sequoia Rd

It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. If existing electric lines or facilities need to be moved, then that is at the applicant's expense.

Any existing and/or new PNM easements and facilities need to be reflected on a future Site Plan and any future Plat.

Structures, especially those made of metal like storage buildings and canopies should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Please adhere to the landscape standards contained in IDO Section 14-16-5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comment received as of 05-01-24

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comment received as of 05-01-24

PETROGLYPH NATIONAL MONUMENT

No comment received as of 05-01-24

AVIATION DEPARTMENT

No comment received as of 05-01-24

KIRTLAND AIR FORCE BASE

No comment received as of 05-01-24

PHOTOGRAPHS

Figure 0.1: 3D birds eye views provided by Google Earth 2022, looking East, showing overall site, adjacent Zoning and location of proposed lights. Site is located near the Coors and I-40 interchange. The Sandia and Manzano Mountains in the background to the far east.

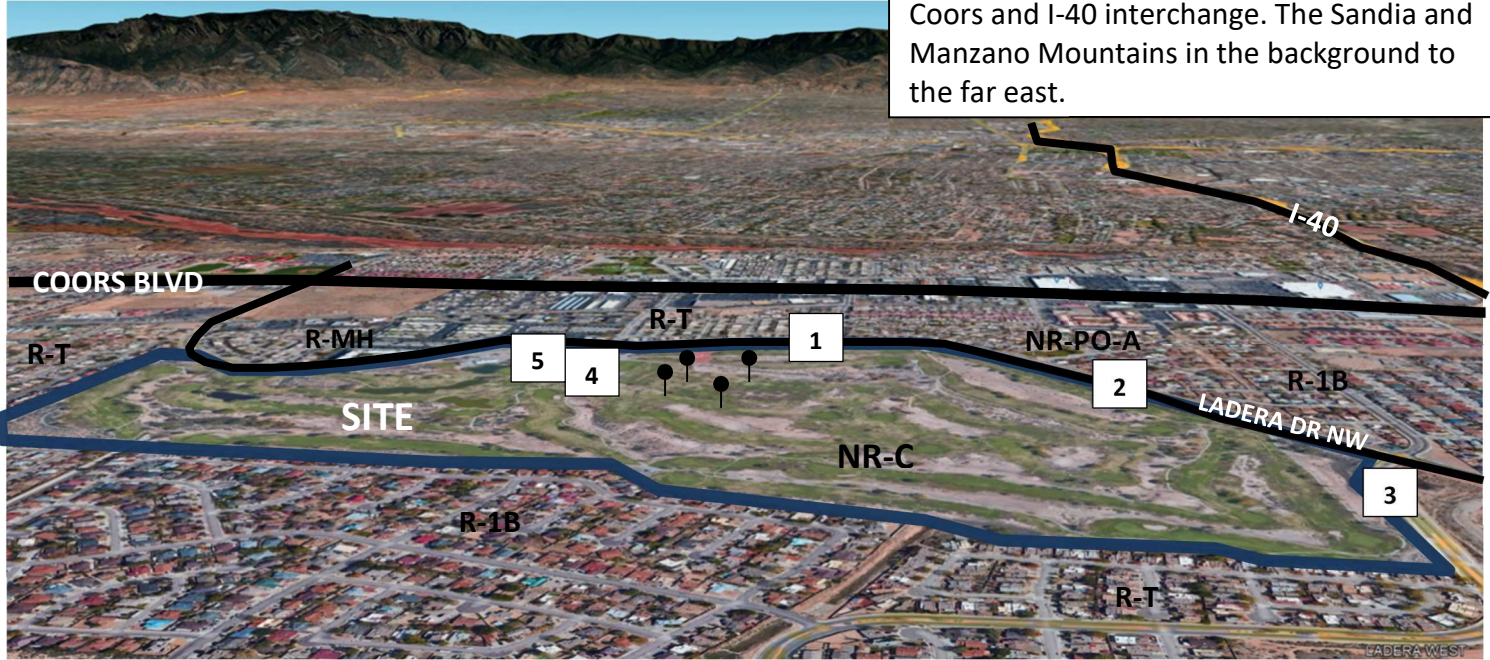


Figure 0.2: 3D birds eye views provided by Google Earth 2022, looking South, showing overall site, I-40 beyond.

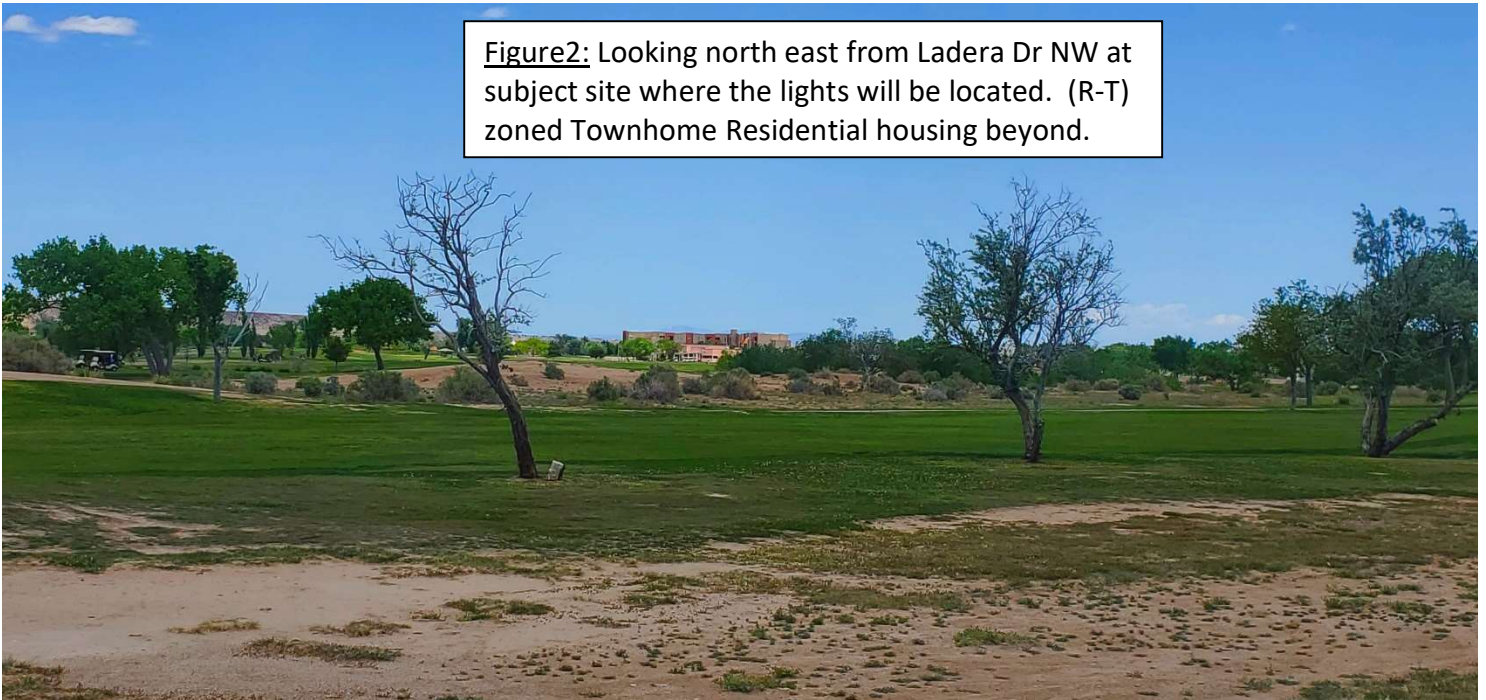
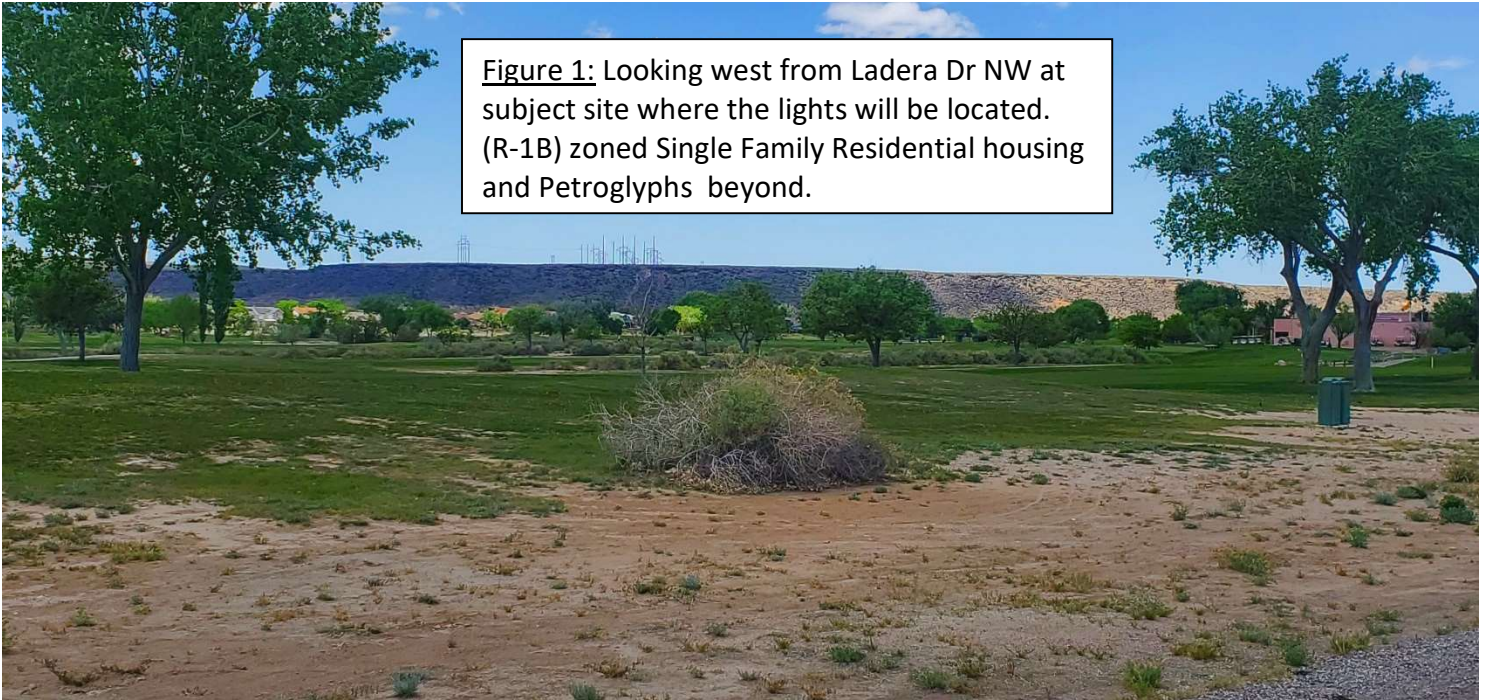




Figure 0.3: 3D birds eye views provided by Google Earth 2022, looking West, showing overall site, Petroglyphs and Mt. Taylor beyond.



Figure 0.4: 3D birds eye views provided by Google Earth 2022, looking North, showing overall site, Petroglyphs beyond.



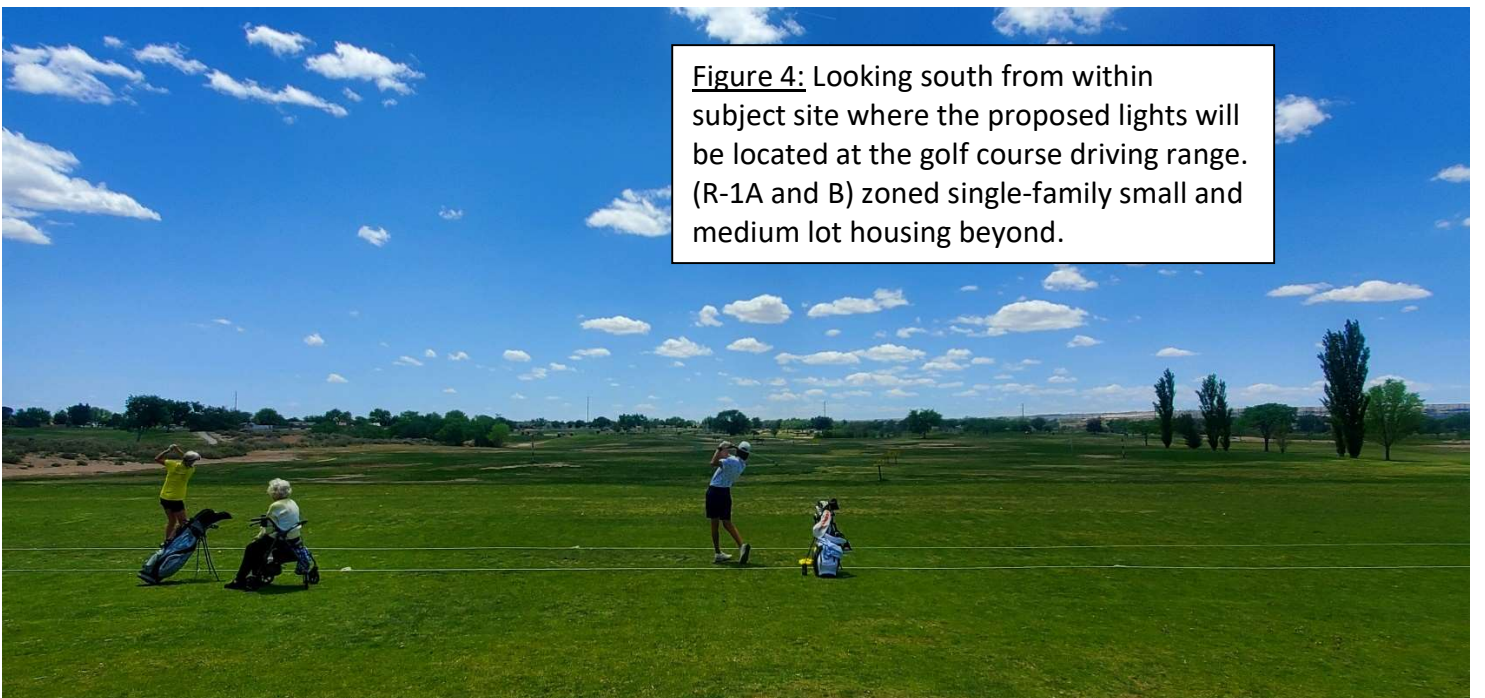
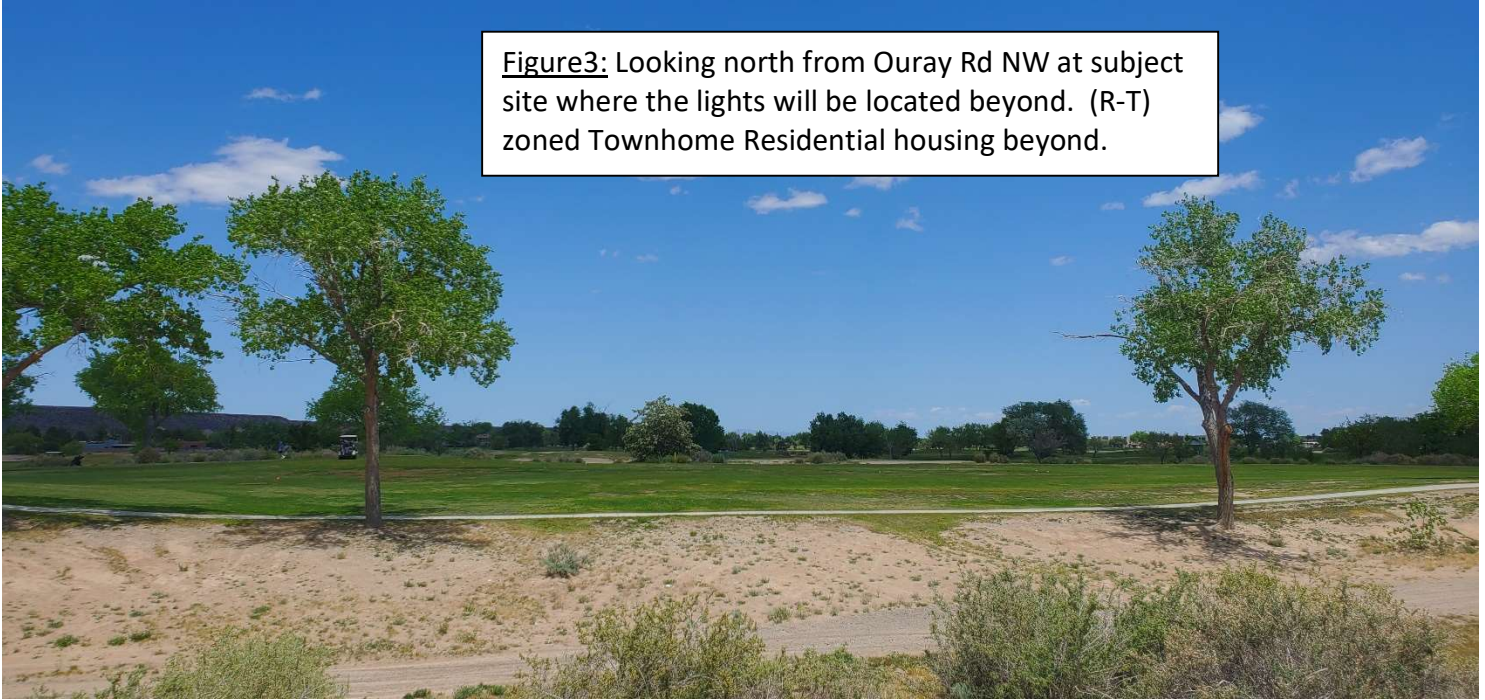




Figure 5: Looking north west from within subject site near the golf course clubhouse. (R-1C) zoned single-family large lot housing and (R-T) Townhouse Residential and petroglyphs beyond.



Figure 6, 7, 8:
Required sign posting at the site.
(Sign to be posted by Applicant)
(2) signs on Ladera Dr NW.
(1) at St. Josephs Ave NW

ZONING

Please refer to IDO Section 14-16-2-5(A)(1) for the NR-C Zone District

HISTORY

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

Date: September 5, 2000

**OFFICIAL NOTIFICATION OF
DECISION**

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87108

FILE: 00128 00000 00894
(Project #1000645)

LEGAL DESCRIPTION: for El Rancho Atrisco (Ladera Golf Course), zoned SU-1, located on Ladera Drive NW between Sequoia and Redlands, containing approximately 1.2 acres. (G-11, G-10 & H-10) Cynthia Borrego Archuleta, Senior Planner

On August 31, 2000, the Environmental Planning Commission voted to approve 00128-00000-00894, a site development plan for building permit based on the following findings and subject to the following conditions.

FINDINGS:

1. The request is consistent with adopted City plans and policies listed for this area, specifically the City of Albuquerque Comprehensive Plan, the West Side Strategic Plan, the Northwest Mesa Area Plan and the El Rancho Atrisco Sector Development Plan. Policies listed in these plans encourage the development of open space facilities and the redevelopment of existing facilities.
2. Phase III of the El Rancho Atrisco Sector Plan annexed 348 acres and designated 220 acres of this land for the Ladera Golf Course. The applicant states, other than the cart storage enclosure Ladera Golf Course has had no renovation since it was built in 1980.
3. Staff has received no evidence of neighborhood opposition to this request.

CONDITIONS:

1. The applicant should provide detailed elevation plans for the south end of the Clubhouse and the north end of the Pro Shop prior to final sign off.
2. The definition of earth tone should be further detailed on the site development plan.

OFFICIAL NOTIFICATION OF DECISION

00128 00000 00894/Project #1000645

August 31, 2000

Page 2

3. The parking space dimensions shall be added to the site development plan.
4. The Landscaping plan schedule should detail the number of trees and shrubs provided. The applicant should provide details of the outdoor landscaping for the western patio. Shade trees shall be spaced at intervals of 20 feet and planted in planters that are a minimum of 5 feet by 5 feet. Details of the existing fence and proposed gate have not been provided and should be included prior to final sign off.
5. The applicant is required to meet the Public Works Department conditions of approval for the entry area prior to final sign off. Requirements are that the entry area be channelized (stripped) to delineate 2 lanes outbound at a minimum width of 11 feet in each lane and the remainder of the area to be used as the entry. The applicant should also show 10 feet end islands along the major parking isles. The ends islands should be raised and painted in the appropriate locations.
6. Unpaved construction roads shall be capable to maintain the load of any emergency fire apparatus. Also, all new fire hydrant(s) shall be installed and operating prior to construction of this project.
7. Details of the lighting should be provided prior to final site plan sign off. Two new fixtures are recommended in the newly developed parking area to the east of the existing lot.
8. A complete irrigation plan for the additional landscaping shall be provided prior to final sign off.
9. Utility improvements will be required as a condition of final approval.
10. Must coordinate finished floor elevation with AMAFCA to consider 100-yr water surface elevation in Dam with the Albuquerque Metropolitan Flood Control Authority.
11. A refuse enclosure shall be placed on the property that complies with the Solid Waste Management Division ordinances, prior to final sign off by the DRB. Refuse enclosures shall be compatible in design, color, and material and integrated with building architecture.
12. The applicant should show the HVAC and detail the screening, painted to match the roof color or the predominant building color. The top of all rooftop equipment shall be below the top of the parapet and screened from view. Any ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen walls.

OFFICIAL NOTIFICATION OF DECISION

00128 00000 00894/Project #1000645

August 31, 2000

Page 3

13. All property lines shall be shown on the final site development plan.
14. End aisles shall be provided per DPM standards, 10 foot minimum with landscaping with 75% organic coverage of maturity and shade trees in the parking area.
15. The applicant shall remove all chainlink fence on the eastern edge of parking lot, within the development area as described by the documents submitted to the Environmental Planning Commission. The chainlink fence will be replaced with a new 3 ½ foot, black wrought iron fence with intermittent block pillars to match the proposed clubhouse.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY SEPTEMBER 15, 2000 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTIFICATION OF DECISION

00128 00000 00894/Project #1000645

August 31, 2000

Page 4

Sincerely,



FOR Robert R. McCabe, AIA, APA
Planning Director

RM/CBA/clp

cc: Nims, Calvani & Assoc., 525 San Pedro NE, Suite 110, Albuquerque, NM 87108
Shari Lewis, Ladera Heights Neigh. Assoc., P.O. Box 66328, Albuquerque, NM 87193
Tena Prescott, Ladera Heights Neigh. Assoc., 3804 67th St. NW, Albuquerque, NM 87120
Bob McCannon, Ladera West Neigh. Assoc., 2808 El Tesoro Escondido NW, Albuquerque, NM 87120
John Behrend, Ladera West Neigh. Assoc., 2814 El Tesoro Escondido NW, Albuquerque, NM 87120
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Bill Nebe, SR Marmon Neigh. Assoc., 6309 Summer Ray Rd. NW, Albuquerque, NM 87120
Ron Siegel, SR Marmon Neigh. Assoc., 7109 Porlamar Ct. NW, Albuquerque, NM 87120

APPLICATION INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) Major Amendment	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: City of Albuquerque Parks and Recreation Department		Phone: 505-768-5353
Address: 1801 4th Street NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: City of Albuquerque	

BRIEF DESCRIPTION OF REQUEST

Provision of four light fixtures for the golf driving range at Ladera Golf Course

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

Lot or Tract No.: Northerly portion of Tract 1	Block:	Unit:
Subdivision/Addition: El Rancho Atrisco	MRGCD Map No.:	UPC Code: 101006043115140102
Zone Atlas Page(s): G-10, G-11, H-10, and H-11	Existing Zoning: NR-C	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 242.71

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3401 Ladera Dr NW	Between: Ladera Drive	and: Unser Blvd
--	-----------------------	-----------------

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

Signature:	Date: April 4, 2024
Printed Name: Jacqueline Fishman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P1: SITE PLAN – EPC

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

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? ____ if yes, indicate language: _____

A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application* and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Office of Neighborhood Coordination neighborhood meeting inquiry response

Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

Completed neighborhood meeting request form(s)

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes **No meeting requested**

Sign Posting Agreement

Required notices with content per IDO Section 14-16-6-4(K)(1)

Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Completed Site Plan Checklist

Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

Copy of the original approved Site Plan or Master Development Plan (for amendments only)

Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

____ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Site Plan Major Amendment

Project Title: Ladera Golf Course Building Permit #: N/A Hydrology File #: N/A
Zone Atlas Page: G-10, G-11, H-10, and H-11 DRB#: _____ EPC#: _____ Work Order#: N/A
Legal Description: Northerly portion of Tract 1 El Rancho Atrisco
City Address: 3401 Ladera Dr NW

Applicant: City of Albuquerque Parks and Recreation Department Contact: Jacqueline Fishman
Address: 302 Eighth Street NW
Phone#: 505-764-9801 Fax#: _____ E-mail: fishman@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: NR-C

Project Type: New: () Change of Use: () Same Use/Unchanged: Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: () Provision of four light fixtures

Describe development and Uses:

Provision of four light fixtures for the golf driving range at Ladera Golf Course

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* N/A

Expected Number of Employees (if known):* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name N/A

Adjacent Roadway(s) Posted Speed:

Street Name	<u>N/A</u>	Posted Speed
-------------	------------	--------------

Street Name	<u>N/A</u>	Posted Speed
-------------	------------	--------------

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s) Traffic Volume: N/A Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): Bus 92 Taylor Ranch Express Nearest Transit Stop(s): Ladera Drive

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: N/A
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: N/A

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M.P. P.E.

3/26/2024

TRAFFIC ENGINEER

DATE



Submittal

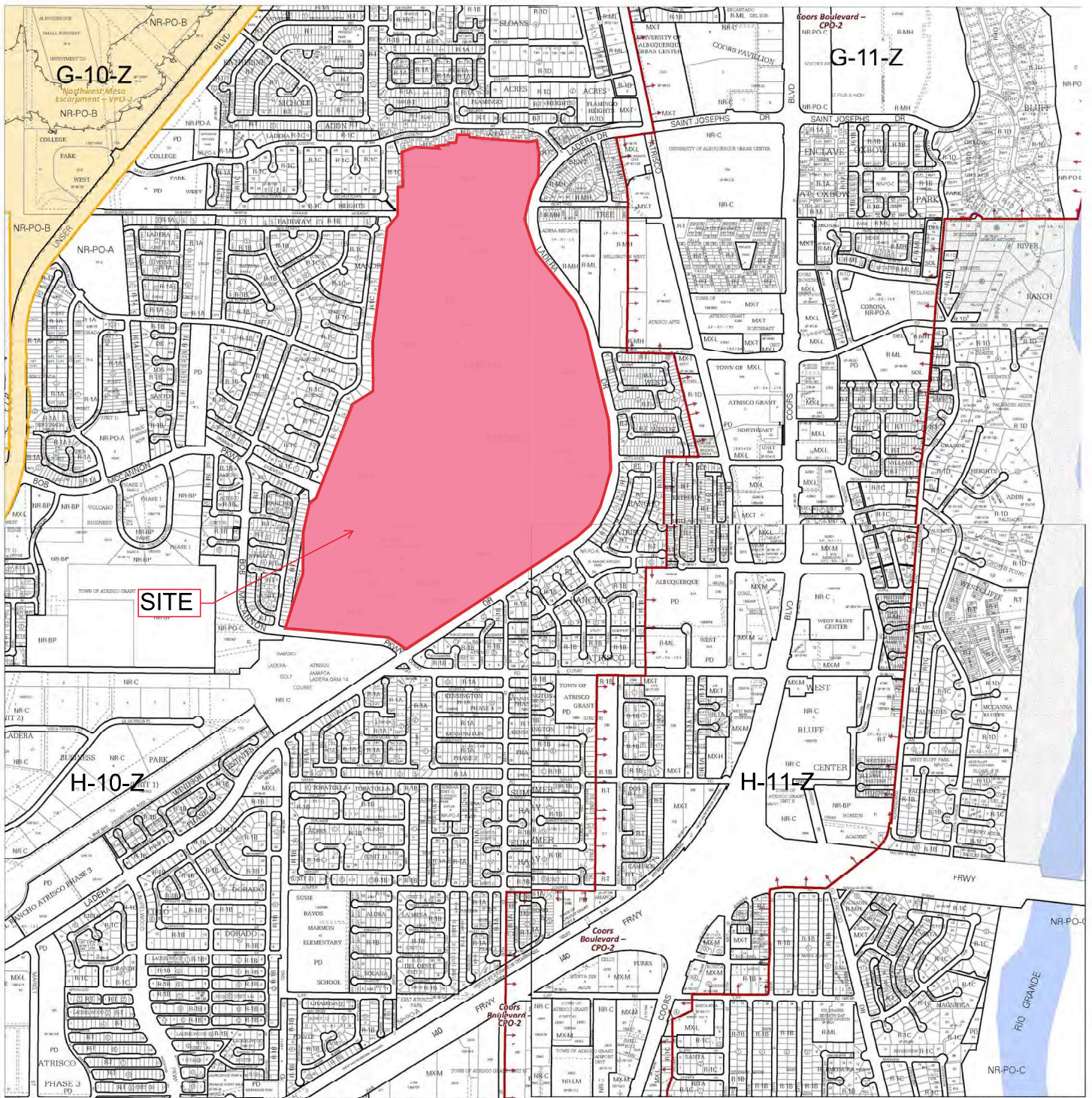
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

CITY OF ALBUQUERQUE

Parks and Recreation Department



Timothy M. Keller, Mayor

March 26, 2024

Jonathan R. Hollinger, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chair:

The City of Albuquerque authorizes Consensus Planning, Inc. to act as our agent for all matters related to the request for a Site Plan - EPC Major Amendment for the 242.71-acre property located at 3401 Ladera Dr NW. The property is legally described as follows:

- Northerly Portion of Tract 1 El Rancho Atrisco

PO Box 1293

Albuquerque

Sincerely,

NM 87103

David Simon, Director

www.cabq.gov



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 27, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-010144 SI-2024-00416
Agent: Consensus Planning, Inc.
Applicant: City of Albuquerque Parks and Recreation
Legal Description: Northerly portion of Tract 1 El Rancho Atrisco
Zoning: NR-C
Acreage: 242.71
Zone Atlas Page(s): G-10-Z, G-11-Z, H-10-Z, and H-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS Records

SITE VISIT: n/a

RECOMMENDATIONS:

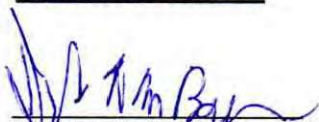
The property has been a golf course since 1980. Archaeological Survey NMCRIS 84964 passed through the golf course but did not cover much of it.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date 3-27-2024
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



May 1, 2024 (replaces the 04/04/2024 letter)

Jonathan R. Hollinger, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Ladera Golf Course Site Plan-EPC/Major Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Major Amendment to the previously approved Site Development Plan (Project #1000645/00128-00000-00894) to allow for the installation of four light fixtures on the golf driving range at Ladera Golf Course. The subject site is located at 3401 Ladera Drive NW, just west of Coors Boulevard NW, and is approximately 242.71 acres in size. The subject property is a City-owned golf course and is zoned NR-C (Non-Residential – Commercial). The Applicant for this request is the City Parks and Recreation Department.



Figure 1: Subject property.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

The Site Development Plan for the pro shop and the clubhouse was approved by the Environmental Planning Commission (EPC) in August 2000 (PR-1000645/00128-00000-00894). To maximize the utility of the Golf Course and in response to requests made by users of the site, the Applicant is proposing to install four light fixtures on the golf driving range, which necessitates this amendment as determined by James Aranda, Deputy Planning Director.

EXISTING CONDITIONS

The subject property is approximately 242.71 acres in size, zoned NR-C, and located within the West Mesa Community Planning Area. Ladera Golf Course has been in operation since 1980 and features spacious greens, a broad teeing area, a large driving range tee, putting greens, and four large lakes. The hours of operation are from 6:30 a.m. to 7:00 p.m., every day of the week. Most of the subject property is located within an Area of Consistency with a small area (the parking lot) located in an Area of Change. The subject property is not abutting any other Area of Change.

Table 1 below shows adjacent zoning and land use comprised of single-family, multi-family, commercial, and parks and open space.

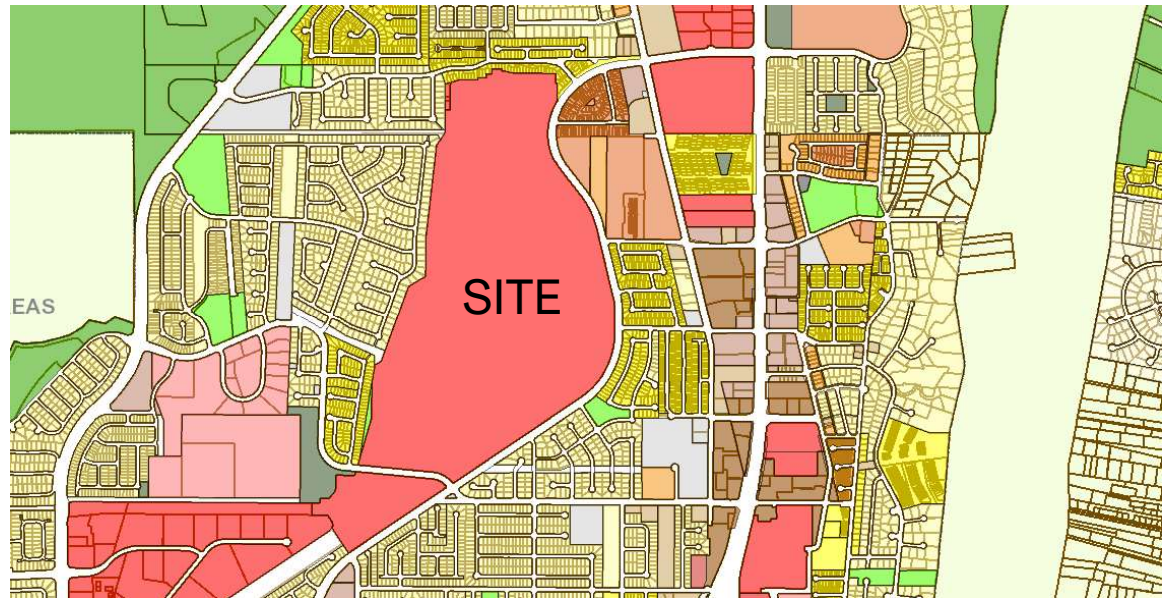


Figure 2: Zoning.

TABLE 1: ADJACENT ZONING and LAND USE		
Direction	Zoning	Land Use
North	R-T	Townhouse
South	NR-C, R-1A, R-1B, PD, and unclassified	Parks and open space, vacant, and single-family residential
East	NR-PO-A, R-T, R-ML, and R-MH	Parks and open space, townhouse, and multi-family residential
West	NR-PO-A, R-T, R-1C and NR-C	Single-family residential and townhouse



6-6(I)(3) Review and Decision Criteria

Any application for a Site Plan- EPC shall be approved if it meets criteria a through g:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

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

Applicant Response: *The proposed amendment is consistent with Goal 4.1 because Ladera Golf Course is an important part of the West Side community nestled in between several neighborhoods that will be enhanced, protected, and preserved by the continuous operation of the Golf Course, which was first opened in 1980. The provision of light fixtures on the golf driving range will provide new opportunities for playing after sundown, expand outdoor recreation activities offered at the Ladera Golf Course, and provide an improved experience for all. A lighted driving range within Ladera Golf Course will be the only facility of its kind on the West Side, providing a community service at an affordable price, which will serve to enhance the West Side community. The City's only other lighted driving range is at Puerto del Sol on Girard Boulevard SE.*

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Applicant Response: *The request is consistent with Policy 4.1.3 because Ladera Golf Course is a special place within the built environment that contributes to the distinct identity and sense of place in the West Mesa area. The proposed amendment will enhance this special place by allowing limited evening activity at the Golf Course.*

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

Applicant Response: *The proposed amendment is consistent with Goal 5.2 because it contributes to and fosters a community where the residents can live, work, learn, shop, and play together. Ladera Golf Course is a City facility that is situated between residential neighborhoods and near other commercial and educational uses. The proposed amendment to the Site Plan will allow extended play time at Ladera Golf Course, which will provide an equitable option for working people. With climate change and warmer days, a lighted driving range will give residents the opportunity to play in the evening when the temperature is cooler outside.*

Policy 5.6.2 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.

Applicant Response: *The request is consistent with Policy 5.6.2 because it protects and enhances the character of the existing neighborhoods by providing the opportunity for extended use of the Golf Course while ensuring that the four light fixtures are shielded and shall be turned off at 10:00 p.m. in compliance with the IDO and Dark Sky requirements. With their placement at the edges of the driving range, the closest light fixture is located approximately 660 feet to the nearest residential development of the Golf Course facility. The Applicant has prepared a Lighting Detail sheet that includes Fixture Aiming and Light Intensity diagrams, as well as the two*



proposed light fixture types that include wattage, to better illustrate compliance with Dark Skies. It is clear from these diagrams that the impact to the surrounding residential development will be negligible.

For reference, Puerto del Sol Golf Course at 1800 Girard SE in Southeast Albuquerque is the City's only golf course featuring a lighted driving range. The lighted driving range is open seven nights a week. The closest light fixture at Puerto del Sol driving range to the nearest residential development is approximately 172 feet, which is 488 feet closer to residential development than the proposed light fixtures at Ladera.

Goal 10.1 Facilities and Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

Applicant Response: *The request to amend the Site Plan is consistent with Policy 10.1 because it will expand the use of the Ladera Golf Course to meet the needs of residents and users and achieve greater efficiency in the operation of a City-owned and managed facility. A lighted driving range will be the only service of its kind, at an affordable price, on the West Side. The proposed amendment will allow extended play time to accommodate working people and provide respite from the heat during warmer days, giving residents the chance to play when temperatures are cooler.*

Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

Applicant Response: *The proposed amendment furthers this goal because Ladera Golf Course has convenient access from I-40 via Coors Boulevard and Atrisco Drive and is within transit and walking distance from various adjacent communities. The Golf Course offers moderate to advanced challenge level to residents and visitors of all ages, a Junior Golf Program for students and their parents, large ponds, and beautiful views of the Sandia Mountains to the east and the volcanoes to the west to enhance quality of life and promote community involvement.*

The proposed light fixture by MUSCO is TLC for LED; total light control featuring full cutoff rectangular fixtures. The diodes in the fixture are blocked by the visor and thus direct the light downward. The fixtures will be compliant with the IDO regulations for sport lighting.

Policy 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community.

Applicant Response: *The proposed amendment furthers this policy by improving an existing community facility to better and more equitably serve the community through the extended hours of operation that would be made possible with the installation of the four light fixtures at the golf driving range.*



6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: *The site is not located in a previously approved NR-SU or PD zoning district.*

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: *The current Site Plan was approved by the EPC prior to the adoption of the IDO. The amended Site Plan reflects as-built conditions, with the exception of the proposed light fixtures, and complies with the IDO zoning and other applicable provisions, the DPM, other adopted City regulations, and the EPC conditions of approval from 2000 that specifically were applied to the development of Ladera Golf Course.*

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: *The City's existing infrastructure and public improvements have adequate capacity to serve the Ladera Golf Course. The proposed amendment will have no impact on existing infrastructure or public improvements.*

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: *The application will not have significant adverse impacts on the project site at Ladera Golf Course. Instead, the project will expand the use of the Golf Course with light fixtures to allow evening activity at the driving range. The fixtures are shielded, and will comply with Dark Sky requirements and IDO section 14-16-5-8; thus mitigating any impacts to the surrounding area, as demonstrated on the Lighting Detail sheet. The lights will be on from dusk till 10:00 p.m. from April to October. The Applicant has confirmed that the installation of the light fixtures will not disturb the existing irrigation system or existing major vegetation within the Golf Course.*

6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject property is not within an approved Master Development Plan.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material



adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *Ladera Golf Course is **not within** the Railroad and Spur Small Area (Subsection 5-2(E)(1)(a)).*

NEIGHBORHOOD COORDINATION

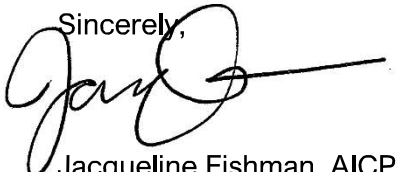
Consensus Planning provided pre-application notification and offer of a facilitated meeting as required by the IDO. Notice was provided to Ladera West Neighborhood Association and the Westside Coalition of Neighborhood Associations. Consensus Planning provided the previously approved Site Development Plan and the proposed Site Plan showing the locations of the proposed light fixtures with the notification to the associations. There was no response.

A post application facilitated meeting was held on April 17, 2024, and the facilitator’s report has been provided to the Planning Department. The participants expressed concern about light leakage from the Golf Course to the residential areas, disturbance to wildlife, and increased traffic (*see Facilitator’s report for more detail*). A second facilitated meeting is scheduled for May 6, 2024, and the report will be provided to the Planning Department.

CONCLUSION

On behalf of the City Parks and Recreation Department, we request that the Environmental Planning Commission approve this request for the Major Amendment to the Site Development Plan-EPC. The project will expand the use of a City-owned recreation facility (Ladera Golf Course) and is designed to mitigate any potential impacts.

Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

STAFF INFORMATION

April 24, 2024

TO: Jacqueline Fishman

Consensus Planning

FROM: Dustin Kiska, Planner

City of Albuquerque Planning Department

TEL: (505) 924-3366

RE: PR-2024-010191 SI-2024-00471, Site Plan - EPC/Major Amendment - Ladera Golf

I've completed a first review of the proposed major amendment. I would like to discuss the request and have suggested revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised project letter (one electronic copy) by 11 AM on April 30, 2024.

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. It is my understanding that you have submitted a Site Plan-EPC, Major Amendment. I further understand the current approved site plan only covers the clubhouse and parking area and does not take in the entire golf course property. This amendment is to add four light fixtures at the golf course driving range to the Site Plan, therefore the reason for a Major Amendment. We have also received the full Site Plan for the entire golf course for the commissions review.
- C. This is what I have for the legal description:
 - a. Consensus Planning, agent for Parks and Recreation CABQ, requests a Site Plan-EPC MA, for all or a portion of the northerly portion of tract 1 and the southerly portion of Tract 1, El Rancho Atrisco Addition, located at 3401 Ladera Dr NW, Albuquerque, NM 87120, between/at the intersection of Sequoia Dr NW and Ladera Dr NW, containing 265 acres. (G-10-Z) (G-11-Z) (H-10-Z)
 - b. *We added the southerly portion of tract 1 for the Ladera pond. Can you please confirm that this is a part of the golf course property? and if so, please include it in the site plan drawing.*

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for May is on the 16th. Final staff reports will be available about one week prior, on May 9th.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a Site Plan-EPC, Major Amendment are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 409). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email as required by the IDO. Did you receive any comments or request?
- B. According to the Office of Neighborhood Coordination there are (2) Neighborhood Associations in this area to contact. Ladera West NA, and the Westside Coalition of NA's.
- C. A facilitated meeting was held April 18, 2024. Please provide meeting minutes from the Facilitator. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.
- D. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday May 1, 2024 to Friday May 31, 2024.
- E. Please resubmit the signed sign posting agreement with the sign posting dates filled in on the form.

4) Project Letter:

- A. The project letter is off to a good start, though I have some questions and revisions to the description of the request and the responses to review and decision criteria.
- B. Please add and bold the outline of the site so it stands out as the subject site and there is no question to which site is being referred. You could even put 4 dots representing the light locations since that is the main subject of this amendment.
- C. Purpose Statement – Thank you for explaining previous Site Plan and why this constitutes the need for a major amendment as determined by Dep. Planning Director James Aranda.

5) Justification Criteria, goals & policies:

- A. The justification and responses to the review and decision criteria are sufficient with only a few exceptions. I have some suggested revisions in these instances.
- B. Criterion A: Please revise your response to Criterion A in your justification letter based on the following information:
1. Goal 4.1 Character: "The provision of light fixtures on the driving range ... Consider adding a sentence, explaining that it will be the only service of its kind, at an affordable price, west of the river, making it distinct to the westside.
 2. Goal 5.2: Complete Communities: Please expand on 'live, work, learn, shop and play' rather than repeating the words, talk about how City facilities provide an equitable and affordable option, and also the amendment will provide extended time to play.
 3. Policy 5.6.2 Areas of Consistency: Please add any more details about the light fixture that would enhance the statement of compliance with the IDO and 'Dark Skies' requirements, and provide an example of the distance of other Golf Course lighted driving ranges and the proximity to residential establishments. i.e., 'Puerto Del Sol' on the SE side of ABQ.
 4. Goal 10.1 Facilities and Access: Please expand on what the needs are of the 'residents and users.' This may be repeated from concepts as mentioned in above criterion responses.
- C. Criterion E: Please revise your response to Criterion E in your justification letter based on the following information:
1. Additionally, please explain that the installation of the lights will not affect the project site in terms of, the excavation for the light pole foundations and trenching for electrical conduit, will not disturb the existing turf and bubbler irrigation systems, or major vegetation, like trees within the golf course. Refer to Site Plan sheets.

6) Site Plan Sheets:

- A. The Site plan presented is an overall view of the site with a diagrammatic location of the proposed light pole locations. Please provide additional sheets listed below for clarification which may be useful for obtaining future building permits.
1. Detail Sheet
 - i. Light pole elevation foundation drawing, showing concrete footing, rebar, conduit, depth, width, and height dimensions labeled, keyed notes, etc.
 - ii. Light Pole foundation plan view, showing concrete footing diameter, rebar cage, keyed notes, etc.
 - iii. Light product fixture and head detail, showing light shielding, light diffusion methods, keyed notes, specifications, wind load, etc.

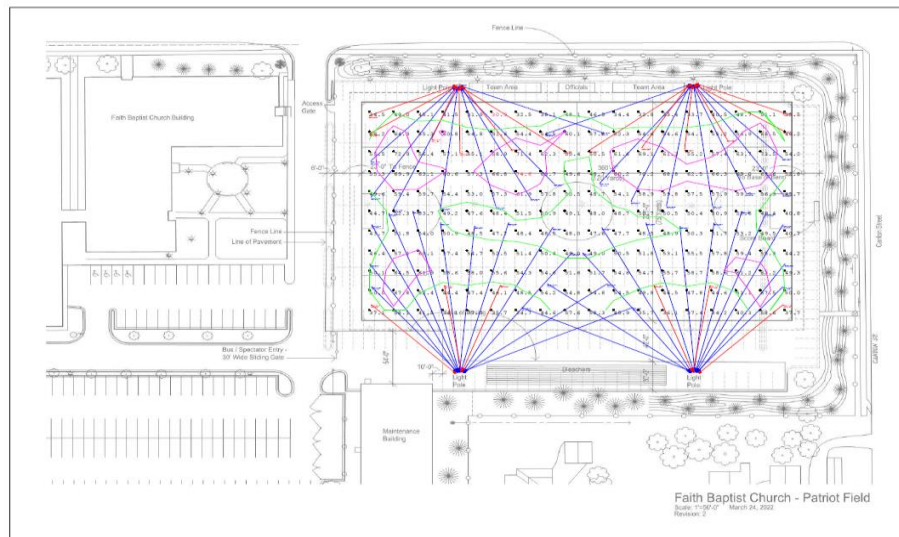
2. Grading Plan: Show contour lines and diagrammatic direction drainage lines.
3. Landscaping Plan: Non-Applicable
(Is there an opportunity for new landscaping that could shield the light?)
4. Building and Structure Elevations: Non-Applicable

B. (Additional Items) Not needed in the site plan drawing package

1. Electrical Sheet or Lighting Plan
 - i. Plan view showing electrical point of connection, series of conduit from light to light. Light Pole locations. Electrical specifications, keyed notes
2. Irrigation Plan
 - i. Showing the existing irrigation plan and proposed locations of light poles ghosted to illustrate that the future light pole locations will not disturb the existing turf and plant irrigation.
 - ii. Irrigation legend and keyed notes.
3. Lighting Plan Photometric Diagram – Showing direction of cone of light for proposed lights.
 - i. Diagram showing lumens and the numerical levels within the projected cone of light and further showing the levels as they decrease as the distance increases away from the desired cone of light.
 - ii. Specs or keyed notes if necessary.

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	LLF	Lum. Watts	Total Watts
●	40	MSL01850W48V57KBB33TR	Narrow angle 3H3V	SINGLE	0.900	849.5	33980
●	18	MSL01850W48V57KBB44TR	Wide angle 4H4V	SINGLE	0.900	841.901	15154.22

Calculation Summary										
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpCLr	PtSpCTb
Soccer field	illuminance	Fc	52.34	74.6	30.9	1.69	2.41	198	20	20



4. Section Drawing – showing view plane from neighbors to the height of the light
5. Case Studies – Local Examples
 - i. Puerto Del Sol – Driving Range
 - ii. Los Altos Softball Lighting
 - iii. Isotopes – Lighting

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

Jackie Fishman

From: Jackie Fishman
Sent: Thursday, February 22, 2024 9:26 AM
To: slcnalbq@aol.com; heckert@swcp.com; Elizabeth kay Haley; aboard111@gmail.com
Cc: Ayoni Oyenuga
Subject: Preapplication Notification
Attachments: Presubmittal Packet.pdf

Tracking:	Recipient	Delivery
	slcnalbq@aol.com	
	heckert@swcp.com	
	Elizabeth kay Haley	
	aboard111@gmail.com	
	Ayoni Oyenuga	Delivered: 2/22/2024 9:27 AM

Dear Neighbors,

This email is intended to provide notification that Consensus Planning is preparing an application for a Site Plan - EPC/Major Amendment to the City of Albuquerque Environmental Planning Commission (EPC) on behalf of the City Parks and Recreation Department. The property, Ladera Golf Course, is located at 3401 Ladera Drive NW.

The subject property is legally described as *Northerly Portion of Tract 1 El Rancho Atrisco Cont 242.705 acres more*. The Applicant is requesting an amendment to the current site plan to provide four light fixtures at the golf driving range.

As part of the IDO requirements, we are providing you with an opportunity to discuss this request prior to us making an application. Should you desire to request a meeting regarding this project, please do not hesitate to email me or Ayoni Oyenuga at oyenuga@consensusplanning.com, or contact us by phone at (505) 764-9801 by March 8, 2024.

Attachments: Neighborhood Notification Pre-Submittal Packet.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

From: [Office of Neighborhood Coordination](#)
To: [Ayoni Oyenuga](#)
Subject: 3401 LADERA DR NW_Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, January 30, 2024 10:03:35 AM
Attachments: [image001.png](#)
[100XonsMapPages_G-10_G-11_H-10_H-11.pdf](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Ladera West NA	laderawestna@gmail.com	Steven	Collins	slcolln@aol.com	7517 Vista Alegre Street	Albuquerque	NM	87120	5052694604	5053441599
Ladera West NA	laderawestna@gmail.com	Hope	Eckert	heckert@swcp.com	3300 Ronda De Lechugas NW	Albuquerque	NM	87120		5054808580
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, January 29, 2024 4:33 PM
To: Office of Neighborhood Coordination <oyenuga@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name:

Ayoni Oyenuga

Telephone Number:

505-764-9801

Email Address:

oyenuga@consensusplanning.com

Company Name:

Consensus Planning, Inc

Company Address:

302 8th Street NW

City:

Albuquerque

State:

NM

ZIP:

87102

Legal description of the subject site for this project:

NORTHERLY PORTION OF TRACT 1 EL RANCHO ATRISCO CONT 242.705ACRES MORE

Physical address of subject site:

3401 LADERA DR NW ALBUQUERQUE NM 87120

Subject site cross streets:

Ladera Dr NW and Atrisco Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-10-Z, G-11-Z, H-10-Z, and H-11-Z

Captcha:

x



**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:	
Application Type: EPC - Major Amendment	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Not for pre-submittal notification
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3401 Ladera Dr NW	
Name of property owner: City of Albuquerque	
Name of applicant: City of Albuquerque Parks and Recreation Department	
Date, time, and place of public meeting or hearing, if applicable:	
N/A - Not yet known	
Address, phone number, or website for additional information:	
Jacqueline Fishman, Consensus Planning - fishman@consensusplanning.com (505) 764-9801	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
N/A Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
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) February 22, 2024 _____ (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.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
<input checked="" type="checkbox"/> a. Location of proposed buildings and landscape areas. Location of proposed light fixtures
<input type="checkbox"/> Ab. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> Ac. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> Ad. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> Ae. For non-residential development: <ul style="list-style-type: none"> <input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

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

Date of Request*: February 22, 2024

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)*: See attached neighborhood contacts from Office of Neighborhood Coordination

Name of NA Representative*: See attached neighborhood contacts from Office of Neighborhood Coordination

Email Address* or Mailing Address* of NA Representative¹: See attached neighborhood contacts from Office of Neighborhood Coordination

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: oyenuga@consensusplanning.com and fishman@consensusplanning.com

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:

If meeting is requested, we will coordinate a day and time that works best for all parties.

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

1. Subject Property Address* 3401 Ladera Dr NW
Location Description Ladera Golf Course on Ladera and Atrisco Dr NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Agent: Jacqueline Fishman, Consensus Planning
Applicant: City of Albuquerque Parks and Recreation Department
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan Major Amendment
 - Subdivision _____ (Minor or Major)

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.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Site Plan - EPC/Major Amendment to allow light fixtures for the golf driving range at Ladera Golf Course

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)
 - City Council

6. Where more information about the project can be found^{4*}:

Please contact Ayoni Oyenuga at oyenuga@consensusplanning.com,
 Jacqueline Fishman at fishman@consensusplanning.com or 505-764-9801

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

1. Zone Atlas Page(s)^{5*} G-10-Z, G-11-Z, H-10-Z, and H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

None requested

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: 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/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.* Location of proposed light fixtures, no other construction proposed.
- 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 Map⁶:

- a. Area of Property [typically in acres] 242.71
- b. IDO Zone District NR-C
- c. Overlay Zone(s) [if applicable] None
- d. Center or Corridor Area [if applicable] None

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

Useful Links

Integrated Development Ordinance (IDO):

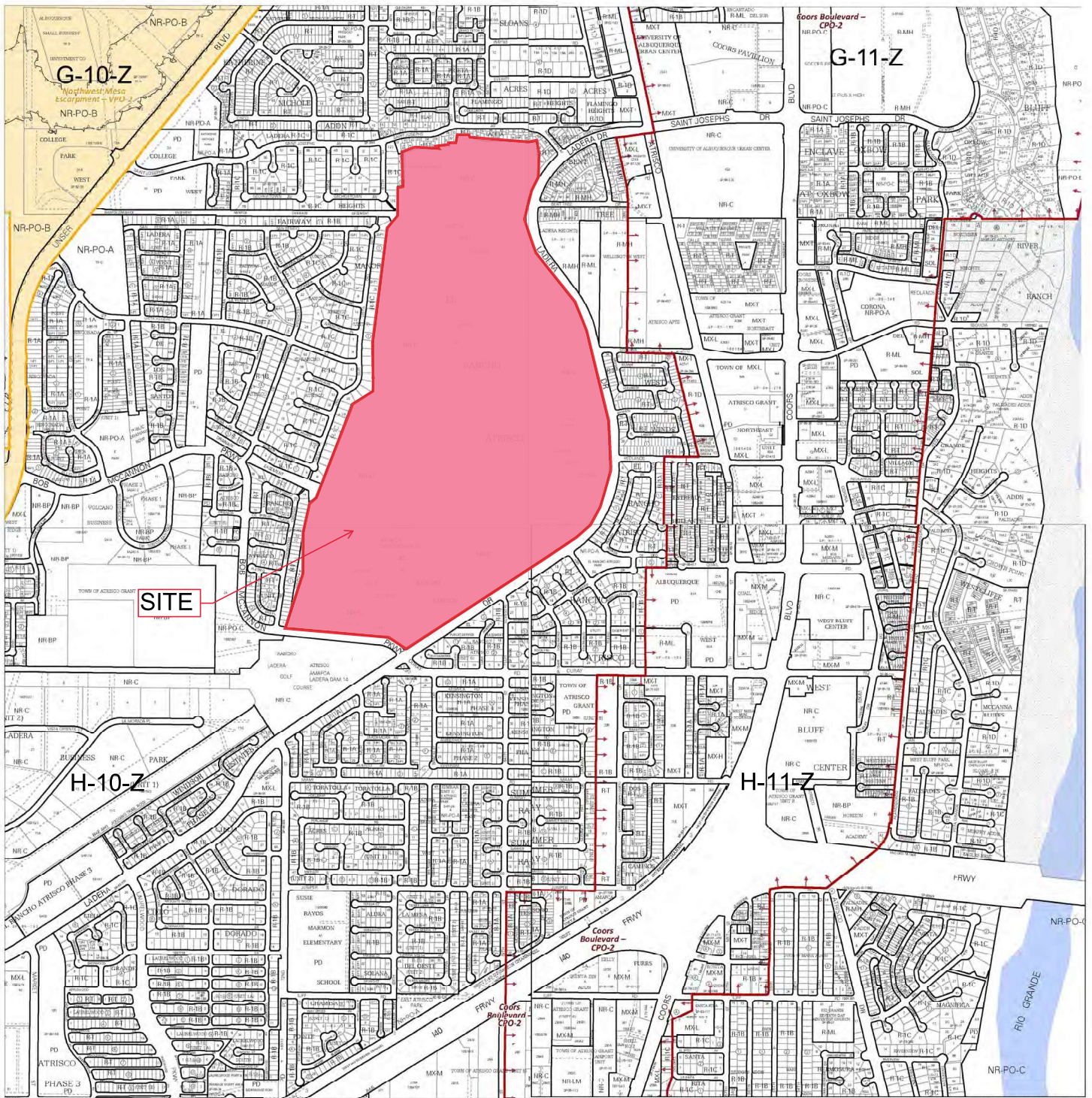
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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

GENERAL NOTES

1. THIS SITE PLAN-EPC SUPPLEMENTS THE PREVIOUS SITE PLAN PROJECT # 1000645 (0450-0000-01267) APPROVED BY THE DRB.
2. THIS SITE PLAN REFLECTS EXISTING AS-BUILT CONDITIONS WITH THE EXCEPTION OF THE PROPOSED DRIVING RANGE LIGHT FIXTURES.
3. LIGHTING 60 IN HEIGHT IS PROPOSED TO OPERATE FROM DUSK TO 10:00 PM, FROM MEMORIAL DAY TO LABOR DAY.
4. CITY PARKS AND RECREATION OWNS AND MANAGES THE LADERA GOLF COURSE.

PARKING REQUIREMENTS

PARKING SPACE REQUIRED PRO SHOP (RETAIL)	2,761 S.F./200	14 SPACES
CLUBHOUSE (RESTAURANT)	200 OCC./A	70 SPACES
REGULAR COURSE	15 X 4 HOLE	72 SPACES
EXECUTIVE COURSE	9 X 2 HOLE	38 SPACES
TOTAL SPACES REQUIRED		174 SPACES
HANDICAP SPACE REQUIRED		4 SPACES
HANDICAP VAN SPACE REQUIRED		1 SPACES
TOTAL PROVIDED		163 SPACES
PARKING SPACES PROVIDED:		
REGULAR CAR		177 SPACES
HANDICAP CAR		4 SPACES
HANDICAP VAN		1 SPACES
TOTAL PROVIDED		182 SPACES

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABQWVA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

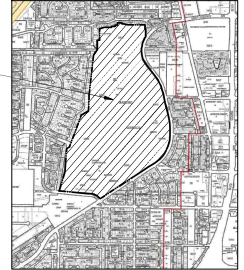
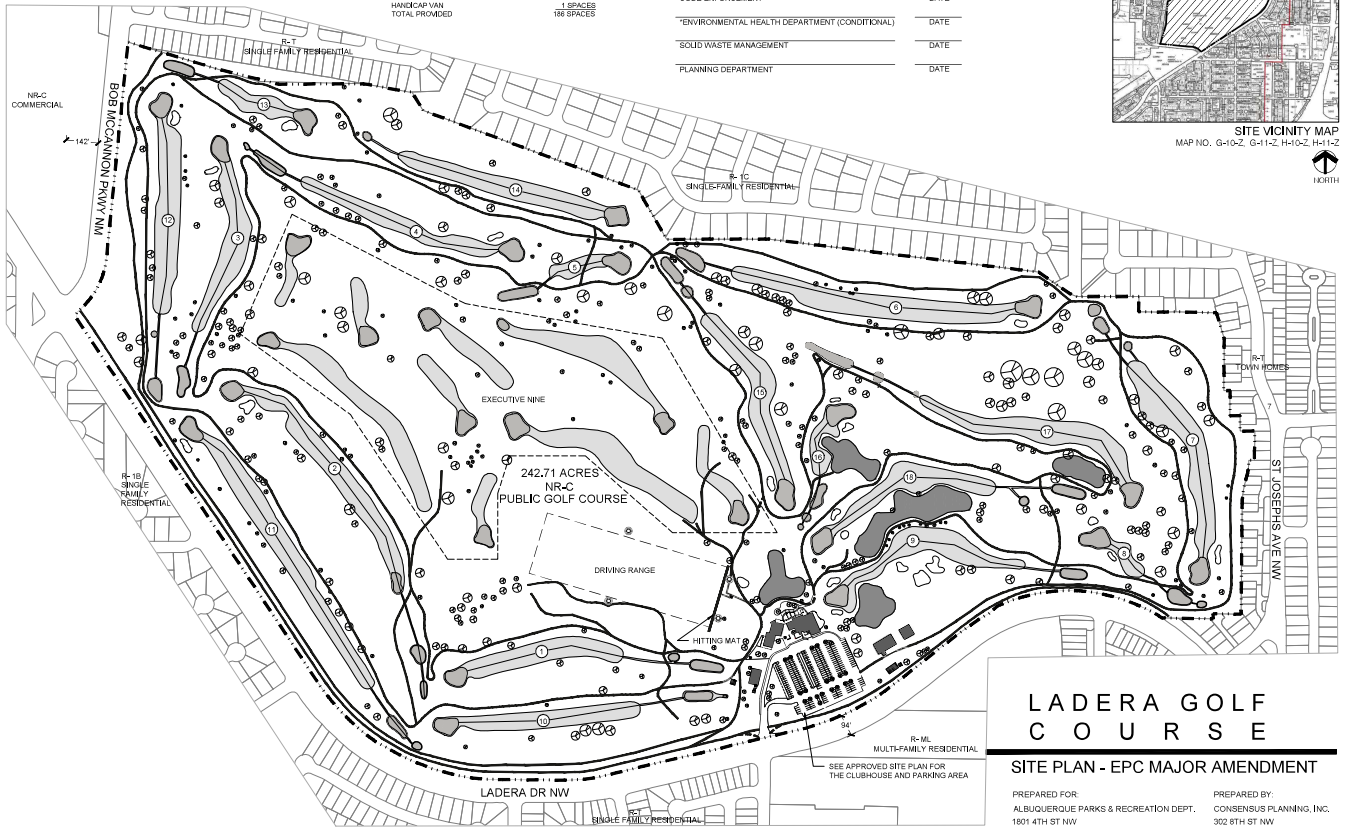
SITE DATA

SIZE: 242.71 ACRES
 EXISTING ZONING: NR-C

PROJECT NUMBER: 1000645
 APPLICATION NUMBER: _____

LEGEND

- EXISTING GOLF CART PATHS
- ⊕ EXISTING TREES
- ⊙ PROPOSED LIGHT FIXTURES, 60 FEET IN HEIGHT
- EXISTING POND

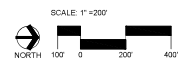


SITE VICINITY MAP
 MAP NO. G-10-2, G-11-2, H-10-2, H-11-2

LADERA GOLF COURSE
SITE PLAN - EPC MAJOR AMENDMENT

PREPARED FOR:
 ALBUQUERQUE PARKS & RECREATION DEPT.
 1801 4TH ST NW
 ALBUQUERQUE, NM 87102

PREPARED BY:
 CONSENSUS PLANNING, INC.
 302 8TH ST NW
 ALBUQUERQUE, NM 87102



Jackie Fishman

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>
To: Elizabeth kay Haley; aboard111@gmail.com
Sent: Thursday, February 22, 2024 9:27 AM
Subject: Relayed: Preapplication Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Elizabeth kay Haley \(elizabethkayhaley@gmail.com\)](mailto:elizabethkayhaley@gmail.com)

[aboard111@gmail.com \(aboard111@gmail.com\)](mailto:aboard111@gmail.com)

Subject: Preapplication Notification

Jackie Fishman

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>
To: slcnalbq@aol.com
Sent: Thursday, February 22, 2024 9:27 AM
Subject: Relayed: Preapplication Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

slcnalbq@aol.com (slcnalbq@aol.com)

Subject: Preapplication Notification

Jackie Fishman

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: heckert@ebi5.swcp.com
Sent: Thursday, February 22, 2024 9:27 AM
Subject: Delivered: Preapplication Notification

Your message has been delivered to the following recipients:

heckert@ebi5.swcp.com

Subject: Preapplication Notification



April 4, 2024

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: IDO Notice – Property Owners within 100 feet of Subject Property

Dear Property Owner,

On behalf of the City of Albuquerque Parks and Recreation Department, Consensus Planning, Inc. is providing you with notice that we are submitting a Site Plan - Major Amendment application for approval by the Environmental Planning Commission (EPC), which will be heard at a public hearing on **May 16, 2024, at 8:40 am via Zoom <https://cabq.zoom.us/j/2269592859>**. The request is to amend the current site plan to allow four light fixtures at the golf driving range.

You can access the agenda on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. The required notice forms and information regarding the public hearing are included in this mailed notice.

Per the IDO section, 6-4(K)(3)(a) mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to fishman@consensusplanning.com or call 505.764.9801 with any questions or concerns regarding this mail. We look forward to hearing from you soon.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA,
SITES AP

From: [Jackie Fishman](#)
To: [Elizabeth kay Haley](#); [René Horvath](#); heckert@swcp.com; ["slcnalbq@aol.com"](mailto:slcnalbq@aol.com)
Subject: EPC Application Notification - Ladera Golf Course
Date: Thursday, April 4, 2024 11:13:00 AM
Attachments: [Neighborhood Notification Packet.pdf](#)

Dear Neighbors,

This email is intended to provide notification that Consensus Planning is submitting an application for a Site Plan - EPC/Major Amendment to the City of Albuquerque Environmental Planning Commission (EPC) for Ladera Golf Course located at 3401 Ladera Drive NW. The subject property is legally described as *Northerly Portion of Tract 1 El Rancho Atrisco Cont 242.705 acres more*. The Applicant is requesting an amendment to the current site plan to allow four driving range light fixtures at the golf driving range.

This item will be heard on May 16, 2024, starting at 8:40 a.m. The hearing will be via Zoom. You can access the Zoom link and agendas on the EPC website:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. If you have questions regarding this item, please do not hesitate to contact Jacqueline Fishman at fishman@consensusplanning.com, Ayoni Oyenuga at oyenuga@consensusplanning.com or by phone at (505) 764-9801.

Attachments: Neighborhood Notification Packet

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

From: Office of Neighborhood Coordination
To: Ayoni Oyemuga
Subject: 3401 LADERA DR NW _ Public Notice Inquiry Sheet Submission
Date: Thursday, March 21, 2024 2:07:22 PM
Attachments: image001.png
IDOZoneAtlasPages_G-10_G-11_H-10_H-11.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	wsconad@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	wsconao@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Ladera West NA	laderawestna@gmail.com	Hope	Eckert	heckert@swcp.com	3300 Ronda De Lechusas NW	Albuquerque	NM	87120		5054808580
Ladera West NA	laderawestna@gmail.com	Steven	Collins	slcnalbq@aol.com	7517 Vista Alegre Street	Albuquerque	NM	87120	5052694604	5053441599

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-names=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, March 21, 2024 12:50 PM

To: Office of Neighborhood Coordination <oyemuga@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ayoni Oyemuga

Telephone Number

505-764-9801

Email Address

oyemuga@consensusplanning.com

Company Name

Consensus Planning, Inc

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

NORTHERLY PORTION OF TRACT 1 EL RANCHO ATRISCO CONT 242.705ACRES MORE

Physical address of subject site:

3401 LADERA DR NW ALBUQUERQUE NM 87120

Subject site cross streets:

Ladera Dr NW and Atrisco Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-10-Z, G-11-Z, H-10-Z, and H-11-Z

Captcha

x

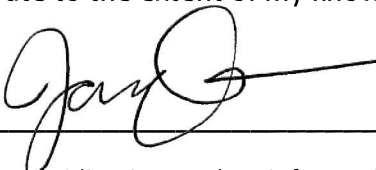


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Site Plan - Major Amendment		
Decision-making Body: Environmental Planning Commission		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 3401 Ladera Dr NW		
Name of property owner: City of Albuquerque		
Name of applicant: City of Albuquerque Parks and Recreation Department		
Date, time, and place of public meeting or hearing, if applicable:		
May 16, 2024 at 8:40 am via Zoom https://cabq.zoom.us/j/2269592859		
Address, phone number, or website for additional information:		
Jacqueline Fishman, Consensus Planning - fishman@consensusplanning.com (505) 764-9801		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
N/A Summary of pre-submittal neighborhood meeting, if applicable. No meeting requested		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
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) April 4, 2024 _____ (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.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
<input checked="" type="checkbox"/> a.	Location of proposed buildings and landscape areas. Location of proposed light fixtures
<input type="checkbox"/> b.	Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c.	Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d.	For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e.	For non-residential development:
	<input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: April 4, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: See attached

Mailing Address*: See attached

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

1. Subject Property Address* 3401 Ladera Dr NW
Location Description Ladera Golf Course on Ladera and Atrisco Dr NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Agent: Jacqueline Fishman, Consensus Planning
Applicant: City of Albuquerque Parks and Recreation Department
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan Major Amendment
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Site Plan - EPC/Major Amendment to allow 4 light fixtures at the golf driving range at Ladera Golf Course

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 16, 2024 at 8:40 am

Location*²: via Zoom https://cabq.zoom.us/j/2269592859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Please contact Jacqueline Fishman at fishman@consensusplanning.com,
Ayoni Oyenuga at oyenuga@consensusplanning.com or 505-764-9801

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

1. Zone Atlas Page(s)*⁴ G-10-Z, G-11-Z, H-10-Z, and H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

None requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Meeting was offered, however none was requested.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.* Location of proposed light fixtures, no other construction proposed.
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

N/A d. For residential development*: Maximum number of proposed dwelling units.

N/A e. For non-residential development*:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 242.71
 2. IDO Zone District NR-C
 3. Overlay Zone(s) [if applicable] None
 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Golf Course
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: April 4, 2024

This notice of an application 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)*: See attached neighborhood contacts from Office of Neighborhood Coordination

Name of NA Representative*: See attached neighborhood contacts from Office of Neighborhood Coordination

Email Address* or Mailing Address* of NA Representative¹: See attached neighborhood contacts from Office of Neighborhood Coordination

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3401 Ladera Dr NW
Location Description Ladera Golf Course on Ladera and Atrisco Dr NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Agent: Jacqueline Fishman, Consensus Planning
Applicant: City of Albuquerque Parks and Recreation Department
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan Major Amendment
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Site Plan - EPC/Major Amendment to allow 4 light fixtures at the golf driving range
at Ladera Golf Course

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 Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Landmarks Commission (LC)
- Development Review Board (DRB)
- Environmental Planning Commission (EPC)

Date/Time*: May 16, 2024 at 8:40 am

Location*³: via Zoom <https://cabq.zoom.us/j/2269592859>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Jacqueline Fishman at fishman@consensusplanning.com,
Ayoni Oyenuga at oyenuga@consensusplanning.com or 505-764-9801

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ G-10-Z, G-11-Z, H-10-Z, and H-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

None requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Meeting was offered, however none was requested.

³ Physical address or Zoom link

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/>

[Note: Items with an asterisk (*) are required.]

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 242.71
 - 2. IDO Zone District NR-C
 - 3. Overlay Zone(s) [if applicable] None
 - 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Golf Course

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

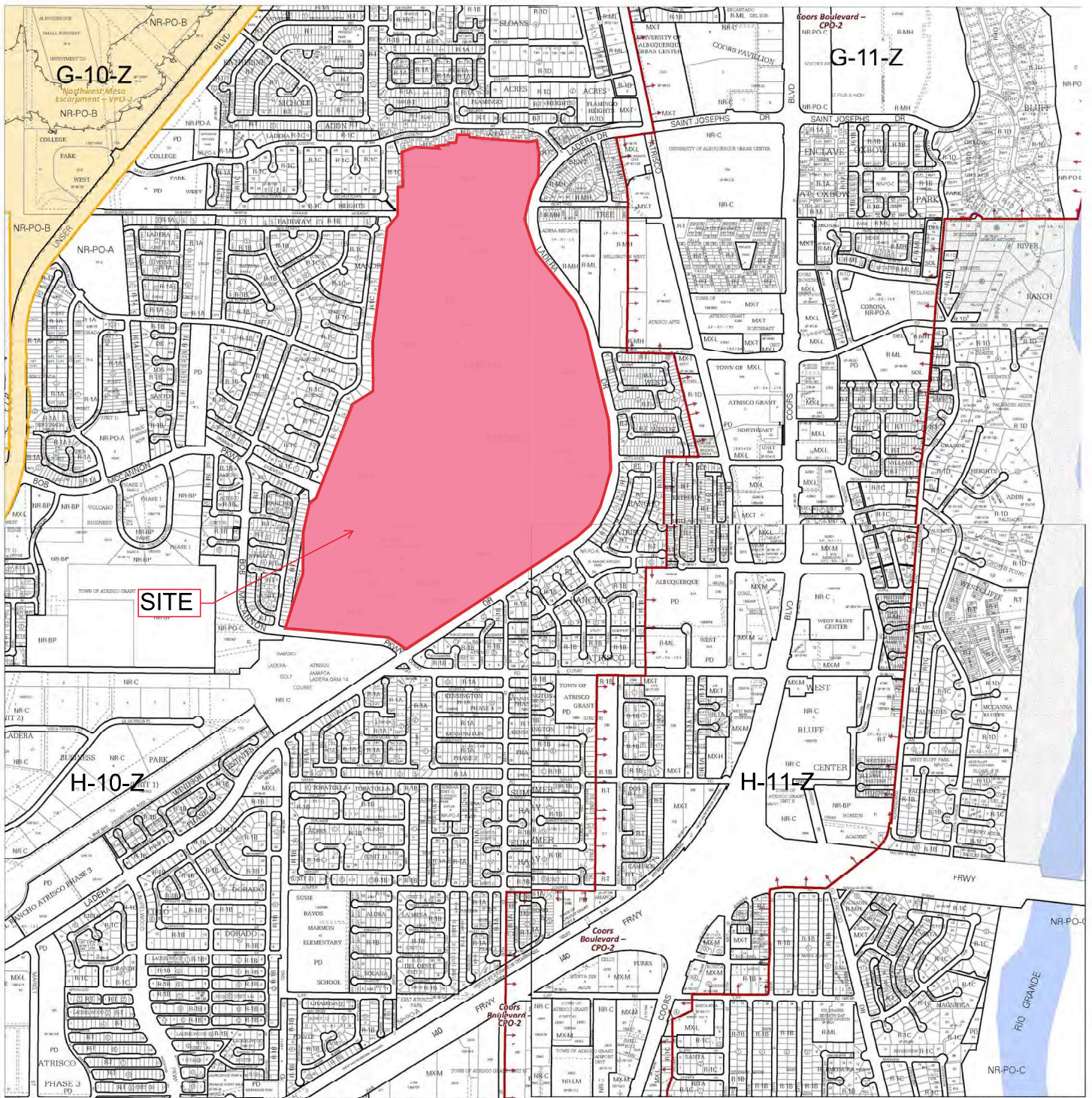
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: H-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

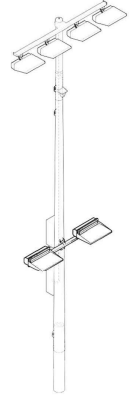
Gray Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet

SITE DATA
 SIZE 242.71 ACRES
 EXISTING ZONING NR-C
 PROJECT NUMBER 1000645
 APPLICATION NUMBER



LEGEND
 - EXISTING GOLF CART PATHS
 - EXISTING TREES
 - EXISTING POND
 - PROPOSED LIGHT FIXTURES (4 TOTAL), 60 FEET IN HEIGHT



THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

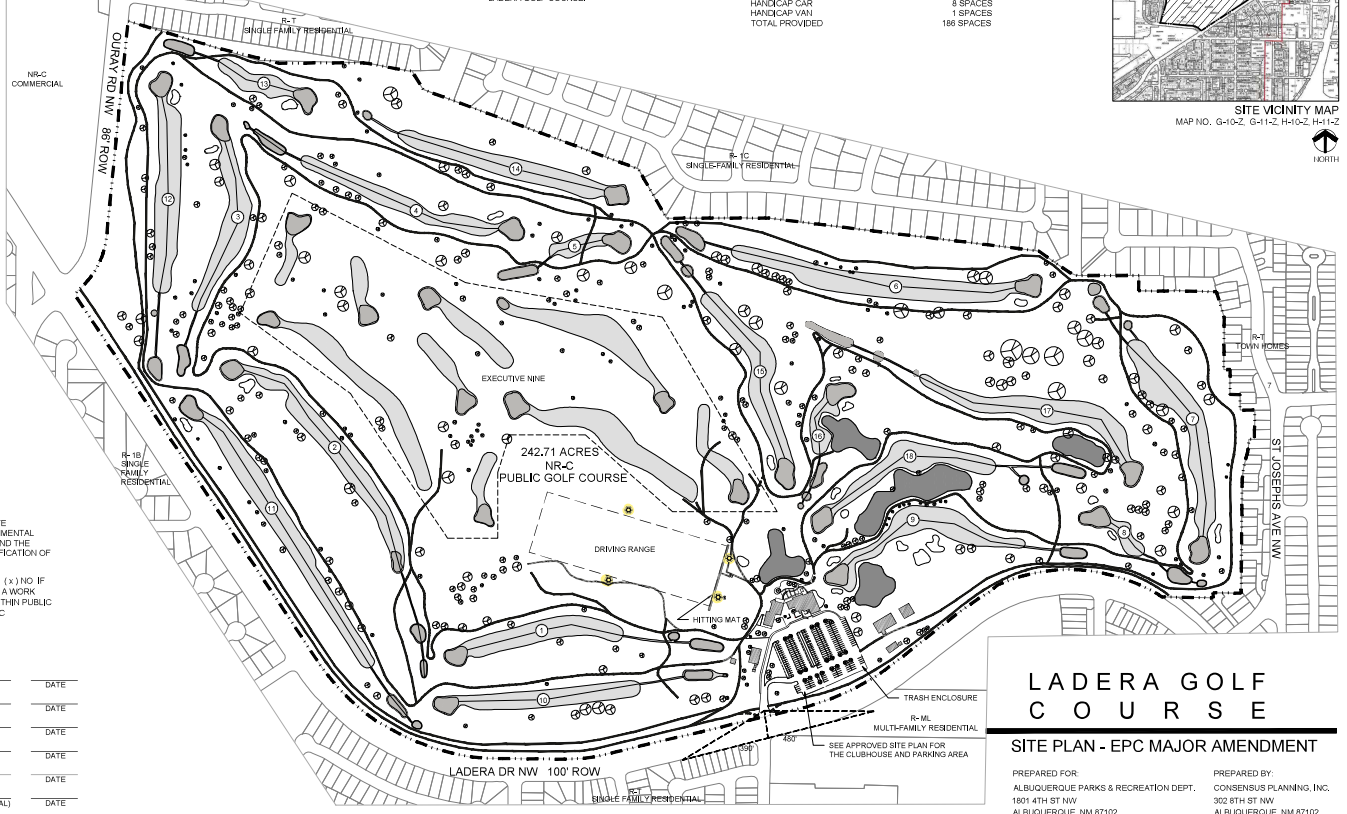
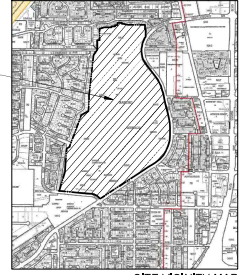
DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABC/WIA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

- GENERAL NOTES**
1. THIS SITE PLAN-EPC IS AN AMENDMENT TO THE PREVIOUS SITE PLAN (PROJECT # 1000645, EPC-00120-00984, DRB 00450-01267) APPROVED BY THE DRB.
 2. THIS SITE PLAN REFLECTS EXISTING AS-BUILT CONDITIONS, WITH THE EXCEPTION OF THE PROPOSED GOLF DRIVING RANGE LIGHT FIXTURES.
 3. GOLF DRIVING RANGE LIGHT FIXTURES, 60' IN HEIGHT ARE PROPOSED TO OPERATE FROM DUSK TO 10:00 PM, FROM MEMORIAL DAY TO LABOR DAY.
 4. GOLF DRIVING RANGE LIGHT FIXTURES SHALL COMPLY WITH IDO SECTION 14-16-6-9 AND SHALL BE FULLY SHIELDED.
 5. CITY PARKS AND RECREATION OWNS AND MANAGES THE LADERA GOLF COURSE.

PARKING REQUIREMENTS

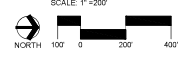
PARKING SPACE REQUIRED, PRO SHOP (RETAIL)	2,761 S.F./200	14 SPACES
CLUBHOUSE (RESTAURANT)	280 OCC/4	70 SPACES
REGULAR COURSE	18 X 4 HOLE	72 SPACES
EXECUTIVE COURSE	9 X 2' HOLE	18 SPACES
TOTAL SPACES REQUIRED		174 SPACES
HANDICAP SPACES REQUIRED		8 SPACES
HANDICAP VAN SPACE REQUIRED		1 SPACES
TOTAL SPACES REQUIRED		183 SPACES
PARKING SPACES PROVIDED, REGULAR CAR		177 SPACES
HANDICAP CAR		8 SPACES
HANDICAP VAN		8 SPACES
TOTAL PROVIDED		186 SPACES



LADERA GOLF COURSE
SITE PLAN - EPC MAJOR AMENDMENT

PREPARED FOR:
 ALBUQUERQUE PARKS & RECREATION DEPT.
 1801 4TH ST NW
 ALBUQUERQUE, NM 87102

PREPARED BY:
 CONSENSUS PLANNING, INC.
 302 8TH ST NW
 ALBUQUERQUE, NM 87102



From: [Mail Delivery Subsystem](#)
To: heckert@ebi5.swcp.com
Subject: Delivered: EPC Application Notification - Ladera Golf Course
Date: Thursday, April 4, 2024 11:14:34 AM
Attachments: [EPC Application Notification - Ladera Golf Course.msg](#)

Your message has been delivered to the following recipients:
heckert@ebi5.swcp.com <<mailto:heckert@ebi5.swcp.com>>
Subject: EPC Application Notification - Ladera Golf Course

From: [Microsoft Outlook](#)
To: [Elizabeth kay Haley](#); [René Horvath](#)
Subject: Relayed: EPC Application Notification - Ladera Golf Course
Date: Thursday, April 4, 2024 11:14:04 AM
Attachments: [EPC Application Notification - Ladera Golf Course.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Elizabeth kay Haley (elizabethkayhaley@gmail.com) <mailto:elizabethkayhaley@gmail.com>
René Horvath (aboard111@gmail.com) <mailto:aboard111@gmail.com>
Subject: EPC Application Notification - Ladera Golf Course

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from May 1, 2024 To May 31, 2024

5. REMOVAL

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

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



(Applicant or Agent)

April 4, 2024

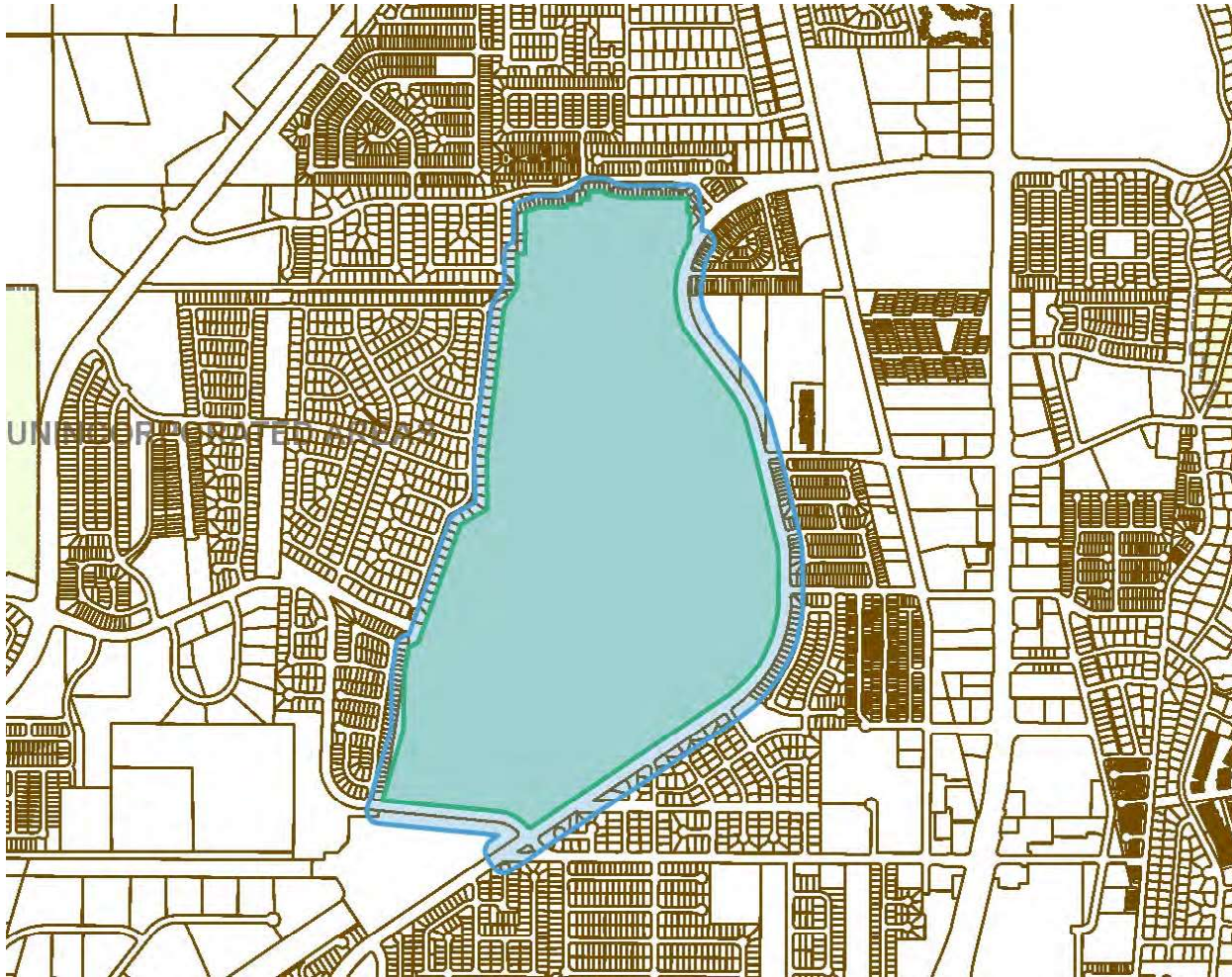
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



100ft Buffer Ladera Golf Course



Legend

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

Notes

3/4/2024

2,404 0 1,202 2,404 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/4/2024 © City of Albuquerque

1: 14,426

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

ACEVES JOSE JORGE
2712 LLANO ENCANTADO NW
ALBUQUERQUE NM 87120-1343

ADKINS STACEY
3836 LADERA DR NW
ALBUQUERQUE NM 87120-3761

AGUILAR FABIAN
2605 LUNA NUESTRA NW
ALBUQUERQUE NM 87120-1397

ALVAREZ KARLA
7004 CISCO RD NW
ALBUQUERQUE NM 87120-1645

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

ARAGON YVONNE L
6071 NAMATH AVE NW
ALBUQUERQUE NM 87120-1417

ARMASJOSE A & LINDA
3015 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4701

ARREDONDO GLORIA
2609 FLOR SILVESTRE NW
ALBUQUERQUE NM 87120-1326

ATANASOFF GWENN & PEREA MARCUS
3324 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

BACA DESIREE
6000 CAROUSAL AVE NW
ALBUQUERQUE NM 87120-2173

BALDER MELISSA LEE
6600 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

BENT TREE HOMEOWNERS ASSOC
4000 OSUNA RD NE
ALBUQUERQUE NM 87109-4423

BERNAL DAVID A & GERALDINE ANN
3219 GROGAN ST NW
ALBUQUERQUE NM 87120-1403

BINGEL KAREN & JOHN
5438 HUTT RD
MANISTIQUE MI 49854

BLACK SHELLEY & CLINGAN PATRICK
41 W HWY 14 # 841
SPEARFISH SD 57783-1148

BOSWORTH MARY ANN & REBECCA KING
SWISHER
3804 67TH ST NW
ALBUQUERQUE NM 87120

BRIDGE JEAN-MARIE
3305 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

BRILL THOMAS
3008 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1529

BROADSTONE AQUISITIONS LLC
10579 W BRADFORD RD SUITE 100
LITTLETON CO 80127-4274

BROWN MCKENNA
3812 LADERA RD NW
ALBUQUERQUE NM 87120-3725

BRUSUELAS KATHERINE T & PATRICIA K &
RICHARD
1012 MANZANO CT NW
ALBUQUERQUE NM 87102-1960

BUNDY GAIL D TRUSTEE BUNDY RVT
821 SALAMANCA ST NW
LOS RANCHOS DE ALBUQUERQUE NM
87107-5640

C V TRUSTEES EINSPHR LVT
2818 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1574

CALLAHAN GLENDA
6075 NAMATH AVE NW
ALBUQUERQUE NM 87120

CARVER ANDREW J & HIETPAS-CARVER
JEANNE M
3104 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1510

CATANACH PATRICIA J & KOONCE LLOYD R
6520 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

CHACON ANITA
6328 BENT TREE DR NW
ALBUQUERQUE NM 87120

CHADWICK DICK E & MARTHA M
3215 GROGAN ST NW
ALBUQUERQUE NM 87120

CHAVEZ JOSEPH R & CHAVEZ MARY
CATHERINE
6416 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

CHAVEZ STEVE A & VIOLA O
6309 BENT TREE DR NW
ALBUQUERQUE NM 87120-3744

CHINANA JANNIE C
2447 POMELO PL NW
ALBUQUERQUE NM 87120-2705

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CLARK DONALD EDWARD & DOROTHY ANN
3604 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1583

CLARY WESLEY ALAN
3100 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1510

COFFEY ROBERT E & MARIAH J TRUSTEES
COFFEY TRUST
3023 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4701

COKER MABEL B
2744 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

COLLINS ANNE J
3019 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4701

COLLINS GERALDINE TRUSTEE COLLINS RVT
2738 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

CORDOVA MARTHA E
6328 SAINT JOSEPHS AVE NW 9
ALBUQUERQUE NM 87120-3757

COSTELLO CAROL M
3420 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1561

DEBEVEC TRESE MARIE
2730 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

DELGADO JEANETTE E
6304 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3707

DEMICHELE MONTE D
6616 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

DILL INVESTMENTS LLC
110 ALTEZ ST SE SUITE A
ALBUQUERQUE NM 87123-3220

DONNELLY PHILLIP & NEBEKER LORI L
3616 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1583

DUBOIS THERESA E
3309 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

DURAN STEVEN
2835 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

EBERLING NICANDRA & DIRADDO VIRGINIA
& JOSEPH
6612 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3713

EFEZOKHAE FRANK A & FELICIA O
2717 LOS TRETOS ST NW
ALBUQUERQUE NM 87120-1315

EKHOFF BRADLEY S & CARYN M
3608 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

ENCINIAS KATHY
6604 SAINT JOSEPH AVE NW
ALBUQUERQUE NM 87120-3713

ESQUIBEL-ARAGON MAXINE JOYCE
6404 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

FERRIS CALIB L
6312 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3707

FRANKLIN JOAN E & HODGES JOYCE ANN
3112 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120

FRITZ RICHARD & ANNE D
6536 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

GABALDON FREDERICK
6508 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

GAILLARD ROBERT D & PAULA DOVE
3108 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

GALLEGOS RICHARD J SR
2714 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1533

GANDERT WILLIAM W & MARY M
2716 FLOR SILVESTRE NW
ALBUQUERQUE NM 87120-1325

GARAND CURTIS & LINDA
3412 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120

GARCIA DOROTHY
6062 STAUBACH AVE NW
ALBUQUERQUE NM 87120

GARCIA JESSICA R
2915 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4700

GARCIA LISA R
2711 LLANO ENCANTADO NW
ALBUQUERQUE NM 87120-1356

GARIMELLA RAO V & MADHAVI CO
TRUSTEES GARIMELLA RVT
1278 BIG ROCK LP
LOS ALAMOS NM 87544-2852

GIFFORD JAMES J TRUSTEE GIFFORD RVT
3308 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1546

GILMORE IKE & SUE
2748 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

GLANZ RONALD L
2710 FLOR SILVESTRE NW
ALBUQUERQUE NM 87120-1325

GOMEZ MIGUEL A
2804 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1574

GONZALES DAVID T & LUZ ELVA &
GONZALES DONNA
2700 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1533

GONZALES SARAH BERNADETTE
3908 67TH ST NW
ALBUQUERQUE NM 87120-4935

GONZALES THELMA MARIE & KOMPUS
TERESA MARIE
3327 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

GONZALEZ CATHERINE CHAVEZ
3832 LADERA DR NW
ALBUQUERQUE NM 87120

GORMAN ROBERT D & CATHY S
3212 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

GUTIERREZ HECTOR G & TRAJAN
WOLFGANG
9577 WHIRLAWAY ST
ALTA LOMA CA 91737-1639

GUTIERREZ ROSENDO & MERLINDA &
GERALD C GUTIERREZ
2439 RED POLARD CT NW
ALBUQUERQUE NM 87120

HILL PATRICIA J
2904 EL TESORO ESCONDIDO NE
ALBUQUERQUE NM 87120-1539

HIMES RICHARD H & ANNA C
6500 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

HIOTT JESSE C & JENNA M
3820 LADERA DR NW
ALBUQUERQUE NM 87120-3725

HOLMES GERALD M & MARGARETE
2726 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1533

HOUSTON LEVI
3600 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1583

IRBY CARL A
500 NORTH TARRANT PKWY APT 1112
KELLER TX 76248-5688

JAMES ROSE ANN
2718 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1533

JARAMILLO ELISEO R
3001 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4701

JARAMILLO TERESA IRENE
3000 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1529

JESIONOWSKI JAMES
3804 LADERA RD NW
ALBUQUERQUE NM 87120-3725

JIM CYNTHIA
3424 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120

JONTE ROBERT J & THERESE A
P.O BOX 66514
ALBUQUERQUE NM 87193-6514

JSP PROPERTIES LLC
7612 SUNROSE DR NW
ALBUQUERQUE NM 87120-2767

KEATING ROSE MARIE
7201 SAN BENITO ST NW
ALBUQUERQUE NM 87120-3633

KENDALL SUSAN MICHELLE
6320 BENT TREE DR NW
ALBUQUERQUE NM 87120

KHAN MUHAMMAD A
3339 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

KINDERWATER DIANE
6737 CAMINO ROJO
SANTA FE NM 87507-3422

KINGSOLVER BRUSE R & VALENTINA N
TEMINA- KINGSOLVER
3612 VISTA DEL SUR DR NW
ALBUQUERQUE NM 87120-1583

KRIEBLE INA
3300 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

KRILLING JAY JR & NOELLE M
3220 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1512

KYLE LUCY A
2905 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4700

LADERA TOWN HSNG HMNRS ASSOC
3301 R COORS BLVD NW UNIT 162
ALBUQUERQUE NM 87120-1229

LAMOREAUX CORINNE
1148 STUTZ DR NE
ALBUQUERQUE NM 87123-1857

LANEY ROBERT C & WALSH JANE C
TRUSTEES LANEY-WALSH FAMILY TRUST
9028 WIND CAVES WAY NW
ALBUQUERQUE NM 87120-7005

LANGDON BRYAN J & DANIELLA C
CANDELARIA
98 SAIZ RD
CORRALES NM 87048-7366

LEDEZMA JUAN M & SONIA
2715 LLANO ENCANTADO NW
ALBUQUERQUE NM 87120-1356

LENSE ERIC CHRISTOPHER
2752 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

LERMA JORGE A & DIANA
3304 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1546

LIGHTENING CORPORATION
2609 LUNA NUESTRA NW
ALBUQUERQUE NM 87120-1397

LLMC LLC TRUSTEE FOR THE SAINT JOSEPH
TRUST
6516 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

LOPEZ DEANNA R & LOPEZ ALBERT J &
HOPE G
2819 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

LOPEZ JOSEPH G
6208 SWEETWATER DR NW
ALBUQUERQUE NM 87120-4491

LOPEZ RAMONA E
6224 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

LOPEZ SONYA R & CHRISTOPHER Z
3500 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120

LOTZ VALERIE E & LOTZ FRANCIS GERARD
7309 SANTA FE TRL NW
ALBUQUERQUE NM 87120-2825

LOZOYA ISAAC JR
8020 CANONCITO DR NW
ALBUQUERQUE NM 87120-7056

LUCERO LEROY O
3323 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

LUDI ALLAN J & MARIE L
6216 ST JOSEPHS CT NW
ALBUQUERQUE NM 87120

MACLEOD ANN-MARY K TRUSTEE
MACLEOD 2022 RVT
2743 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1588

MADRID NICKOL DION
3704 LADERA DR NW UNIT 328
ALBUQUERQUE NM 87120

MAESTAS BEN C/O DAVILA MANUEL
3227 GROGAN ST NW
ALBUQUERQUE NM 87120-1403

MAKAI LASZLO D
2801 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

MARES ELISA Y
3301 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

MARQUEZ MICHAEL E
6300 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

MARRUFO FLORENCIO & VERONICA
6620 CUEVA ESCONDIDA NW
ALBUQUERQUE NM 87120-1363

MARTIN JUANITA
2901 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4700

MARTINEZ ANNETTE D
3016 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1538

MARTINEZ JOHN
3312 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120

MARTINEZ JOHN L & MARTHA V
6708 LUELLA ANNE DR NE
ALBUQUERQUE NM 87109

MARTINEZ KEVIN
8401 SPAIN RD NE APT 50D
ALBUQUERQUE NM 87111-2082

MARTINEZ TAMMY R
7743 CALLE ARMONIA NW
ALBUQUERQUE NM 87113-2370

MATTHEWS MELONIE L
6320 ST JOSEPH AVE NW
ALBUQUERQUE NM 87120

MATTOX HARRY WEBB & ZOA KELLER
3216 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

MAXEY PATRICIA J
6352 SAINT JOSEPH AVE NW 1C
ALBUQUERQUE NM 87120-1100

MCAFEE CELINA ANN
6528 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

MCCABE TERRANCE & CHERYL
10536 CALLE SOMBRA NW
ALBUQUERQUE NM 87114-5092

MCCANNON SHARIESSE
2808 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1574

MCDONNELL JOHN H
6066 STAUBACH AVE NW
ALBUQUERQUE NM 87120

MCGINNIS RYAN
2916 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1577

MCGOWAN MARY M
3009 PRENDA DE ORO NW
ALBUQUERQUE NM 87114-4701

MCLEOD PHILIP PETER
2800 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1574

MCMASTER DAWN L
6340 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3757

MCNEIL JEFFREY A
3824 LADERA DR NW
ALBUQUERQUE NM 87120-3725

MILLER MONICA L & RUHL WILLIAM E
6504 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

MILLIGAN JOHN M & MILLIGAN JOHN A &
TRUSTEE MILLIGAN FT
1230 SUNSET WAY
ERIE CO 80516-4611

MITCHELL JAMES R
3319 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

MITCHELL SOMCHITH
3800 67TH ST NW
ALBUQUERQUE NM 87120

MOHAN RAAJ
3320 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1546

MOHORIC MICHAEL T & GOLUB VALENTINA
M
6524 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

MONTANO ANTHONY
6220 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

MONTGOMERY BETH ANN
2713 LOS TRETOS ST NW
ALBUQUERQUE NM 87120-1315

MONTGOMERY CLINTON & CATHERINE
6432 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3709

MONTGOMERY CLINTON & CATHERINE
HAYES
6424 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3709

MONTOYA LISA ANN
2717 LOS COMPADRES NW
ALBUQUERQUE NM 87120-1309

N/A LADERA VISTA-87 LIMITED LIABILITY LP
C/O NALS SOUTHWEST LLC
920 GARDEN ST SUITE A
SANTA BARBARA CA 93101

NGUYEN VINH & THANHNHAN
2444 RED POLARD CT NW
ALBUQUERQUE NM 87120

ORNELAS CHRISTOPHER
6356 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

ORTIZ CARLA RAE & ANDREW RAY
3347 GROGAN AVE NW
ALBUQUERQUE NM 87120

PACHECO MARIA E & PACHECO ALAN J
7200 MESA DE ARENA NW
ALBUQUERQUE NM 87120-1518

PADILLA LAURA C C/O SIGALA ALFRED &
MARIA
3416 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1561

PALMATEER HAROLD C & MARY B
3408 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

PARRA ANTHONY & MANUELA A
9615 SUN DANCER DR NW
ALBUQUERQUE NM 87114-6091

PAVIA JAVIER
108 BARCELONA CIR SW
ALBUQUERQUE NM 87105-5604

PELLERIN PHILLIP & TINA
2732 HERMOSA DR NE
ALBUQUERQUE NM 87110

PERALTA VICTORIA T
3900 67TH ST NW
ALBUQUERQUE NM 87120-4935

PEREA KRISTINA VIKTORIA
6208 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3705

PISCITELLO MICHAEL
2900 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1539

PLAMAN MICHAEL A & JILL K
1442 HONEYSUCKLE DR NE
ALBUQUERQUE NM 87122-1144

PRATT BRET
6332 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120

PUBLIC SERVICE COMPANY OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

QUINTANA JOSEPH R & VIRGINA L
6 WAGGONER LN
BELEN NM 87002-3345

RAMIREZ EDDIE BERTO
2713 LOS COMPADRES ST NW
ALBUQUERQUE NM 87120-1309

RAZMI HASSAN
312 LA CHAMISAL LN NW
ALBUQUERQUE NM 87107-6255

REGION III HOUSING AUTHORITY NM INC
C/O LADERA LTD PTNSHP/GSL PROP INC
2164 SW PARK PL
PORTLAND OR 97205-1125

REYNOLDS DWAYNE E
2443 POMELO PL NW
ALBUQUERQUE NM 87120

RIDENS JACOB
6412 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3709

ROHL SCOTT & MICHELLE
8105 CAMINO PAISANO NW
ALBUQUERQUE NM 87120-5917

ROMERO CHRIS J & REGINA M
3583 SEQUOIA PL NW
ALBUQUERQUE NM 87120-1363

ROSAS-LINARES OMAR
2448 RED POLARD CT NW
ALBUQUERQUE NM 87120-5290

ROUPAS SHELLY B
3400 VISTA DEL SUR NW
ALBUQUERQUE NM 87120-1561

ROWLEY MIKEL J & CAROL THOMAS
PO BOX 67620
ALBUQUERQUE NM 87193-7620

RUSSELL ALEX MOORE
3828 LADERA RD NW
ALBUQUERQUE NM 87120-3725

SAAVEDRA LOURDES E
2712 LOS COMPADRES ST NW
ALBUQUERQUE NM 87120

SANCHEZ AZUCCENA
3816 67TH ST NW
ALBUQUERQUE NM 87120

SANCHEZ GILBERT C & SANCHEZ DARLENE
928 TAMBORA ST NW
ALBUQUERQUE NM 87120-4177

SANTIAGO ANDRES E & DIANA
2815 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

SCHROEDER JUDITH MARY
2716 LOS COMPADRES ST NW
ALBUQUERQUE NM 87120-1310

SEPEDA ARACELI STICKLER
6532 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3711

SMITH KEVIN CHRISTOPHER & GALEANO
HEATHER MARNAE
3404 VISTA DEL SUR NW
ALBUQUERQUE NM 87120-1561

SMITH-DICKINSON CHERYLL MIRANDA
6067 REDLANDS RD NW
ALBUQUERQUE NM 87120-1362

SOUTH DAVID B & DIANA M
2716 LLANO ENCANTADO NW
ALBUQUERQUE NM 87120-1343

STOCKMAR DAVID R & KATHLEEN L
6308 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

TOLSON PEGGY I
2822 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1574

VACA VICTOR I & ADA C/O MARTIN JEFF &
MADONNA
6444 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3758

SANCHEZ TROY M & MICHELLE MARTINEZ
3624 GREYSTONE RIDGE DR SE
RIO RANCHO NM 87124

SAVAGE JACQUELINE ELAINE TR OF RVT
3005 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-4701

SCHWARTZ EDWARD MARK
2924 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1577

SIERRA PATRICIA E
6615 CUEVA ESCONDIDA NW
ALBUQUERQUE NM 87120-1363

SMITH TERRY R
3904 67TH ST NW
ALBUQUERQUE NM 87120

SOLIE DIANNA K
3432 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

SPURLOCK BENJAMIN N
2708 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1533

SULLIVAN-TRUJILLO LORETTA
6060 LANDRY AVE NW
ALBUQUERQUE NM 87120-1414

TRUJILLO JOSEPH R & BETTY M
3812 67TH ST NW
ALBUQUERQUE NM 87120

VALDEZ CRYSTAL
PO BOX 426
DIXON NM 87527

SANCHEZ VICTOR H OR SANCHEZ
CHRISTINA CM
6609 CUEVA ESCONDIDA NW
ALBUQUERQUE NM 87120-1363

SCHNEIDER JEFFREY BRUCE & JUAE
VERONICA
3620 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1583

SEDILLO GILBERT & LARRAINE
6616 CUEVA ESCONDIDA NW
ALBUQUERQUE NM 87120-1363

SILVA YVONNE
2831 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

SMITH TYLER
2912 EL TESORO ESCONDIDO NW
ALBUQUERQUE NM 87120-1577

SOMBRALITA INC
1012 MANZANO CT NW
ALBUQUERQUE NM 87102-1960

SRADER SUZETTE & DICKIE
3428 VISTA DEL SUR ST NW
ALBUQUERQUE NM 87120-1561

TATARI ATIQ A & MARGARET A
3508 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

TRUONG LOC THI
3504 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

VALDEZ LEONARD H
3335 GROGAN ST NW
ALBUQUERQUE NM 87120-1466

VALDEZ TIMOTHY & OWEN RICHARD &
ALICIA
5339 RIDGE ROCK AVE NW
ALBUQUERQUE NM 87114-4130

VIGIL AUDRA L
2839 PRENDA DE ORO NW
ALBUQUERQUE NM 87120-1365

WINSLOW MARILYN L
6324 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3707

ZANNES MADELEINE
6264 STIPA ST NW
ALBUQUERQUE NM 87120-5309

VARGAS JONATHAN & BENNETT RAQUEL M
3343 GROGAN AVE NW
ALBUQUERQUE NM 87120-1466

VOGELSBERG GRETCHEN
6420 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

WOLFE RITA JEAN
3223 GROGAN ST NW
ALBUQUERQUE NM 87120

ZION JAMES W
3808 LADERA DR NW
ALBUQUERQUE NM 87120-3725

VASQUEZ MONICA D
6212 EL TORO PL NW
ALBUQUERQUE NM 87120

WILSON RAYMOND
6348 SAINT JOSEPHS AVE NW
ALBUQUERQUE NM 87120

WORLEY LAURA
6400 ST JOSEPHS AVE NW
ALBUQUERQUE NM 87120-3709

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

36069 KATHRYN & DICKIE
3428 VISTA DEL SUR ST NW
ALBUQUERQUE, NM 87120-1561



Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

VACA VICTOR & ADA C/O MARTIN JEFF &
MAGDONNA
8444 SAINT JOSEPHS AVE NW
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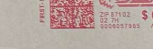
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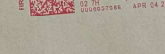
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3026 VISTA DEL SOL DR NW
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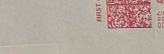
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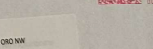
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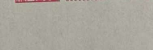
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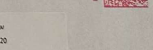
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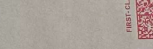
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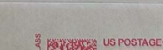
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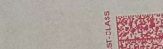
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FACILITATED MEETING

CABQ FACILITATED ZOOM MEETING REPORT

LADERA LIGHTS EPC Application

April 17, 2024 5:00 pm-7:00 pm
Jocelyn M. Torres, Facilitator

Project: CABQ Facilitated Meeting - EPC Application

Property Description/Address: Ladera Driving Range Lights

Date Submitted: April 21, 2024

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: April 17, 2024, 5:00 PM- 7:00 PM

Meeting Location: Zoom

Applicants/Owner: CABQ Parks and Recreation – David Simon, Director; David Flores, Deputy Director; and David Salas, Golf Superintendent

Lighting Design: Tanner DeKock, Musco Sports Lighting

Agents: Jackie Fishman, Principal and Ayoni Oyenuga, Architect - Consensus Planning

Neighborhood Associations/Interested Parties: Ladera West NA and Neighbors

Please note that this is a summary, not a transcript, of the April 17, 2024 CABQ facilitated meeting.

Background Summary.

The City is requesting a major amendment to the Ladera Golf Course site plan because there is no site plan on record for this golf course. The existing site plan, likely from the 1980's, only includes the area surrounding the clubhouse. That will be replaced with the as built site plan for the entire golf course. The current and correct zone is NR-C, which is nonresidential commercial. The amendment also proposes the addition of four light fixtures at the driving range. These light fixtures will be shielded and will meet all other IDO night sky specifications. They will be 60 feet tall. The lights will run from 7:00 p.m. to 10:00 p.m., from mid-April through October. The addition of four driving range light fixtures is the only modification to the current as built site plan. The proposed lights will be directed towards the driving range. The white color minimizes glare.¹ The top of each pole will have light fixtures of 1,500 and 1,200 watts. The ball trackers will be positioned at fifteen feet. These light fixtures will have a low candela lighting value.²

Golf course hours will be extended. The golf course will open at 7:00 a.m. and close at 10:00 p.m. Wednesday evening clean-up and the Thirsty Thursday event will continue. The City is not proposing any additional outdoor events.

¹ Tanner DeKock PowerPoint: Light Definitions - Glare - The amount of discomfort experienced by the human eye from the light source; Candela - The measurement to track glare; Footcandle - A square foot area of light coming from the fixtures to the playing surface.

² Candela Chart Ladera Driving Range Max Candela: 7955 Candela [low candela lighting value].

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Discussion.

1. Participants voiced concern about the effects of the proposed driving range lighting on existing night light conditions and views.
2. Participants voiced concern about the lack of neighborhood involvement in the golf course lighting decision.
3. Participants inquired about the proposed extended hours.
4. A revised site plan will be included in the EPC Application and will be discussed in the follow up facilitated meeting.

Conclusions.

1. Participants requested a second facilitated meeting in order to discuss the revised site plan and specifications pertaining to the intended light fixtures, including: appearance; aim; wattage and candela.
2. Action items will be satisfied by the distribution and discussion of the City's revised site plan.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Lighting Purpose.

a. *Q: Why is this lighting happening?*

A: We don't have a lit driving range on the west side.

Q: Who initiated this idea and when.

A: Bill Harvey Golf, the operator of this course, initiated this idea about a year and a half ago.

Q: Did Parks and Recreation get Consensus Planning involved after that?

A: Yes.

Q/C: What is the need? I object to the impact on the night sky looking towards the City. The lights will obstruct our view of the moonrise coming over the Sandias.³ The four lighted golf facilities that we already have are only about 15 minutes away from this neighborhood. Tucson has strong protection for the night sky.

³ See attached article and photos provided by Robert Gorman.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

A: The white light our company provides does meet the IDO Guidelines.

C/Q: Our neighborhood proposed a trail to connect with the hunter trail. We put a lot of effort into that proposal. The proposed trail would have alleviated current safety concerns at that location. The City did not accept our proposal. I just don't see the financial justification for driving range lighting when the City would not accept the proposed neighborhood trail. Does the neighborhood support these driving range lights? I'm at a loss as to why the City is proposing golf course lighting without neighborhood input. What is the cost of this lighting? We want a path, we want our dog park, we want safe areas for our neighbors. Can anyone address that? We didn't get notice of this lighting proposal.

A: We sent a preapplication letter to the neighborhood.⁴

A: We have to do our homework before making a proposal. We didn't get Jackie on board until last July. That was not even a year ago. Mr. Harvey has been a good concessionaire and we take him seriously. His business profits the City. We haven't secured all the funding yet but we do want to make this improvement on the west side.

b. *C/Q: Several other soccer fields and sports facilities need lights. Why wasn't a neighborhood survey taken? Why are these lights being placed in our neighborhood?*

A: Surveys are used for different reasons. The survey tool obtains information. The City rarely conduct surveys. The administration works with advisory boards and with the people that are using the courses. The City looks at trends. We look at colleagues and other golf facilities. We want to follow the lead of other communities that offer night driving ranges. With climate change we have warmer days and the evenings provide a more comfortable golfing opportunity. We can also accommodate those who work long hours during the day. This project adds diversity and opportunity for our community. There are several reasons why people wanting driving range lighting. The Ladera Golf Course is a City facility that is used by this neighborhood and others.

2. Lighting Location and Design.

Facilitator: Can you provide a diagram of the actual lighting that is being proposed for the Ladera driving range?

A: Yes. We will submit a revised site plan. *See* Action Item 1.

Q: Can we have a follow up meeting on this proposal?

Facilitator: Yes. The process requires that a second meeting request be sent to Tyson Hummel.

⁴ On Feb 22, 2024, at 9:26 AM, Jackie Fishman <fishman@consensusplanning.com> wrote:<Presubmittal Packet.pdf>.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

A: I will make that request. [Jackie Fishman made the request on 4/18/24 and a second facilitated meeting will be scheduled].

a. *Q: What direction will the lights face?*

A: That question will be covered in the revised site plan and follow up meeting. *See* Action Item 2.

b. *Q: What amount of glare will be emitted by these lights?*

A: That question will be covered in the revised site plan and follow up meeting. *See* Action Item 3.

A: Also, as I stated in my letter to the planning commission, the lights are located several hundred feet from the neighborhood.

3. Golf Course Operation.

a. *Q: Will there be a lot of noise, like band music, and additional outside events because of the lighting?*

A: Although the hours will be extended, the same cleaning and event schedule will be maintained. We are closed on Wednesdays for cleaning and maintenance. Thirsty Thursdays will continue. We will not have any additional outside events. Closing will begin at about 9:15 p.m. and lights will be out at 10:00 p.m.

Action Items:

1. Depiction of intended light poles (to be included in modified site plan).
2. Direction (aim) of intended light fixtures (to be included in modified site plan).
3. Light emission (candela) of intended light fixtures (to be included in modified site plan).

Timelines

EPC Hearing – May 16, 2024.

Facilitated Meeting Report submitted: April 21, 2024.

Second Facilitated Meeting: Date will be determined.

Meeting Adjourned

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

CABQ Representatives

David Simon	Parks and Recreation
David Flores	Parks and Recreation
David Sena	Parks and Recreation
Brandon MacEachen	City Councilor Louie Sanchez

Lighting Design

Tanner DeKock	Mosco Sports Lighting
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Agents

Jackie Fishman	Principal
Ayoni Oyenuga	Architect

Participants

Hope Eckert	LWNA
Steve Collins	LWNA
Katherine Turner	LWNA
Shariesse McCannon	LWNA
Rose Marie Keating	LWNA
Robert Gorman	Neighbor
Dawn McMaster	Neighbor
Carmela Einspahr	Neighbor

CABQ Land Use Facilitation

Jocelyn M. Torres	Land Use Facilitator
Tyson R. Hummel	Land Use Coordinator

Home > Light Pollution

Light Pollution

What is Light Pollution?

Light pollution is excessive, misdirected, or obtrusive artificial (usually outdoor) light. Too much light pollution has consequences: it washes out starlight in the night sky, interferes with astronomical research, disrupts ecosystems, has adverse health effects and wastes energy.

Introduction

A little more than 100 years ago, you could walk outside at night even in a city and see the Milky Way galaxy arch across the night sky. Being able to see thousands of stars was part of everyday life, inspiring artists like Van Gogh or musical composers like Holst or writers like Shakespeare. By allowing artificial lights to wash out our starry night skies, we are losing touch with our cultural heritage (e.g., what has made us who we are). We are also losing touch with what could inspire future generations.

With more than half of the world's population now living in cities, 3 out of every 4 people in cities have never experienced the wonderment of pristinely dark skies. How do you explain the importance of what they've lost to light pollution? How can you make them aware that light pollution is a concern on many fronts: safety, energy conservation, cost, health and effects on wildlife, as well as our ability to view the stars? Finally, how do you convince them that it's worthwhile to take even small steps, to help fix this problem?

Effects of Light Pollution

In **disrupting ecosystems**, light pollution poses a serious threat in particular to nocturnal wildlife, having negative impacts on plant and animal physiology. It can confuse the migratory patterns of animals, alter competitive interactions of animals, change predator-prey relations, and cause physiological harm. The rhythm of life is orchestrated by the natural diurnal patterns of light and dark; so disruption to these patterns impacts the ecological dynamics.

With respect to **adverse health effects**, many species, especially humans, are dependent on natural body cycles called circadian rhythms and the production of melatonin, which are regulated by light and dark (e.g., day and night). If humans are exposed to light while sleeping, melatonin production can be suppressed. This can lead to sleep disorders and other health problems such as increased headaches, worker fatigue, medically defined stress, some forms of obesity due to lack of sleep and increased anxiety. And ties are being found to a couple of types of cancer. There are also effects of glare on aging eyes. (See text below.) Health effects are not only due to over-illumination or excessive exposure of light over time, but also improper spectral composition of light (e.g., **certain colors of light**).

With respect to energy wastage, lighting is responsible for at least one-fourth of all electricity consumption worldwide. Over illumination can constitute energy wastage, especially upward directed lighting at night. Energy wastage is also a waste in cost and carbon footprint.

The good news is that **light pollution can be reduced** fairly easily by shielding lights properly, by only using light when and where it is needed, by only using the amount that is needed, by using energy efficient bulbs, and by using bulbs with appropriate spectral power distributions for the task at hand.

Explore the effects of light pollution on the night sky with [Light Pollution Interactive](#).

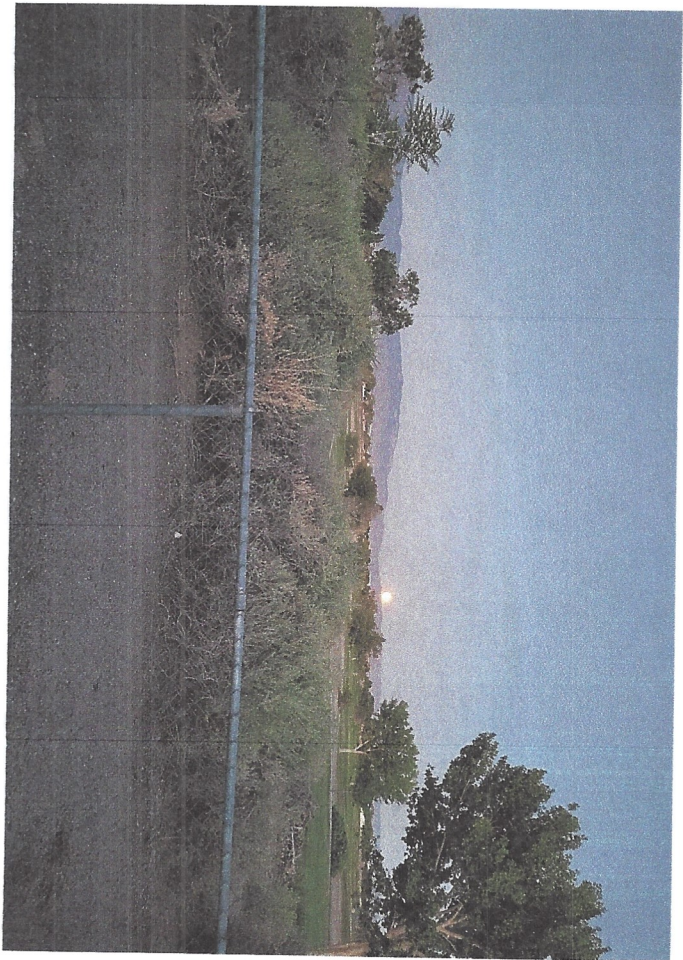
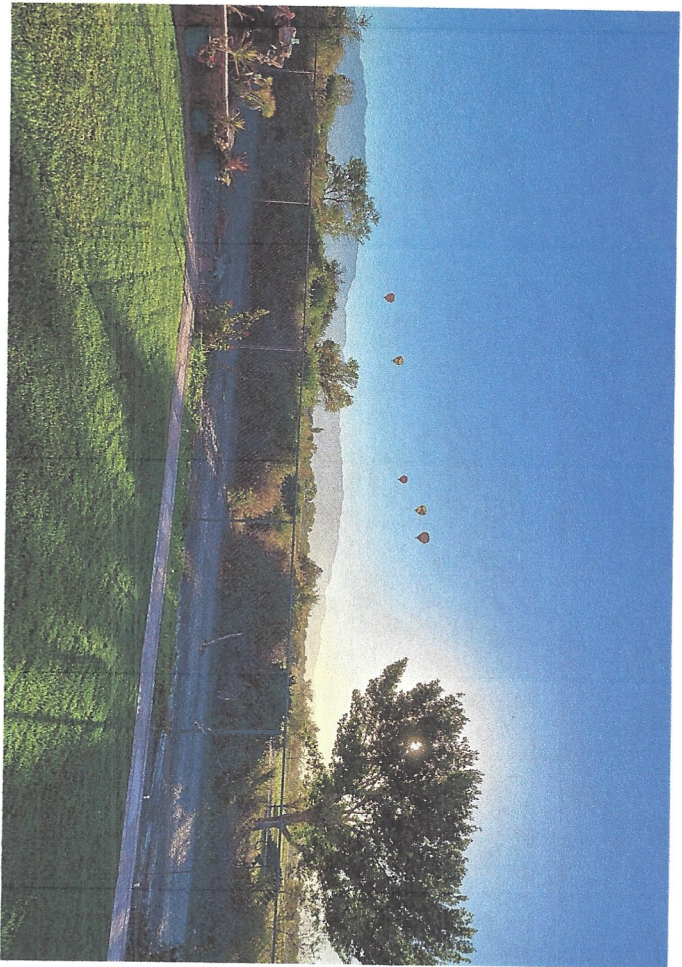
Going further... Three Main Types of Light Pollution

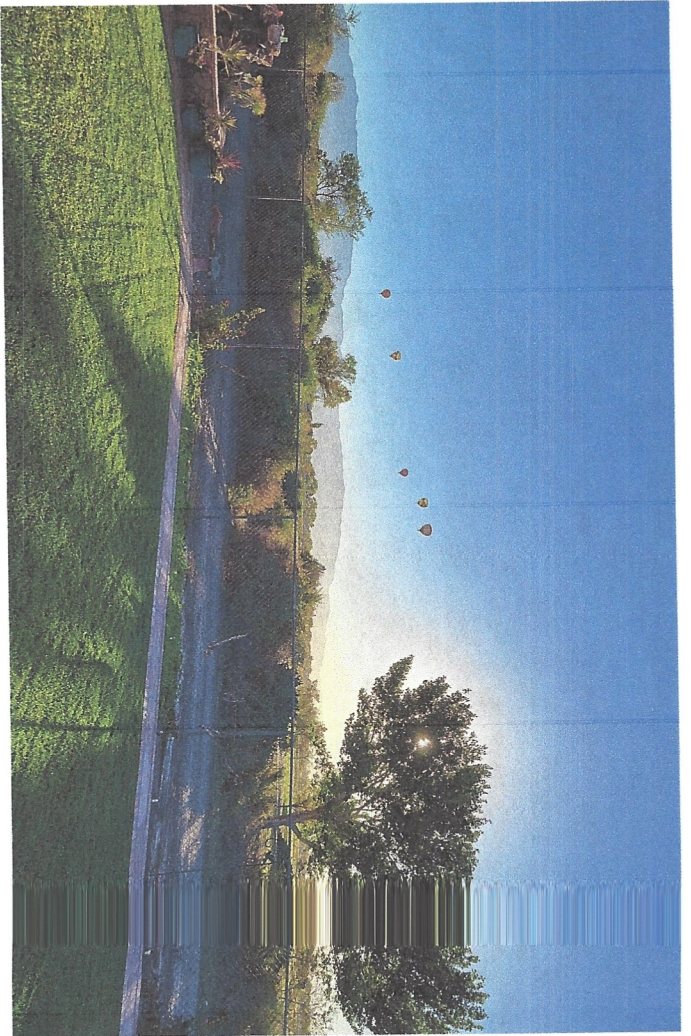
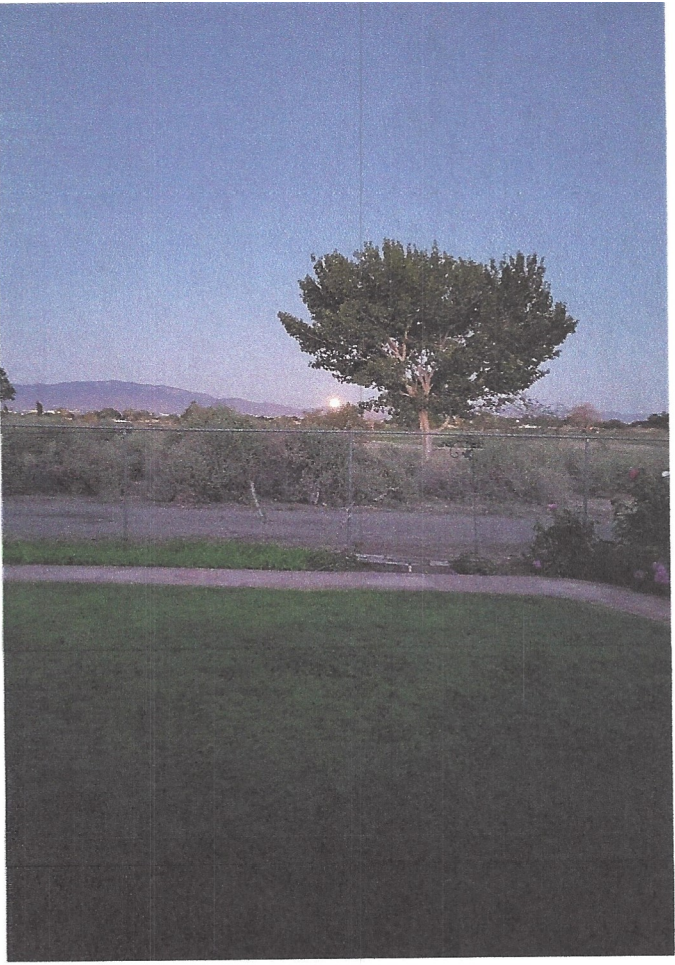
Clinically speaking, ***three main types of light pollution** include glare, light trespass and skyglow (in addition to over-illumination and clutter). **Glare** from unshielded lighting is a public-health hazard—especially the older you become. Glare light scattering in the eye causes loss of contrast, sometimes blinds you temporarily and leads to unsafe driving conditions, for instance. **Light trespass** occurs when unwanted light enters one's property, for example, by shining unwanted light into a bedroom window of a person trying to sleep. **Skyglow** refers to the glow effect that can be seen over populated areas. Skyglow is the combination of all the reflected light and upward-directed (unshielded) light escaping up into the sky (and for the most part, unused). ... Shielding lights significantly reduces all three of these types of light pollution.

By participating in the citizen-science campaign, Globe at Night, and taking as many measurements as you can from different locations, you will be promoting awareness and helping to monitor light pollution levels locally. The worldwide database is used to compare trends over years and with other data sets (like on animals) to see what effects light pollution has on them. Thank-you for your interest and participation in Globe at Night.



Globe at Night is a program of NSF's NOIRLab, the preeminent US national center for ground-based, nighttime optical and infrared astronomy, which is managed by the Association of Universities for Research in Astronomy (AURA), under cooperative agreement with the National Science Foundation.





SECOND CABQ FACILITATED ZOOM MEETING LADERA LIGHTS EPC APPLICATION REPORT

May 6, 2024 5:00 pm-7:00 pm

Jocelyn M. Torres, Facilitator

Project: CABQ Second Facilitated Meeting - EPC Application

Property Description/Address: Ladera Driving Range Lights

Date Submitted: May 7, 2024

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: May 6, 2024, 5:00 PM- 7:00 PM

Meeting Location: Zoom

Applicants/Owner: CABQ Parks and Recreation – David Flores, Deputy Director; and David Salas, Golf Superintendent

Lighting Design: Tanner DeKock, Musco Sports Lighting

Agents: Jackie Fishman, Principal and Ayoni Oyenuga, Planner - Consensus Planning

Neighborhood Associations/Interested Parties: Ladera West NA and Neighbors

Please note that this is a summary, not a transcript, of the May 6, 2024 CABQ second facilitated meeting.

Background Summary.

An extensive background summary is provided in the April 21, 2024 Facilitated Meeting Report. The second meeting was held for the purpose of demonstrating and discussing the City's revised site plan. Participants were also interested in further discussion of the lighting proposal.

The IDO's NR-C zone allows for various commercial uses on golf courses. Said uses are categorized as either permissive or conditional. The lights will operate six nights per week from April through October; from dusk to 10:00 pm. The golf course is closed on Wednesdays for cleaning and maintenance. Thirsty Thursdays will continue but no other outside events are planned.

The golf course is 242 acres with the driving range located towards the center. Light wattage and positioning is described on page 5 of the attached PowerPoint. All fixtures are shielded and focus on the driving range. Ball tracker technology will be employed. The most intense light focuses on the T-box and dissipates with distance. The light intensity diagram demonstrates how the light focuses towards the ground, dissipates with distance and does not spill onto the property. The PowerPoint also includes photos of another Mosco project.¹

Discussion.

1. Participants offered several comments and questions.
2. Participants voiced concern about the intended driving range lighting.

¹ See attached Consensus Planning PowerPoint.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Conclusions.

1. Consensus Planning described the intended lighting fixtures and provided the attached PowerPoint.
2. Participants did not voice support for the intended driving range lighting.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Lighting Cost, Purpose and Funding.

- a. *Q: Given LGC is located in a residential area with little to no commercial facilities what are the perceived benefits to the westside of this added amenity?*

A: The only City golf courses that have lighting are at the Sunport and Balloon Fiesta Park. We hope to benefit the west side with this amenity.

- b. *Q: What is the relevant return on this investment? Is there a cost/benefit analysis?*

A: The cost is approximately \$300,000. The intended recreational benefit is to enhance the west side golf course with this amenity.

- c. *Q: Why doesn't the City spend the \$300,000 on street improvements instead of golf course lighting? I'm also concerned that this will increase traffic.*

A: We strive to improve recreational services throughout the City. Although golf courses are subsidized by the City, fees are charged. The enhancement of this golf course is beneficial to the westside, which does not have a lighted golf course.² Enhancement of recreational facilities brings economic benefit to the City. The City has a separate budget for street maintenance that is not involved in the intended lighting project. The purpose is to play golf and lighting increases the use of that facility. The lighting will shut off at 10 pm so I don't see how traffic will significantly increase. We want to bring equity to the west side. Golf includes players of different ages, spanning from young children to seniors, and is expanding to include a more diverse community.

- d. *C/Q: I appreciate living near the golf course but I don't see that there is a demand for the driving range lights from either golfers or from the surrounding community. I've spoken with various neighbors that don't even know about this lighting. Although they are not here tonight, none of them want to have their views impacted. I'm very concerned about mountain views and the night sky.³ I feel that the City is changing the use by adding driving*

² The Sunport is located in the southeast heights and Balloon Fiesta Park is located in in the northeast heights.

³ See April 21, 2024 Report.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

range lights. I'm also concerned that the 60 foot poles may someday include red warning lights for helicopters. What about alcohol service? What about funding sources? I'm concerned about the impact on wildlife. Is this golf course subsidized by federal funding?

A: During the last meeting we clarified that a pre-application notice was sent to two neighborhood associations. Neither responded. We also mailed required IDO notices to those living within 100 feet of the golf course; excluding roadways. Approximately 200 of those notices were sent approximately six weeks ago. Also, we are not changing the use. The City is expanding the use of the golf course; it is not changing the use of this property. The snack bar serves food and alcohol. Last call for alcohol occurs at 9:00 pm. We are not including any outdoor activities beyond the existing Thirsty Thursdays.⁴ Our alcohol license is monitored by the state. We do not plan to install a beacon on those light poles. That requirement would be issued by the FAA and I don't foresee that happening. We don't receive federal funding and the contemplated lighting does not require an environmental impact statement.

- e. *C/Q: I don't expect that the lights will have a significant impact during the summer when darkness falls much later in the evening. I am more concerned about their impact in the spring and fall. What is the night sky requirement?*

A: We have met the IDO's night sky requirement by shielding the lights and pointing them downward towards the driving range. There is also a limit on the amount of ground that can be affected by the light.

Q: Is the City violating the zoning ordinance by installing these lights? What benefit does this provide?

A: We have met the IDO's night sky requirements. This proposal has been circulated to several City departments, including planning. We would know about potential zoning violations at this point. None have been identified. The extended hours and lighting benefit those that can only play golf at night for reasons discussed in the prior meeting.⁵

- f. *C/Q: Because of daylight savings time, we'll likely see the lights only between 8:30 pm and 10:00 pm during the summer months. Is that correct?*

A: Yes. Also the lights only affect the driving range, not the entire golf course. Golfing has increased in popularity since COVID because it automatically allows for social distancing. Several people prefer to golf at night for a variety of reasons.

- g. *C/Q: There are three types of light pollution including: glare (automobile lights); light trespass (light streams into living room); and sky glow (from the field being lit). I understand that this type of lighting protects from the first two but what about sky glow? I*

⁴ See April 21, 2024 Report.

⁵ See April 21, 2024 Report.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

think this project should be included in the 2024 Community Planning Area Assessment prior to being instituted.

h. Q: Will the lights be on seven nights per week and will they turn off at 10 pm?

A: The golf course is closed for cleaning and maintenance on Wednesdays. The lights will be on six nights per week (during the designated months). They will be turned off by timers at 10 pm.

i. C/Q: I purchased my property in 2000. Now I'm concerned about leaving this property to my kids because of the night golf. Will the night golf affect property values?

A: Please attend the EPC hearing to voice your concerns. The hearing will begin at 8:30 am on May 16, 2024. Robert Gorman agreed to assist Terry Smith with the EPC meeting link).

Timelines

EPC Hearing & Link: 8:30 am May 16, 2024 <https://cabq.zoom.us/j/2269592859>
Second Facilitated Meeting Report submitted: May 7, 2024.

Meeting Adjourned

CABQ Representatives

David Flores	Parks and Recreation
David Sena	Parks and Recreation

Lighting Design

Tanner DeKock	Mosco Sports Lighting
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Agents

Jackie Fishman	Principal
Ayoni Oyenuga	Planner

Participants

Steve Collins	LWNA
Rose Marie Keating	LWNA
Robert Gorman	Neighbor
Carmela Einspahr	Neighbor
Terry Smith	Neighbor
Roy Smith	Neighbor
Mary Ann Bosworth	Neighbor

CABQ Land Use Facilitation

Jocelyn M. Torres	Land Use Facilitator
Tyson R. Hummel	Land Use Coordinator

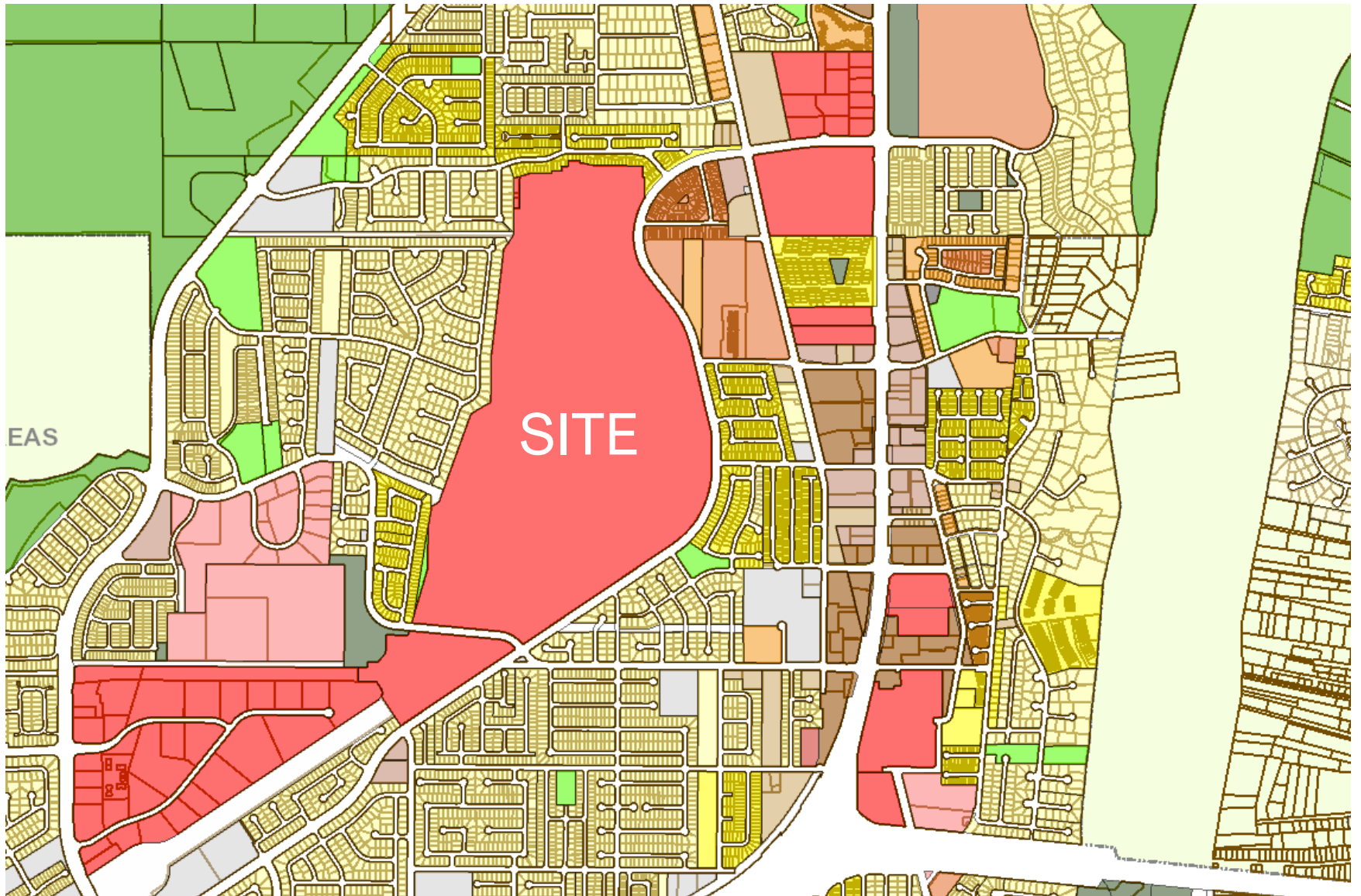


LADERA GOLF COURSE FACILITATED MEETING

May 6, 2024



EXISTING ZONING: NR-C NON-RESIDENTIAL COMMERCIAL



SITE PLAN

SITE DATA

SIZE: 242.71 ACRES
 EXISTING ZONING: NR-C
 PROJECT NUMBER: 1000645
 APPLICATION NUMBER: _____



EXISTING BUILDING - MOUNTED SIGNAGE

LEGEND

- EXISTING GOLF CART PATHS
- ⊗ EXISTING TREES
- EXISTING POND
- ⊙ PROPOSED LIGHT FIXTURES (4 TOTAL), 60 FEET IN HEIGHT (SEE SHEET 2)

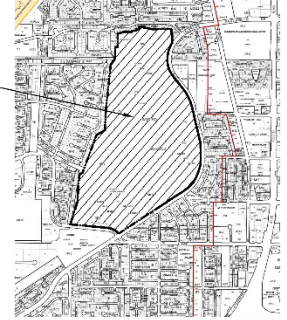
GENERAL NOTES

1. THIS SITE PLAN, EPC IS AN AMENDMENT TO THE PREVIOUS SITE PLAN (PROJECT # 1000645, EPC-00128-00984, DR# 00450-01267) APPROVED BY THE DRB.
2. THIS SITE PLAN REFLECTS EXISTING AS-BUILT CONDITIONS, WITH THE EXCEPTION OF THE PROPOSED GOLF DRIVING RANGE LIGHT FIXTURES.
3. GOLF DRIVING RANGE LIGHT FIXTURES, 60' IN HEIGHT ARE PROPOSED TO OPERATE FROM DUSK TO 10:00 PM, FROM APRIL TO OCTOBER.
4. GOLF DRIVING RANGE LIGHT FIXTURES SHALL COMPLY WITH IDO SECTION 14-16-5-8 AND SHALL BE FULLY SHIELDED.
5. CITY PARKS AND RECREATION OWNS AND MANAGES THE LADERA GOLF COURSE.

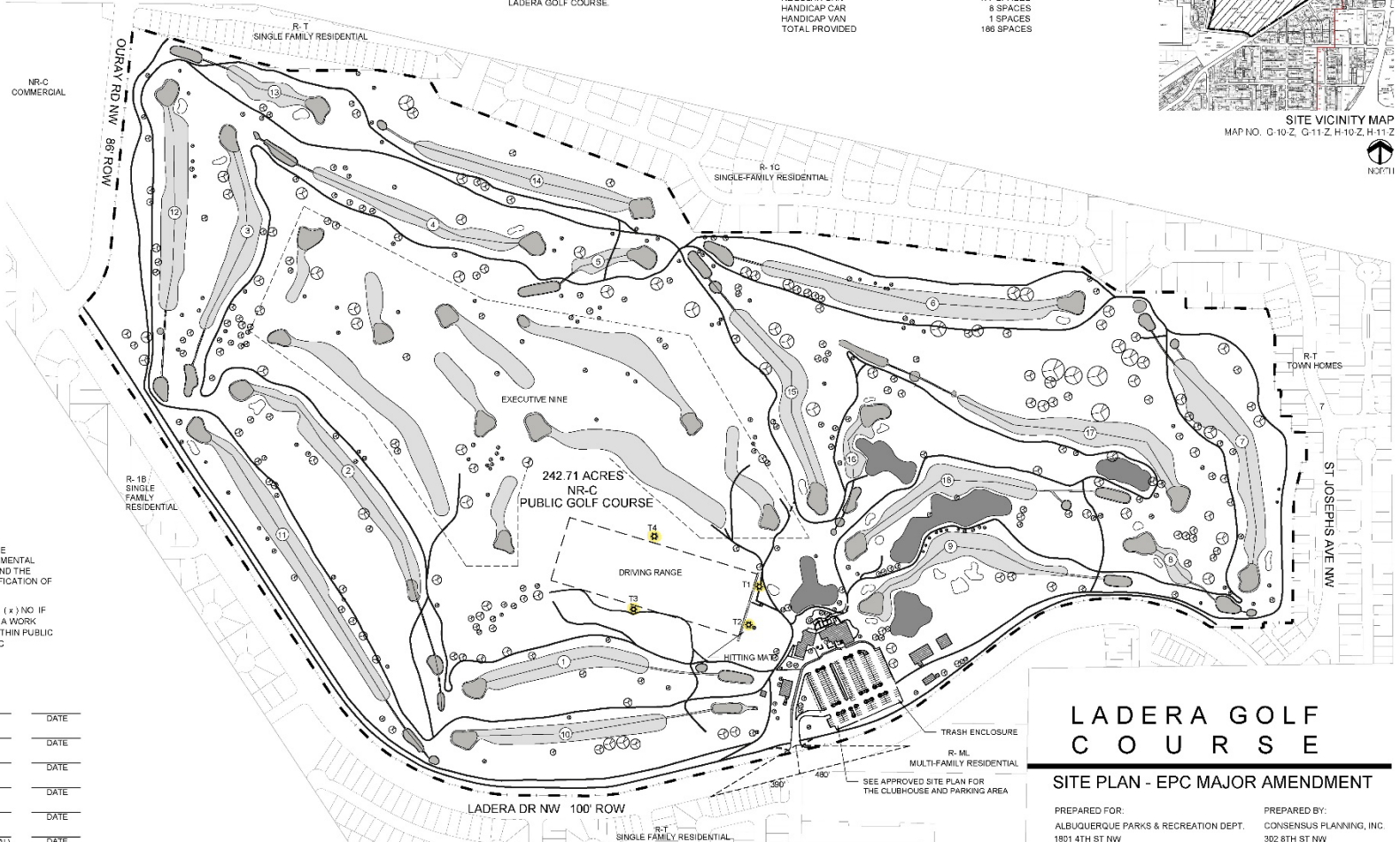
PARKING REQUIREMENTS

PARKING SPACE REQUIRED	2,761 S.F./200	14 SPACES
PRO SHOP (RETAIL)	280 OCC./4	70 SPACES
CLUBHOUSE (RESTAURANT)	18 X 4 HOLE	72 SPACES
REGULAR COURSE	9 X 2/ HOLE	18 SPACES
EXECUTIVE COURSE		174 SPACES
TOTAL SPACES REQUIRED		
HANDICAP SPACES REQUIRED		8 SPACES
HANDICAP VAN SPACE REQUIRED		1 SPACES
TOTAL SPACES REQUIRED		183 SPACES
PARKING SPACES PROVIDED,		177 SPACES
REGULAR CAR		8 SPACES
HANDICAP CAR		1 SPACES
TOTAL PROVIDED		186 SPACES

SITE



SITE VICINITY MAP
 MAP NO. C-10-Z, G-11-Z, H-10-Z, H-11-Z



THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABQWA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

LADERA GOLF COURSE

SITE PLAN - EPC MAJOR AMENDMENT

PREPARED FOR:
 ALBUQUERQUE PARKS & RECREATION DEPT.
 1801 4TH ST NW
 ALBUQUERQUE, NM 87102

PREPARED BY:
 CONSENSUS PLANNING, INC.
 302 8TH ST NW
 ALBUQUERQUE, NM 87102

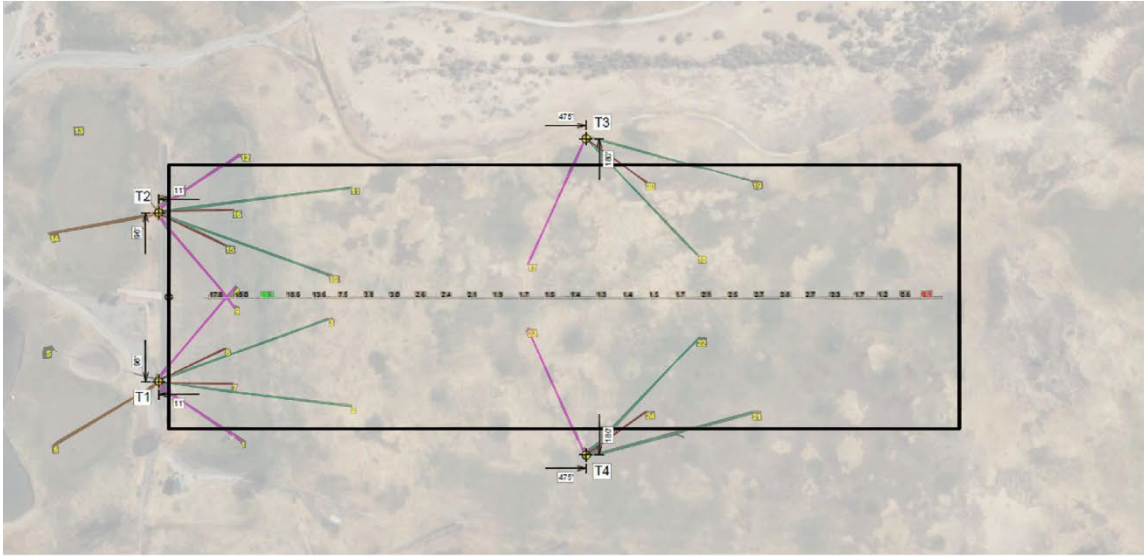
SCALE: 1"=200'



DISTANCE FROM RESIDENTIAL PROPERTIES



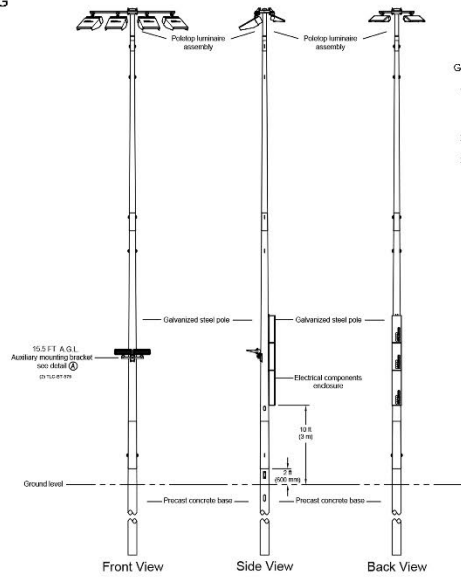
LIGHTING DETAILS



FIXTURE AIMING



LIGHT INTENSITY DIAGRAM

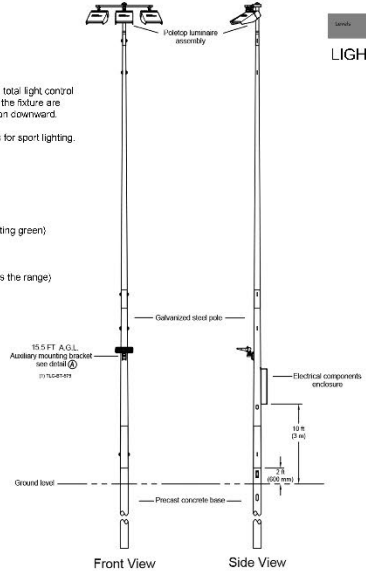


POLE(S): T1, T2
Musco 60FT Light-Structure System™ pole
TLC for LED™ luminaires

GENERAL NOTES

- The proposed light fixture by MUSCO is TLC for LED, total light control featuring full cutoff rectangular fixtures. The diodes in the fixture are blocked by the visor and thus directs the light projection downward.
- The fixtures will be compliant with the IDO regulations for sport lighting.
- Fixtures:
 Per Pole @ T1 & T2 (Teebox)
 - 2 1200 watt fixtures (facing toward the range)
 - 2 1200 watt fixtures (on back of pole towards putting green)
 - 2 1500 watt fixtures (facing toward the range)
 - 2 575 watt fixtures (10' up the pole facing towards the range)
 Per Pole @ T3 & T4
 - 3 1500 Watt Fixtures
 - 1 575 Watt Fixture (10' up the pole)

LIGHT POLES



POLE(S): T3, T4
Musco 60FT Light-Structure System™ pole
TLC for LED™ luminaires

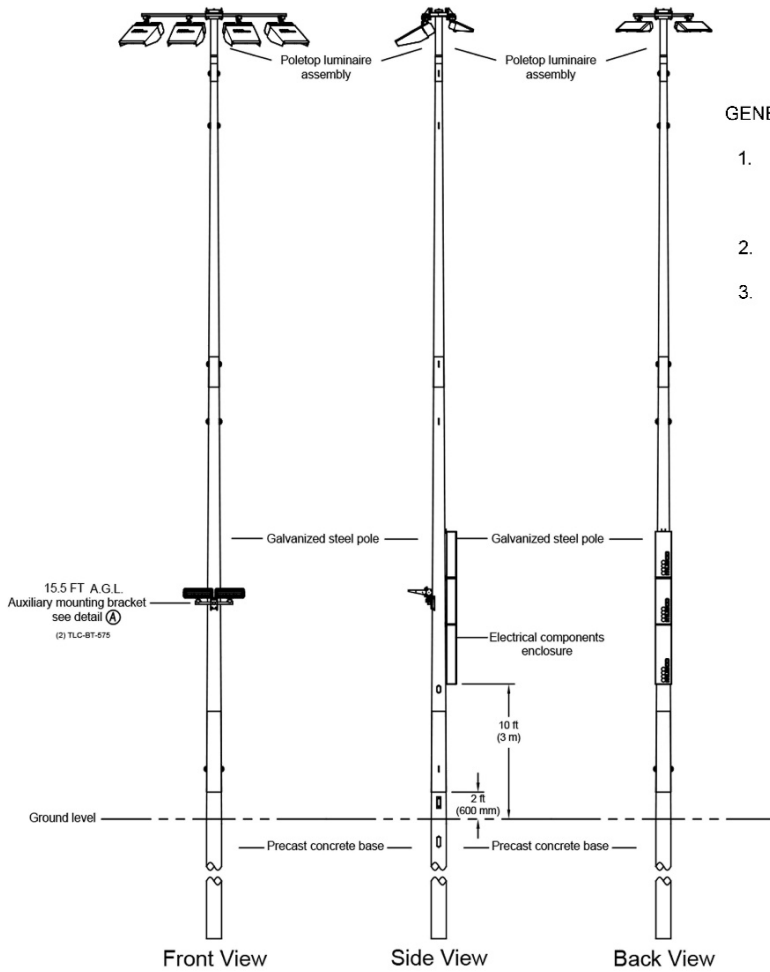
LADERA GOLF COURSE

LIGHTING DETAILS

PREPARED FOR:
ALBUQUERQUE PARKS & RECREATION DEPT.
1801 4TH ST NW
ALBUQUERQUE, NM 87102

PREPARED BY:
CONSENSUS PLANNING, INC.
302 6TH ST NW
ALBUQUERQUE, NM 87102

60-FOOT FIXTURES



T1 & T2 POLES

GENERAL NOTES

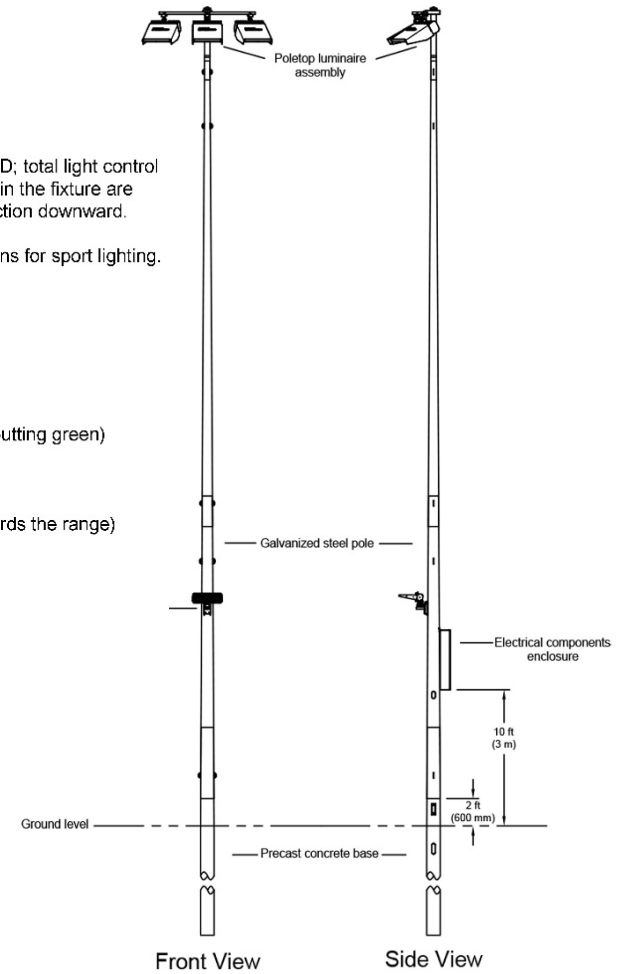
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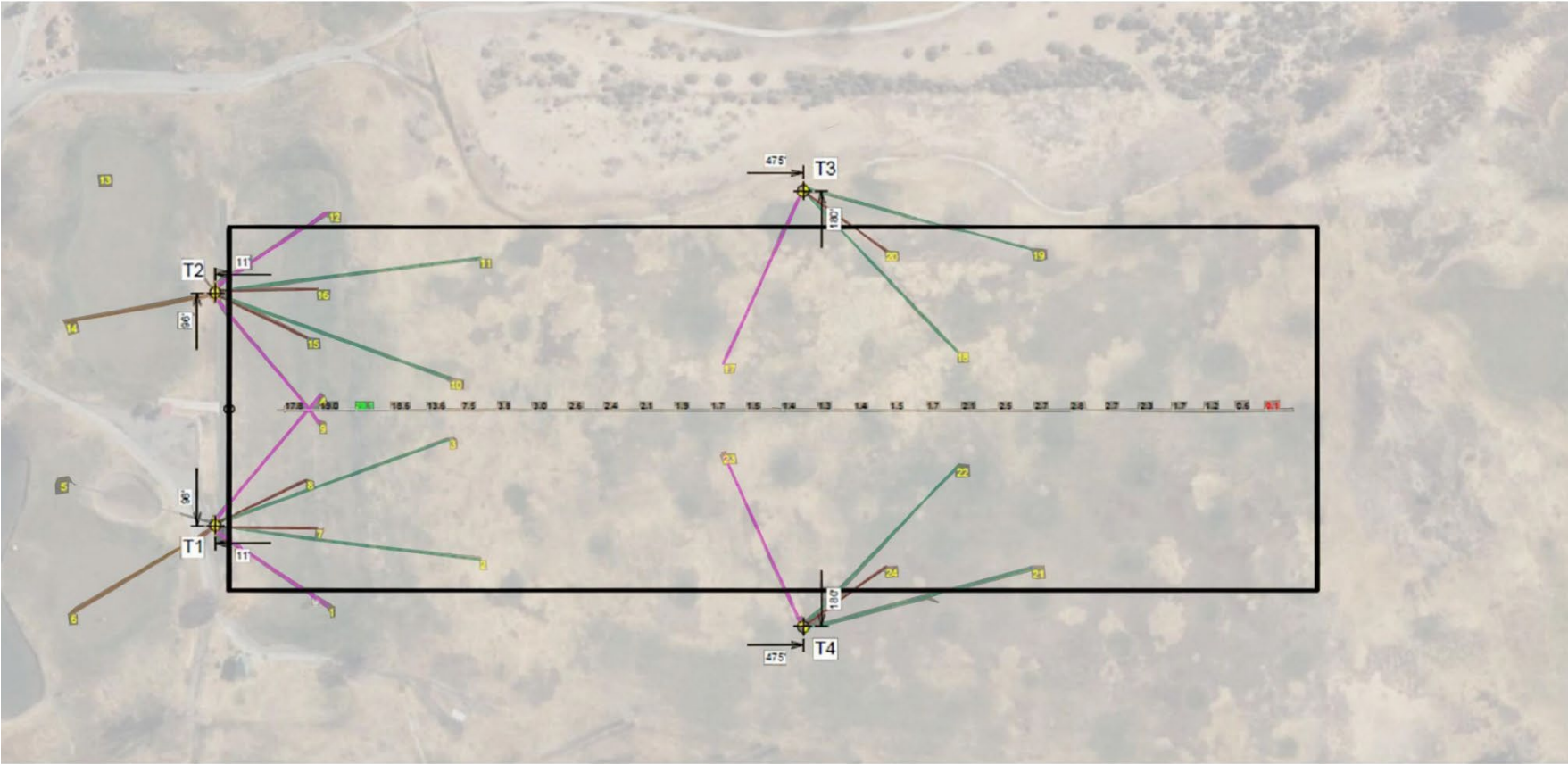
Per Pole @ T3 & T4

- 3 1500 Watt Fixtures
- 1 575 Watt Fixture (15' up the pole)

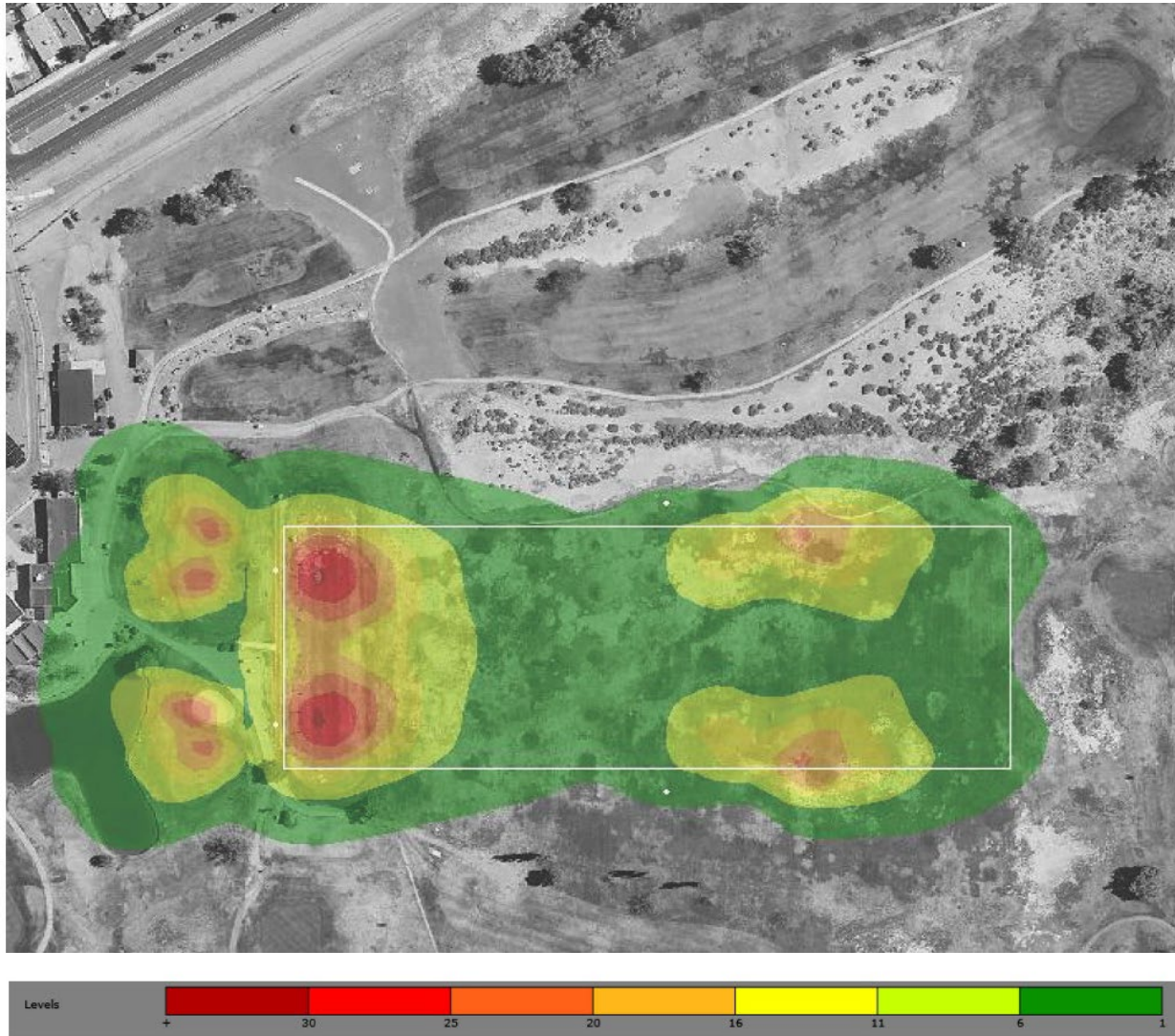


T3 & T4 POLES

FIXTURE AIMING



LIGHT INTENSITY DIAGRAM



MUSCO LIGHTING



ISLAND COUNTRY CLUB
Daegu-Do Island, South Korea.

- Green: 300 horizontal lux (30 footcandles)
- Fairway: 120 horizontal lux (12 footcandles)
- Light Tee: 200 horizontal lux (20 footcandles)
- Other Tee: 100 horizontal lux (10 footcandles)

System energy comparison:
412.6 kW - 74% reduction compared to typical HID equipment

BallTracker™ Technology
See the ball better!

©2019 Musco Sports Lighting, LLC - 151904 - M-3279-en06-1



ORIGINAL SITE PLAN



OVERALL SITE PLAN
LADERA GOLF COURSE

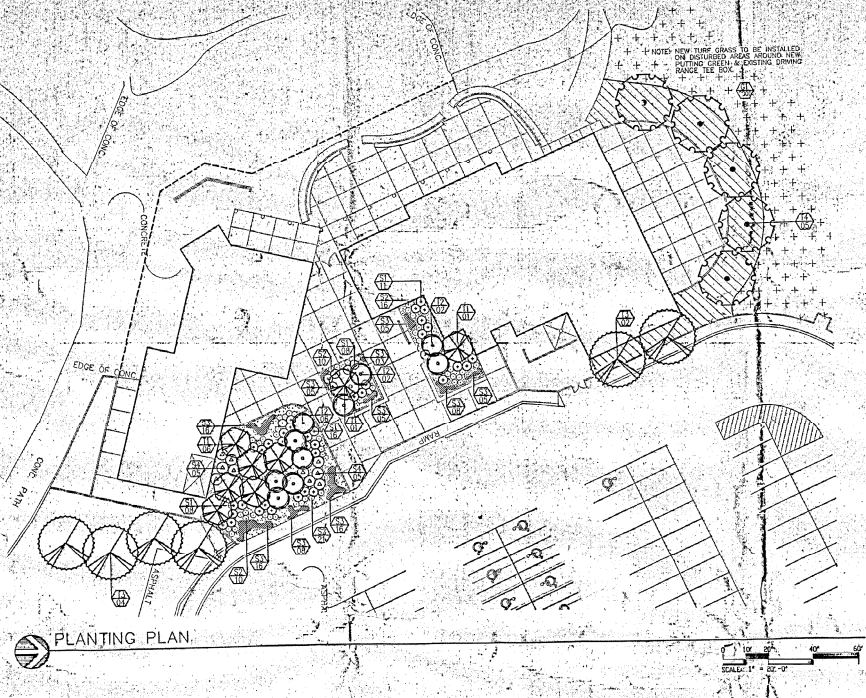
N.T.S.

1:2500

AREA OF
WORK

LADERA DRIVE

PLANTERS RD



PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY	REMARKS
TREES						
T1	CHETALPA TASKENTENSIS	CHETALPA	8" TALL	BAG	08	MULTI-TRUNK
T2	CHOPUS LINCOLNII	DEWET WILLOW	8" TALL	BAG	10	MULTI-TRUNK
T3	GLADSTON BRACANTHOS NERMIS SHADDMASTER	SHADDMASTER MONYLOGLIST	20" CALIPER	BAG	05	
T4	FRAXINUS	MODERIO ASH	20" CALIPER	BAG	05	
SHRUBS						
S1	HELIOTROPICUM SEMPERVIVENS	BLUE AVENA	18" TALL	1 GALLON	43	
S2	PERNETUM ALPESTRIS	CHEESE PLANTAIN GRASS	12" TALL	1 GALLON	57	
S3	FESTUCA GLAUCA	BLUE FESCUE	4" SPREAD	4" POT	87	
S4	HELIANTHUS MAXIMILIANI	MADONNA'S DAISY	4" SPREAD	4" POT	10	
TURF						
G1	POA PRATENSIS	KENTUCKY BLUEGRASS	500'		2000 SF	

NOTE: PLANT QUANTITIES ARE FOR THE CONVENIENCE OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL MAKE THEIR OWN QUANTITY TAKE-OFFS. ALL SHRUB BEDS SHALL RECEIVE SANTA ANA TAY GRASSER TREES 2 INCHES DEEP, UNLESS NOTED OTHERWISE.

GROUND COVER

- WOOD CHIP BARK 4" DEEP
- TURF GRASS ON AREAS DISTURBED DURING CONSTRUCTION

GENERAL PLANTING NOTES:

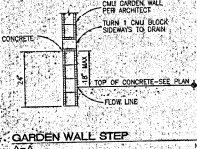
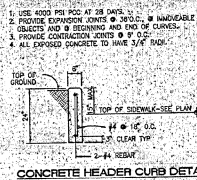
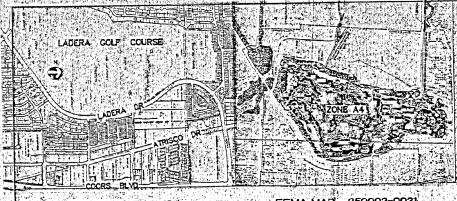
1. CONTRACTOR SHALL EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONSERVING PLANTING TO THIS WORK.
2. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO SAME.
3. CONTRACTOR SHALL RECEIVE SITE GRADE TO 4" ± O.G. FEET. CONTRACTOR SHALL ACCEPT GRADE PRIOR TO COMMENCING WORK. STARTING WORK IMPLIES AN ACCEPTANCE OF GRADE.
4. PLANTS OF ANY KIND OTHER THAN THOSE INDICATED ON THE PLANT SCHEDULE WILL BE CONSIDERED BY THE LANDSCAPE ARCHITECT ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT SPECIFIED IS NOT REASONABLY PROBABLE. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
5. THE CONTRACTOR WILL NOT FULLY INSTALL PLANT MATERIAL UNLESS SOON AFTER THE PLANTING PERIOD. IF ANY FIELD CONDITIONS EXIST THAT WERE NOT CONSIDERED IN THE DESIGN, SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. PLANT MATERIAL SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY TO THE SITE. BACKFILL ALL PLANTS WITH 1 PART ORGANIC MATERIAL TO 2 PARTS BATHING SOIL.
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, CONSTRUCTION MATERIALS, AND LABOR FOR A PERIOD OF ONE YEAR (365 DAYS) FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL REPAIR AND REPLACE WITHIN SEVEN DAYS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. FOR ALL AREAS TO BE SEEDED OR SOODED, ADD ORGANIC MATERIAL TO THE TOPSOIL AT A RATE OF ONE POUND PER 100 SQ. FT. AND TILL TO A DEPTH OF SIX INCHES. ALL TURF AREAS WITH 10-16-8 ANALYSIS AT THE RATE OF 20 LBS. PER 1000 SF.
9. THE CONTRACTOR SHALL PROVIDE TRANSPORTATION FOR THE LANDSCAPE ARCHITECT TO AND FROM THE NURSERY AND GROWING FIELDS OF ORIGIN FOR SELECTION OF PLANT MATERIAL PRIOR TO PLANT MATERIAL BEING APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
10. PLANT MATERIALS IN QUANTITIES SPECIFIED APPROXIMATELY AS AFTER DRIVING DASHBOARD. QUANTITIES AND USE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.
11. PLEASE LOCATE TREES AT A MINIMUM OF 8 FEET FROM ALL CONCRETE WALKS, CURBS AND ALL UTILITY COMPONENTS (VALVES, LINES AND HEADS) IN TREE AREAS.

REFERENCE CITY STANDARD DETAILS

2714 TREE PLANTING

AS BUILT INFORMATION		DATE	
NO.	DATE	NO.	DATE
1		2	
3		4	
5		6	
7		8	
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95		96	
97		98	
99		100	

CITY OF ALBUQUERQUE
 CAPITAL IMPLEMENTATION PROGRAM
 ENGINEERING & ARCHITECTURAL SECTION
TITLE: LADERA GOLF COURSE PRO SHOP & CLUB HOUSE PLANTING PLAN
 Design Review Committee City Engineer Approval
 City Project No. Zone Map No. Sheet 6 of 4
E-10-Z L2 9 of 63



LEGEND

- EXISTING CHAINLINK FENCE
- EXISTING CONTINGENT
- NEW CONTINGENT
- MANHOLE
- NEW ROOF DRAIN
- WATER METER
- FLOW ARROW
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- SPLASH BLOCK

PROPOSED SITE CONDITIONS

Under proposed conditions the building will increase the impervious area by 34%. The 100-year, 10-day volume will only increase 0.29 acre-ft after this increase in impervious area. In comparison to the overall detention basin, this increase does not account for a 0.01% increase and should be considered negligible. Existing flow patterns will continue to be observed with improved drainage to the south.

EXISTING SITE CONDITIONS

The entire Ladera Golf Course is a detention basin Zoned A4 with a base elevation of 5105. The clubhouse area is elevated to Zone C, an area of minimal flooding. Runoff from the north of the clubhouse four stories or more slope to a retention pond to the north. Part of this runoff also flows to the parking lot to the east, or grass slope to a retention pond to the north. Runoff from the east of the clubhouse flows to a retention pond to the east, which leads to the same retention pond north of the clubhouse. Runoff from the west of the clubhouse flows to the parking lot and follows the same pattern. Runoff from the south of the clubhouse currently flows to a retention pond to the south, which is not shown on this plan. Runoff from the west of the clubhouse flows to another retention pond to the west.

LEGAL DESCRIPTION

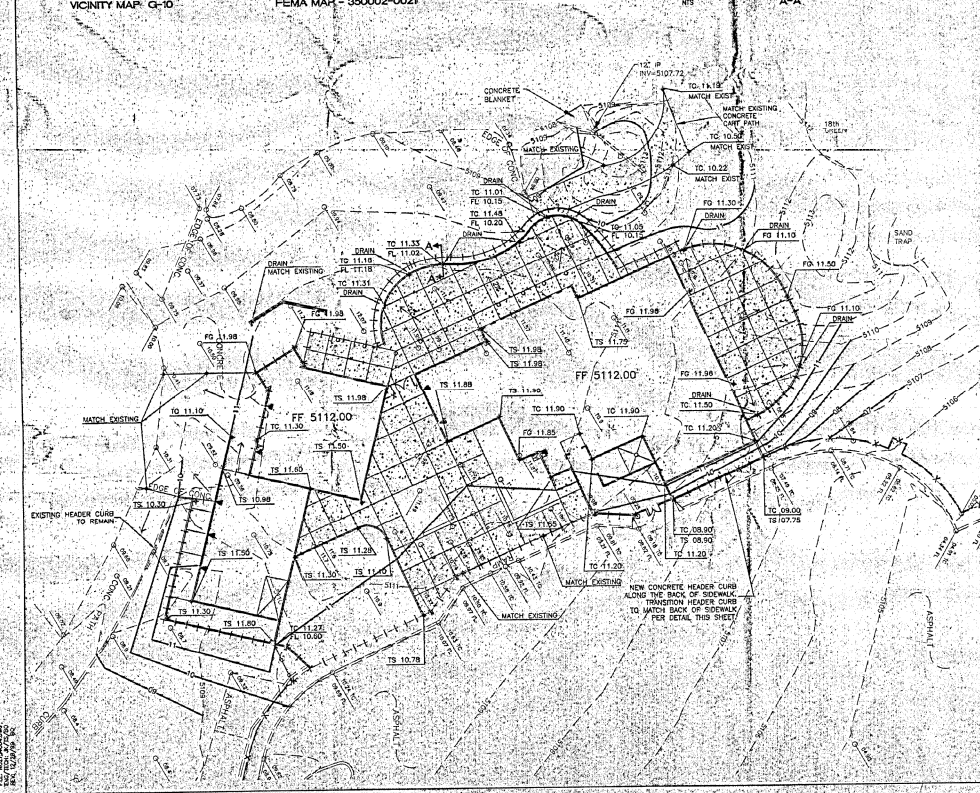
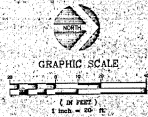
TION 10E SEC. 2

BENCH MARK

State of elevations for this exhibit is A.C.S. Control Station 140-2. Said control station is located on Ladera Drive, 0.3 mile north of the intersection of Ladera Drive and Quarry Road. Station is marked by a Behmman and Huston brass cap stamped "140-2 1977". said in concrete on the top of a pile, 0.7' below the ground. Mean sea level elevation for said control station is 5111.74.

HYDROLOGY CALCULATIONS

AREA	0.7409 acres
ZONE	2.20
100 YEAR DAVIS	3.87
P10 DATE	
EXISTING LAND DEVELOPMENT	A=0 B=30 C=0 D=84
PROPOSED LAND DEVELOPMENT	A=0 B=0 C=0 D=100
EXCESS PRECIPITATION (EXISTING)	1.503 IN.
EXCESS PRECIPITATION (PROPOSED)	1.97 IN.
V360 (EXISTING)	0.09 acre-ft
V360	0.15 acre-ft
V10 DAYS	0.21 acre-ft
Q100 EXISTING	2.28 cfs
Q100 PROPOSED	3.24 cfs



CHAVEZ + GRIEVES CONSULTING ENGINEERS, INC.
 1000 UNIVERSITY STREET, SUITE 100, ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 263-8800 FAX: (505) 263-8800

CITY OF ALBUQUERQUE
 CAPITAL IMPLEMENTATION PROGRAM
 ENGINEERING & ARCHITECTURAL SECTION

TITLE: LADERA GOLF COURSE PRO SHOP & CLUB HOUSE GRADING AND DRAINAGE

Design Review Committee City Engineer Approval: _____
 City Project No. _____ Zone Map No. _____ Sheet _____ of _____
 E-10-2-1

AS BUILT INFORMATION	DATE	BY
CONSTRUCTION	DATE	BY
MANUFACTURER APPROVAL	DATE	BY
FIELD VERIFICATION BY	DATE	BY
ISSUING CONTRACTOR BY	DATE	BY
RECORDED BY	DATE	BY
NO.	DATE	BY

DESIGNED BY: JG DATE: 12/23/15
 CHECKED BY: LC DATE: 12/23/15

SITE PLAN MAJOR AMENDMENT

SITE DATA

SIZE: 242.71 ACRES
 EXISTING ZONING: NR-C

PROJECT NUMBER: 1000645
 APPLICATION NUMBER: _____

LEGEND

- EXISTING GOLF CART PATHS
- EXISTING TREES
- EXISTING POND
- PROPOSED LIGHT FIXTURES (4 TOTAL), 60 FEET IN HEIGHT (SEE SHEET 2)



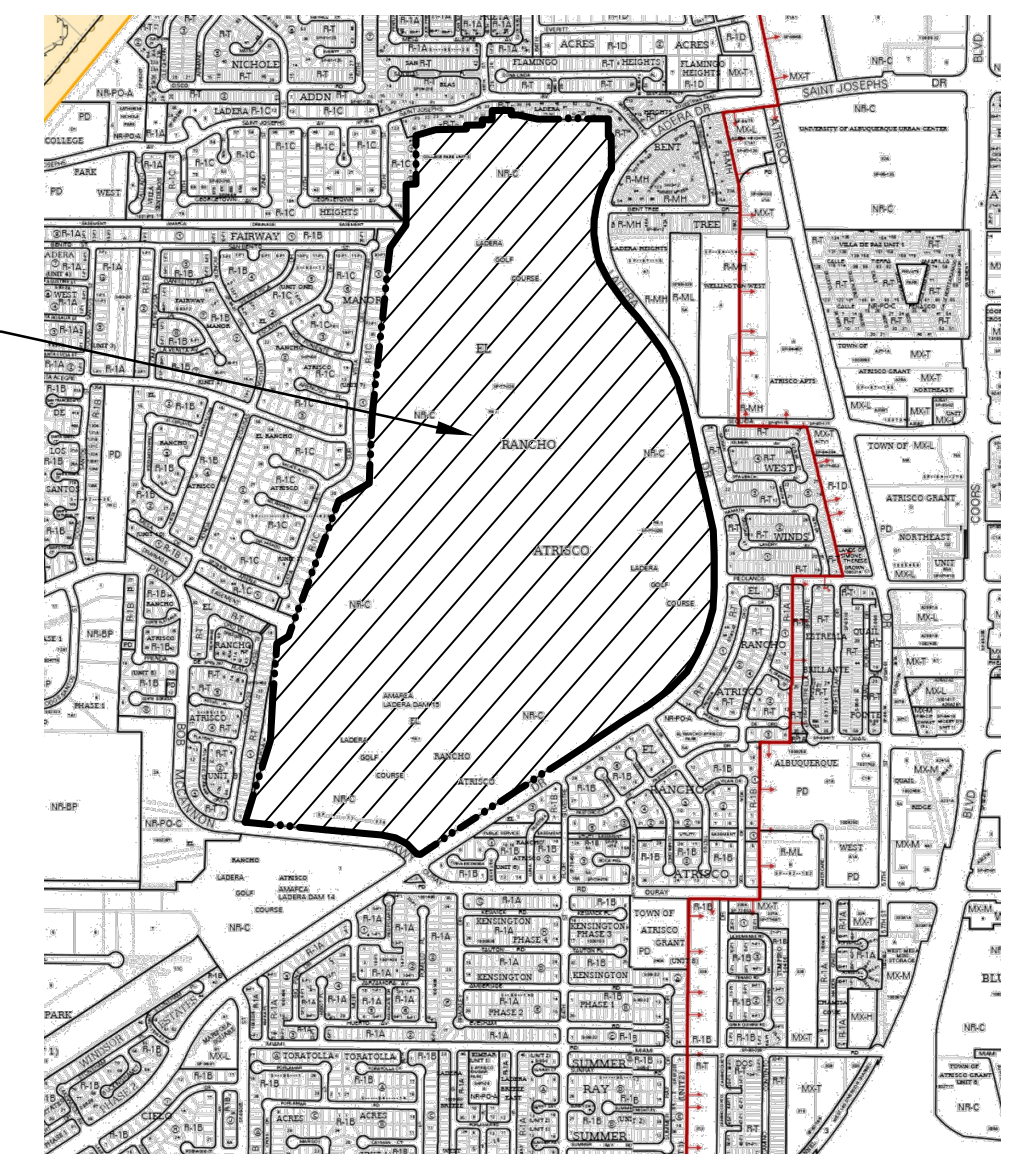
EXISTING BUILDING - MOUNTED SIGNAGE

GENERAL NOTES

1. THIS SITE PLAN- EPC IS AN AMENDMENT TO THE PREVIOUS SITE PLAN (PROJECT # 1000645, EPC- 00128-00894, DRB 00450-01267) APPROVED BY THE DRB.
2. THIS SITE PLAN REFLECTS EXISTING AS- BUILT CONDITIONS, WITH THE EXCEPTION OF THE PROPOSED GOLF DRIVING RANGE LIGHT FIXTURES.
3. GOLF DRIVING RANGE LIGHT FIXTURES, 60' IN HEIGHT ARE PROPOSED TO OPERATE FROM DUSK TO 10:00 PM, FROM APRIL TO OCTOBER.
4. GOLF DRIVING RANGE LIGHT FIXTURES SHALL COMPLY WITH IDO SECTION 14-16-5-8 AND SHALL BE FULLY SHIELDED.
5. CITY PARKS AND RECREATION OWNS AND MANAGES THE LADERA GOLF COURSE.

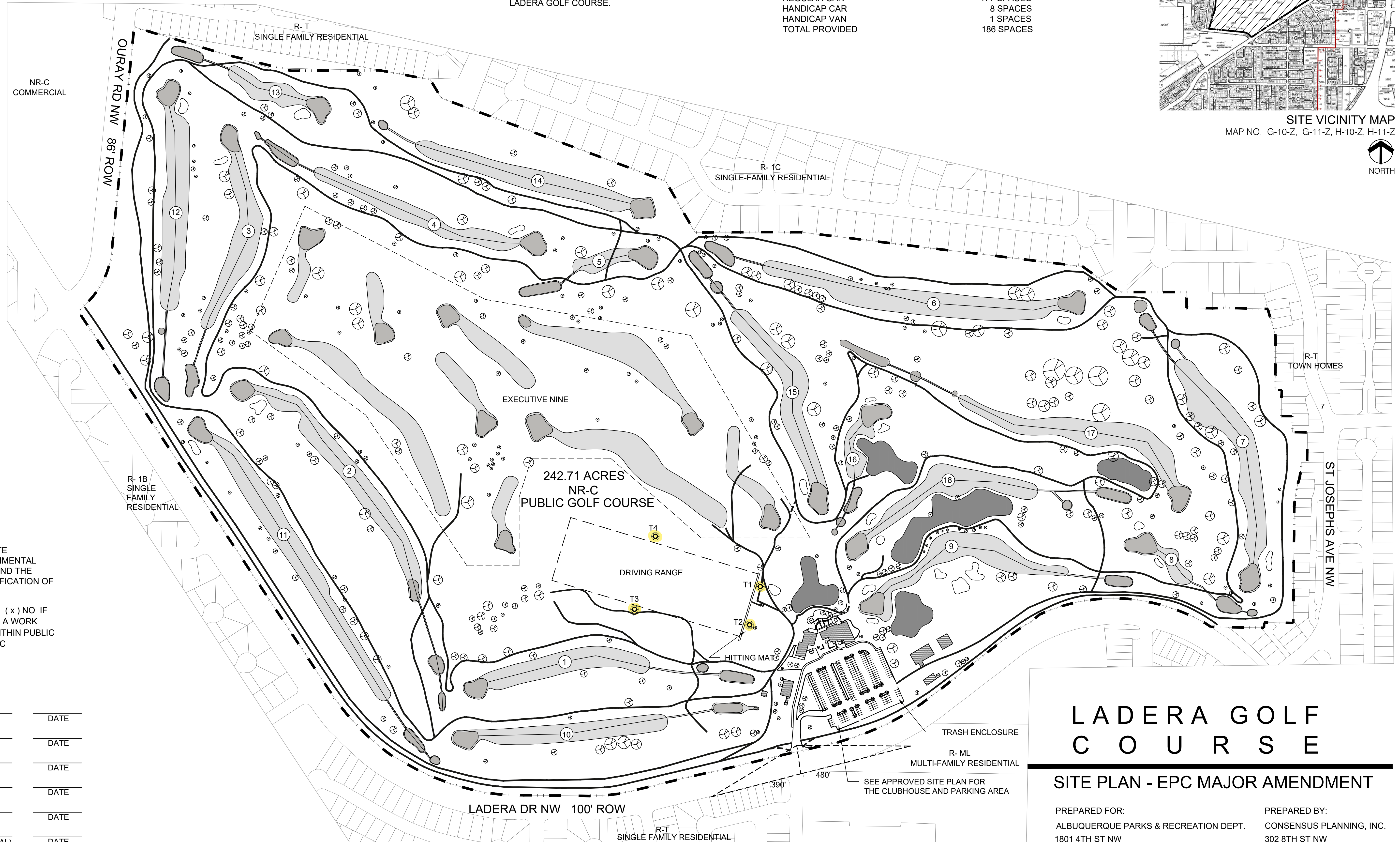
PARKING REQUIREMENTS

PARKING SPACE REQUIRED, PRO SHOP (RETAIL)	2,761 S.F./200	14 SPACES
CLUBHOUSE (RESTAURANT)	280 OCC./4	70 SPACES
REGULAR COURSE	18 X 4 HOLE	72 SPACES
EXECUTIVE COURSE	9 X 2/ HOLE	18 SPACES
TOTAL SPACES REQUIRED		174 SPACES
HANDICAP SPACES REQUIRED		8 SPACES
HANDICAP VAN SPACE REQUIRED		1 SPACES
TOTAL SPACES REQUIRED		183 SPACES
PARKING SPACES PROVIDED, REGULAR CAR		177 SPACES
HANDICAP CAR		8 SPACES
HANDICAP VAN		1 SPACES
TOTAL PROVIDED		186 SPACES



SITE

SITE VICINITY MAP
 MAP NO. G-10-Z, G-11-Z, H-10-Z, H-11-Z



THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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

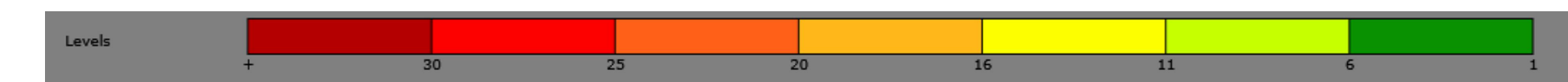
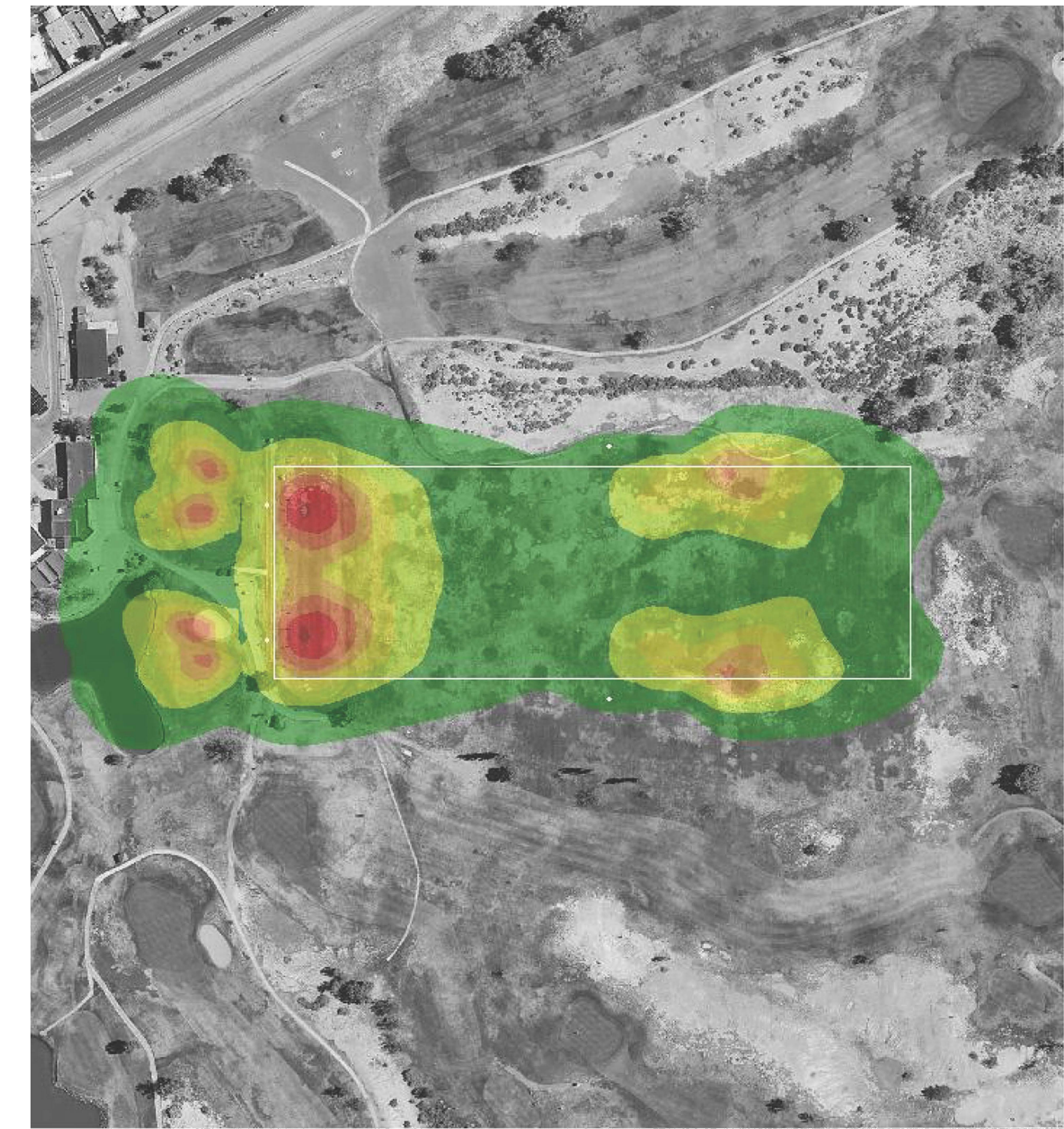
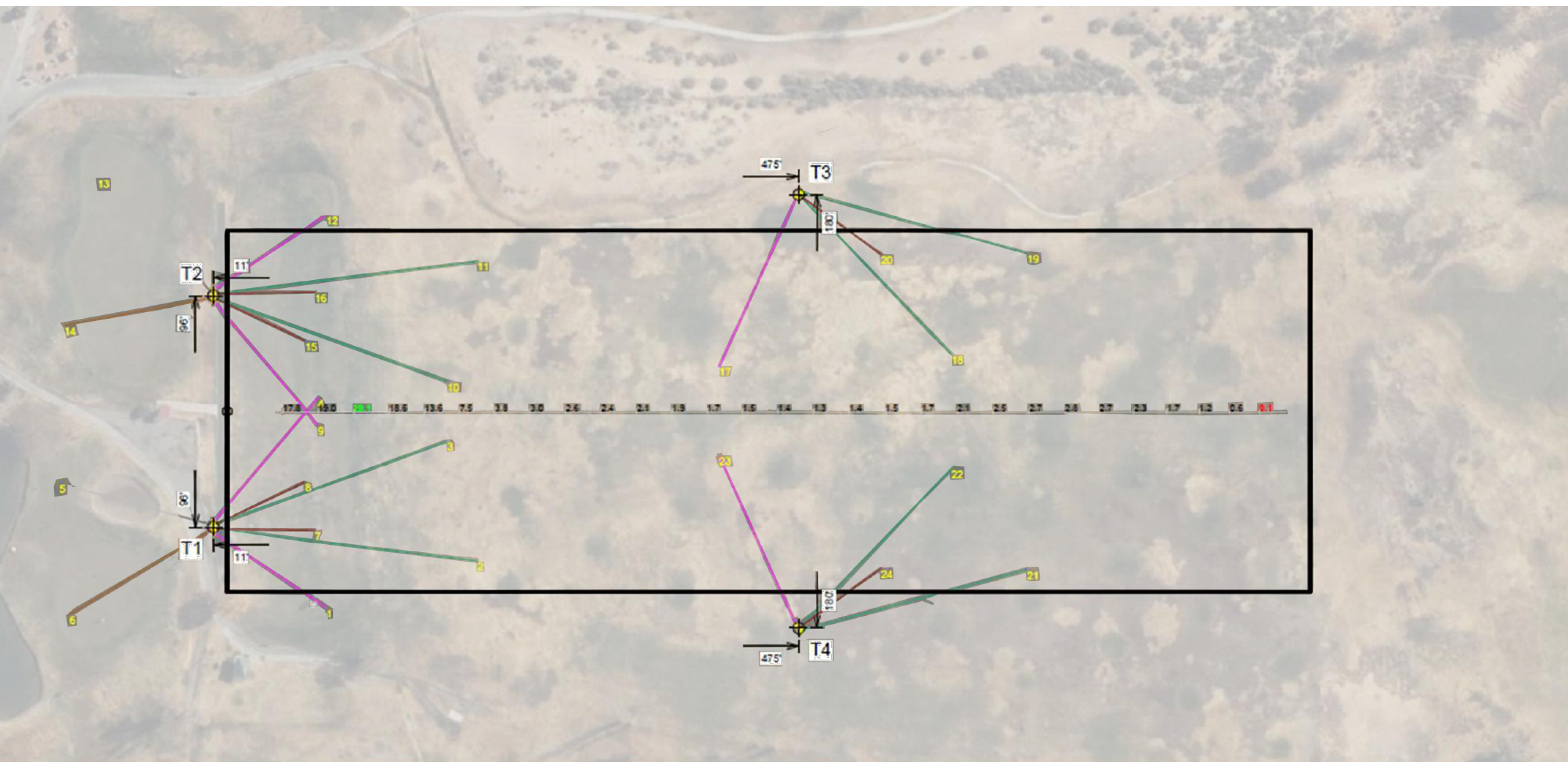
DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

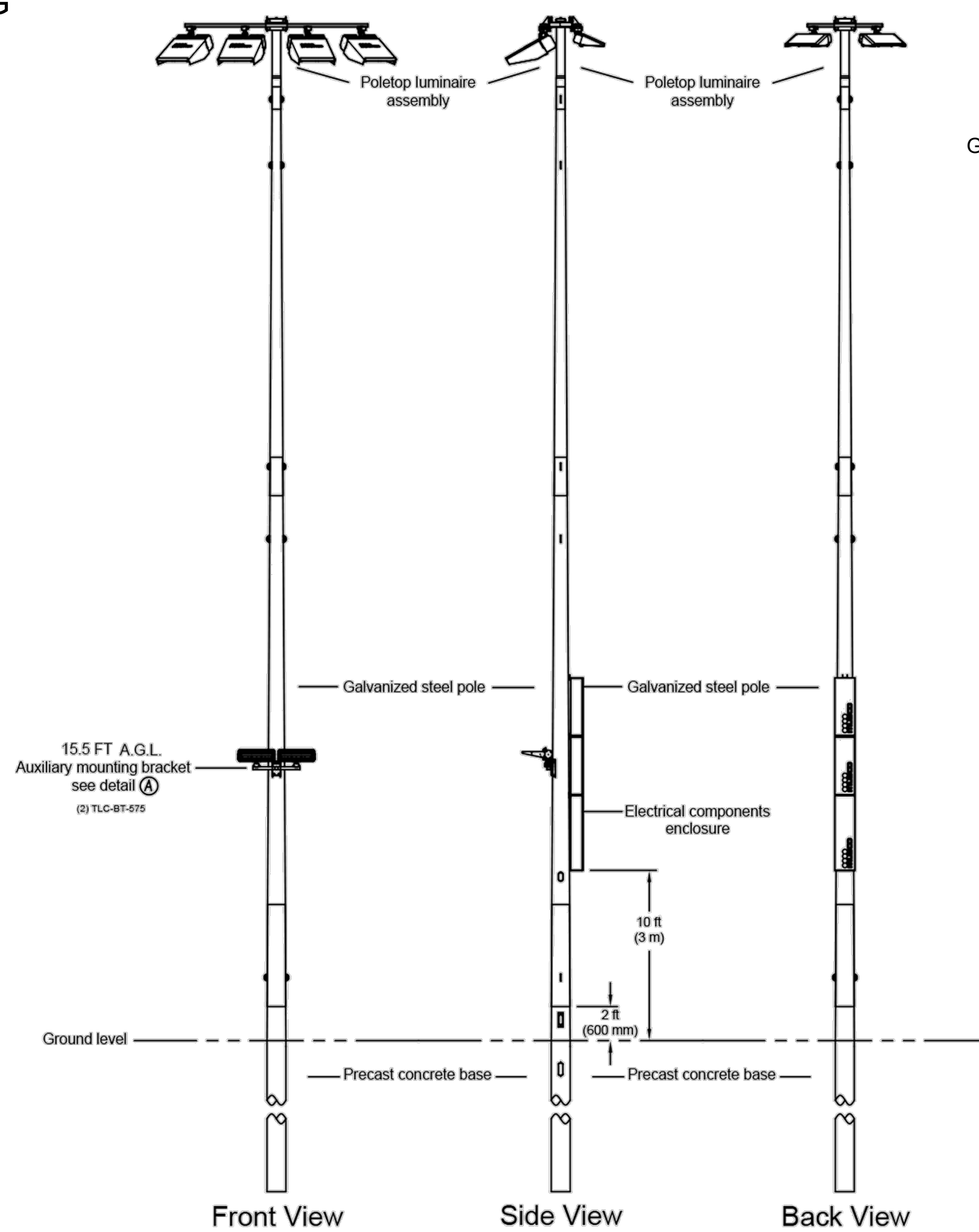
LADERA GOLF COURSE
SITE PLAN - EPC MAJOR AMENDMENT

PREPARED FOR: ALBUQUERQUE PARKS & RECREATION DEPT. 1801 4TH ST NW ALBUQUERQUE, NM 87102
 PREPARED BY: CONSENSUS PLANNING, INC. 302 8TH ST NW ALBUQUERQUE, NM 87102





FIXTURE AIMING



POLE(S): T1, T2
Musco 60FT Light-Structure System™ pole
TLC for LED™ luminaires

GENERAL NOTES

1. The proposed light fixture by MUSCO is TLC for LED; total light control featuring full cutoff rectangular fixtures. The diodes in the fixture are blocked by the visor and thus directs the light projection downward.
2. The fixtures will be compliant with the IDO regulations for sport lighting.
3. Fixtures:

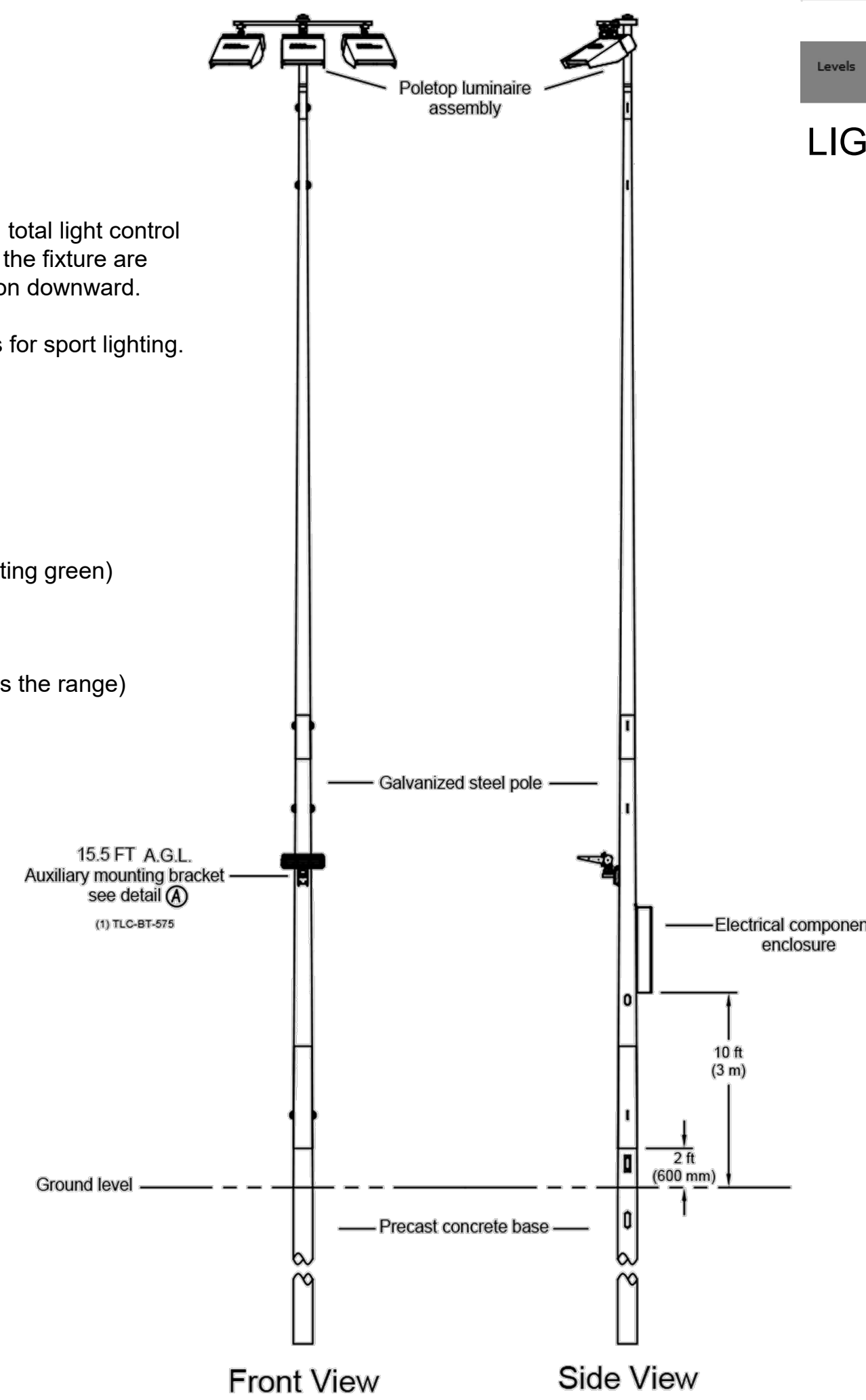
Per Pole @ T1 & T2 (Teebox)

- 2 1200 watt fixtures (facing toward the range)
- 2 1200 watt fixtures (on back of pole towards putting green)
- 2 1500 watt fixtures (facing toward the range)
- 2 575 watt fixtures (15' up the pole facing towards the range)

Per Pole @ T3 & T4

- 3 1500 Watt Fixtures
- 1 575 Watt Fixture (15' up the pole)

LIGHT POLES



POLE(S): T3, T4
Musco 60FT Light-Structure System™ pole
TLC for LED™ luminaires

LIGHT INTENSITY DIAGRAM

LADERA GOLF COURSE

LIGHTING DETAILS

PREPARED FOR:
ALBUQUERQUE PARKS & RECREATION DEPT.
1801 4TH ST NW
ALBUQUERQUE, NM 87102

PREPARED BY:
CONSENSUS PLANNING, INC.
302 8TH ST NW
ALBUQUERQUE, NM 87102