

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
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## OFFICIAL NOTICE OF DECISION

December 19, 2024

Mesa Film Studio LLC  
Attn: Will Gleason, Principal  
7601 Jefferson St NE Suite 100  
Albuquerque NM 87109

**Project # PR- 2018-001577**  
SI-2024-01470 – Site Plan – EPC

### **LEGAL DESCRIPTION:**

Dekker, agent for Mesa Film Studio LLC, requests a Site Plan – EPC for all or a portion of Lease Tract Area 2, approximately 60 acres, a portion of the Double Eagle II Airport property, consisting of Tract A-1 Plat of Tract A-1 & Tract L-1 Parcels 1-5 Double Eagle II Airport, Tracts C, E, F, K Bulk Land Plat of Double Eagle II Airport and Adjacent Lands, Tract D-1-A-2 and Tract S-1-A Parts of Tracts D-1-A-1, D-1-A-2 & S-1-A of amended Bulk Land Plat for Aerospace Technology Park, Tract N-1 Bulk Lands Part of Tracts N-1, O-1 & N-2 Parcels 1, 2, 3 & 4 Double Eagle II Airport and Adjacent Lands, Tract S-2 Bulk Land Plat for Aerospace Technology Park Tracts D & S of Double Eagle II Airport and Adjacent Lands, located at 7401 Paseo Del Volcan NW, NW of the Atrisco Vista Blvd. NW and Shooting Range Access Rd. intersection, approximately 4,100 acres.

(C-4, C-5, C-6, D-4, D-5, D-6, E-4, E-5, E-6, F-4, F-5, F-6, G-4, G-6)

Staff Planner: Catherine Heyne

On December 19, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001577/SI-2024-01470, a Site Plan – EPC, based on the following Findings and subject to the following Conditions of Approval.

### FINDINGS – SI-2024-01470 – Site Plan – EPC

1. This is a request for a Site Plan – EPC for Lease Tract Area 2, approximately 60 acres of the nearly 4,100-acre Double Eagle II Airport property (the “subject site”), consisting of all or a portion of Tract A-1 Plat of Tract A-1 & Tract L-1 Parcels 1-5 Double Eagle II Airport, Tracts C, E, F, K Bulk Land Plat of Double Eagle II Airport and Adjacent Lands, Tract D-1-A-2 and Tract S-1-A Parts of Tracts D-1-A-1, D-1-A-2 & S-1-A of amended Bulk Land Plat for Aerospace Technology Park, Tract N-1 Bulk Lands Part of Tracts N-1, O-1 & N-2 Parcels 1, 2, 3 & 4 Double Eagle II Airport and Adjacent Lands, Tract S-2 Bulk Land Plat for Aerospace Technology Park Tracts D & S of Double Eagle II Airport and Adjacent Lands, located at 7401

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Paseo Del Volcan NW, NW of the Atrisco Vista Blvd. NW and Shooting Range Access Rd. intersection.

2. The DEII Airport property sits west of the Atrisco Vista Blvd NW and Shooting Range Access Rd. intersection, ¼ mile west of the Petroglyph National Monument. The subject site is about 8.5 miles northwest of Downtown Albuquerque (around 18 miles driving). This property is bounded by the City of Rio Rancho and unincorporated Bernalillo County.
3. The subject site is within the DEII Employment Center and an Area of Change as designated by the Comprehensive Plan.
4. Major Public Open Space (MPOS) is adjacent to the subject site on its eastern and western boundaries, with eastern portions within 330 feet of the Petroglyph National Monument.
5. The subject site is governed by the Double Eagle II Airport Master Plan, as amended in 2024 (PR #2018-001577 / SI-2024-00321).
6. The proposed Site Plan is consistent with the DEII Airport Master Plan. The City Aviation Department intends to update the Master Plan more thoroughly in the near future; if the proposed site plan is approved, the Master Plan should be updated accordingly, including the additional access point on Atrisco Vista Blvd., if approved by the Roadway Access Control Committee. City Planning Transportation staff in Development Review Services Division are in agreement with this process.
7. The subject site is zoned Non-residential Sensitive Use (NR-SU) for airport as the primary sensitive use. In the NR-SU zone district, allowable land uses and development standards are established on a case-by-case basis and specified on a Site Plan approved by the EPC. The Site Plan shall be consistent with the Master Plan, but allowable uses and development standards can vary from requirements in the Integrated Development Ordinance (IDO) [IDO Table [2-5-9](#)]. Where the Site Plan is silent, IDO regulations and other City regulations apply. A Site Plan – EPC is required prior to any development or subdivision, both because the subject site is zoned NR-SU and because the subject site is more than 5 acres adjacent to Major Public Open Space [IDO §14-16-[6-6\(I\)\(1\)\(a\)](#)].
8. The EPC is hearing this request as required by IDO §14-16-[2-5\(E\)](#) and §14-16-[6-6\(I\)](#) Site Plan – EPC. The EPC shall review the allowable uses and development standards and decide what to regulate by the Site Plan or, by leaving the Site Plan silent or as specified in the Site Plan, by applicable standards in the IDO.
9. The Site Plan proposes a development consisting of light manufacturing, office, and other non-residential uses (i.e., Warehousing, Restaurant, Mobile Food Truck, and Mobile Food Truck Court) related to a film studio, which is not a defined use in the IDO. The proposed film studio campus includes approximately 291,500 square feet (SF) (6.7 acres) of building area in 7 buildings, including 1 office building (Office use) and 6 buildings associated with light manufacturing on the eastern approximate 30 acres (2 Flex, 1 Mill, 3 Stage buildings). A flex building is a space that can be used for a variety of purposes related to film production. A mill building is a large structure where film elements can be constructed and fabricated. An outdoor green screen and stage (25,835 sf/ 0.59 acres) is proposed in the western approximately 28-acre portion of the film studio lease area.
10. The proposed Site Plan for the 60 acres (the “film studio lease area”) proposes allowable uses and development standards that would regulate development proposed in this application as

well as future amendments, unless changed through subsequent amendments. As proposed, the Site Plan complies with the associated DEII Airport Master Plan.

11. The film studio campus will be secured by a perimeter fence, and access will be restricted to a single-entry gate monitored by a security guard.
12. An Alternative Landscape Plan [IDO § 14-16-5-6(C)(16)] has been submitted as a separate application to accommodate specific outdoor activity associated with film studio operations and has been approved by the Planning Director with Conditions of Approval provided as Notes.
13. The Albuquerque/Bernalillo County Comprehensive Plan, the IDO, and Double Eagle II Airport Master Plan are incorporated herein by reference and made part of the record for all purposes.
14. A drainage pond to handle stormwater from this development will be constructed as a separate project by the City. EPC recommends that the City investigate ways to integrate this very large and visible drainage pond into the natural landscape to respond more appropriately to the natural setting, especially as it is within 330 feet of MPOS and near the Petroglyph National Monument.
15. EPC recommends using “cool” and permeable pavements where possible to help reduce resulting surface temperatures, to help mitigate runoff, and to encourage more onsite infiltration because the eastern 30 acres is almost entirely paved.
16. The proposed ash grey color (CMYK 0%, 1.69%, 2.25%, 30.2%) for building exteriors does not meet the IDO requirement of “yellow ochres, browns, dull reds, and grey greens” [IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#)]. A tan or light brown would be consistent with the IDO requirement and better echo the surrounding natural environment to reduce the visual impacts of new development.

OR

While the proposed ash grey color (CMYK 0%, 1.69%, 2.25%, 30.2%) for building exteriors does not meet the IDO requirement of “yellow ochres, browns, dull reds, and grey greens” [IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#)], the lightness of the color will generally blend with the surrounding natural environment and is not expected to have negative visual impact.

17. A Monument/Entrance sign to be located on the NW corner of the intersection of Atrisco Vista Blvd. and the access road to the film studio campus. This location is within 200 feet of MPOS. The sign was proposed to be illuminated, but IDO §14-16-[5-12\(E\)\(5\)\(c\)2](#) prohibits illuminated signs within 330 feet of MPOS.

OR

A Monument/Entrance sign is proposed for the NW corner of the intersection of Atrisco Vista Blvd. and the access road to the film studio campus. The sign will be illuminated by in-ground lighting along the access road. While the sign is within 200 feet of MPOS, and IDO §14-16-[5-12\(E\)\(5\)\(c\)2](#) prohibits illuminated signs within 330 feet of MPOS, EPC finds that the proposed illumination is dark sky compliant with Lz1 lighting designation, is subject to outdoor lighting curfew, and therefore will not create any material negative environmental impacts on the visual, recreational, or habitat values of the MPOS. The sign’s located, design, and orientation minimizes impact to the MPOS pursuant to IDO §14-16-[5-2\(J\)\(2\)\(b\)3](#) and IDO §14-16-[5-2\(J\)\(2\)\(b\)8](#).

18. Revised Table of Applicable Standards for Development on NR-SU Zoned Property establishes the allowable uses and development standards specific to the film studio lease area for all proposed and future development, with exceptions to applicable IDO standards, including the following:

A. **Overlay Zones:** Pursuant to IDO Part 14-16-3 with no exceptions.

B. **Use-Specific Standards**

- i. Mobile Food Truck Court pursuant to IDO §14-16-[4-3\(D\)\(10\)](#) with no exceptions.
- ii. Light Manufacturing pursuant to IDO §14-16-[4-3\(E\)\(4\)](#) with the following exceptions, which are appropriate given the remote location and purpose of the film studio campus:
  - i. §14-16-[4-3\(E\)\(4\)\(a\)](#) shall not apply.
  - ii. §14-16-[4-3\(E\)\(4\)\(f\)](#) shall not apply.
- iii. Exceptions to §14-16-[4-3\(E\)\(4\)\(a\)](#) and §14-16-[4-3\(E\)\(4\)\(b\)](#) are allowed so that those outdoor activities associated with filming productions including but not limited to staging areas, base camps, filming, and fabrication of sets shall be allowed outdoors without screening.

C. **Dimensional Standards:** Pursuant to IDO §14-16-[5-1](#) for NR-LM with the following exception, which is appropriate given the location of the film studio campus near Major Public Open Space and the Petroglyph National Monument:

NR-LM allowance of building height taller than 65 feet in [Table 5-1-3](#) does not apply.

D. **Site Design and Sensitive Lands:** Pursuant to IDO §14-16-[5-2](#) with the following exceptions, which are appropriate given the remote location and purpose of this film studio campus.

- i. §14-16-[5-2\(J\)\(2\)\(a\)5](#) shall not apply to allow outdoor and site lighting at a maximum of 48 feet.
- ii. §14-16-[5-2\(J\)\(1\)\(e\)2](#) shall not apply to allow ash grey (CMYK 0%, 1.69%, 2.25%, 30.2%) as an exterior building color.

E. **Access and Connectivity:** Pursuant to IDO §14-16-[5-3](#) with the following exceptions, which are appropriate given that the film studio campus location is remote, gated, private, and not intended to accommodate the public.

- i. § 14-16-[5-3\(E\)\(4\)](#) (Bicycle Facilities) and DPM standards related to bicycle access and circulation shall be met as shown on Site Plan sheet SDP 1.2. The proposed bike “sharrows” on the Site Plan are sufficient to meet IDO and DPM standards on this private campus.
- ii. Pedestrian requirements in [Table 5-3-1](#) and IDO § 14-16-[5-3\(D\)](#) and DPM standards related to pedestrian access and circulation shall be met as shown on Site Plan sheet SDP 1.2. The proposed pedestrian pathways constructed with integrally colored asphalt will provide clear visual cues for motorists and sufficiently enhance safety and visibility.

- F. **Subdivision of Land:** Pursuant to IDO §14-16-[5-4](#) and City Aviation requirements with no exceptions.
- G. **Parking and Loading:** Pursuant to IDO §14-16-[5-5](#) and [Table 5-5-1](#) with the following exception, which is appropriate for the large size and purpose of the film studio campus.
- Requirements for off-street loading spaces and related access and maneuvering areas in [Table 5-5-7](#) and IDO §14-16-[5-5\(H\)\(1\)](#) for all non-residential uses with 25,000 square feet or more of gross floor area shall be met as shown on Site Plan sheet SDP 1.2.
- H. **Landscaping, Buffering, and Screening:** As indicated on Alternative Landscape Plan.
- I. **Walls and Fences:** Pursuant to IDO §14-16-[5-7](#) for NR-LM with the following exceptions, which are appropriate, given the remote location and security needs for film production and the high-quality proposed front yard fence design.
- i. Maximum front yard wall height in [Table 5-7-1](#) does not apply to allow a maximum front yard wall height of 8 feet.
  - ii. §14-16-[5-7\(E\)\(1\)\(c\)3.e](#) does not apply to allow barbed wire visible from Major Public Open Space.
  - iii. §14-16-[5-7\(E\)\(1\)\(b\)](#) does not apply to allow a chain link fence visible from Major Public Open Space.
  - iv. The vegetative screen for view fencing required by §14-16-[5-7\(E\)\(4\)\(a\)1](#) does not apply.
  - v. Horizontal offset for walls taller than 4 feet required by §14-16-[5-7\(E\)\(4\)\(b\)\(3\)](#) does not apply.
- J. **Outdoor and Site Lighting:** Pursuant to IDO §14-16-[5-8](#) with no exceptions.
- K. **Neighborhood Edges:** IDO §14-16-[5-9](#) does not apply.
- L. **Solar Access:** Pursuant to IDO §14-16-[5-10](#) with no exceptions.
- M. **Building Design:** Requirements in IDO §14-16-[5-11](#) do not apply, which is appropriate given the remote location and purpose of this film studio campus.
- N. **Signs:** Pursuant to IDO §14-16-[5-12](#) for NR-LM with the following exception, which is appropriate given the proposed location, design, and orientation of the proposed illuminated sign:
- One illuminated sign is allowed within 330 feet of MPOS on the NW corner of the intersection of Atrisco Blvd. and the access road to the film studio campus. The Monument/Entrance sign is proposed to be an illuminated sign that is dark sky compliant with Lz1 lighting designation, and therefore will not create any material negative environmental impacts on the visual, recreational, or habitat values of the MPOS. The sign meets IDO §14-16-[5-8](#), including but not limited to CCT maximums and CRI minimums in IDO §14-16-[5-8\(E\)\(2\)](#). The sign's location, design, and orientation minimize impact to the MPOS pursuant to IDO §14-16-5-2(J)(2)(b)3 and IDO §14-16-5-2(J)(2)(b)8. Outdoor lighting curfew shall not apply, which is appropriate given the use, remote location, expected 24 hour / 7 day a week nature of the establishment, and minimal impact on Major Public Open Space east of Atrisco Vista Boulevard.
- O. **Operations and Maintenance:** Pursuant to IDO §14-16-[5-13](#) with no exceptions.

19. The request is consistent with the following Goal and Policy from Comprehensive Plan Chapter 4: Community Identity.

A. GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged with surrounding communities to identify and plan how the proposed development could meet their distinct character and needs. Although not required, the applicant offered to meet area representatives (e.g., Neighborhood Associations and tribal representatives) in September 2024, prior to submitting this application. Four facilitated meetings were held, at which time the applicant discussed the proposed project and invited feedback from the attendees.

The initial Site Plan was modified to better align with this input on items such as landscaping and building color. The applicant indicated willingness to maintain open communication with community representatives.

B. POLICY 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The applicant provided proactive engagement opportunities for meaningful and respectful interactions with area communities (e.g., Neighborhood Associations, tribal representatives) and property owners who would be impacted by the proposed development. Four pre-application facilitated meetings were held to discuss the impact of the proposed development and identify needs and concerns regarding the proposed film studio. These meetings resulted in changes to the proposal prior to the application submittal to the CABQ Planning Department.

20. The request is generally consistent with GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities from Comprehensive Plan Chapter 4: Community Identity.

Various mitigation measures and design elements were added to the Site Plan in response to public input to enhance, protect, and preserve the surrounding distinct communities.

These measures include modifying the landscaping species palette using plant lists provided by the Petroglyph National Monument. Exterior lighting will be directed downward and shielded, so as not to impact the surrounding area. Lighting will also adhere to NM and International Dark Skies ordinances and be added to only the eastern half of the site. Although the exterior building colors have been lightened from a dark charcoal grey to a lighter ash grey (CMYK 0%, 1.69%, 2.25%, 30.2%) to reduce the visual impact of the proposed structures in an otherwise open landscape, a tan, sand, or light brown similar to the Eclipse Aviation campus would be consistent with the IDO color requirement within 330 feet of Major Public Open Space.

The film studio lease area is proposed about 1,065 ft (ca. 0.2 mi) west of Atrisco Vista Blvd., with shorter structures (under 40 feet) proposed for the eastern edges to reduce the visual impact of the taller buildings (approximately 58 feet) proposed closer to the center of the lease area.

21. The request is partly consistent with POLICY 4.1.5 NATURAL RESOURCES: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions from Comprehensive Plan Chapter 4: Community Identity.

The subject site is located in a generally undeveloped, desert grassland with expansive views to the mountains to the north (Sangre de Cristos), east (Petroglyph National Monument volcanoes, Sandias), southeast (Manzanos), and west (Mt. Taylor). NR-SU zone district Design Standards may be varied in the NR-SU approval process [IDO Table 2-5-9] with development standards determined in the approval of a Site Plan – EPC [IDO §14-16-5-1(E)(2)(b)]. Proposed Site Plan Standards conform to IDO standards (e.g., Allowable Uses, Access and Connectivity, Subdivision of Land, etc.) that work to help reduce development impact on adjacent MPOS.

For example, the following mitigations are intended to reduce visual impacts, moderate the heat island effect of a large paved and graveled surface areas, reduce light and heat reflection, temper building temperatures and associated costs, reduce landscape water use, reduce light pollution, and contribute to slowing and filtering runoff:

1. Lighter colored buildings and roofing.
2. Adherence to Light Reflective Values (LRV) for Sensitive Lands.
3. Selecting native landscaping plant species to encircle the hottest portion of the development site.
4. Creating an irrigated landscaped greenspace on over 4 acres in the southwest corner of the film studio lease area.
5. Minimizing the number of windows.
6. Selecting outdoor lighting fixtures to be compliant to New Mexico Night Sky and International Dark Sky protections.
7. Incorporating active and passive water harvesting features (i.e., berms, swales, permeable gravels, native vegetation borders) into site drainage design.

Although the above measures are important, EPC should carefully consider the following:

1. The proposed over 4-acre greenspace in the southwest corner could be made more functional by adding paths, seating areas, physical activity opportunities, and areas with higher plant densities for visual interest and greater heat mitigation.
2. A steep-sided, triangular (about 400 ft. x 420 ft. x 700 ft.) drainage pond will be constructed as a separate project by the City to handle stormwater from this development. EPC could consider a finding directing the City to investigate ways to integrated this very large and potentially visible drainage pond into the natural landscape to respond more appropriately to the natural setting, especially as it is within 330 feet of MPOS and near the landscape of the Petroglyph National Monument.
3. Limiting street trees along the access road to within 70 feet of the single-entry gate and guard shack would help keep landscaping in character with the natural setting and ecosystem functions.

4. Large stretches of pavement absorb solar radiation and heat up the surroundings. “Cool pavements” can help reduce resulting high surface temperatures, help mitigate runoff, and encourage more onsite infiltration of an area covered by over 22 acres of paving or asphalt.
  5. Permeable pavement should also be considered for all or portions of the proposed paved area to help mitigate runoff and encourage more onsite infiltration.
  6. While the proposed lighter ash grey color (CMYK 0%, 1.69%, 2.25%, 30.2%) for exterior buildings more closely matches the required color schemes than the original charcoal grey, it still does not meet the IDO requirement of “yellow ochres, browns, dull reds, and grey greens.” A tan or light brown would be consistent with the IDO requirement and better echo the surrounding natural environment to reduce the visual impacts of new development.
22. The request is consistent with the following Goals and Policies regarding Centers, Corridors and Development areas from Comprehensive Plan Chapter 5: Land Use.

- A. **GOAL 5.1 CENTERS AND CORRIDORS:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The proposed development meets this goal by promoting the growth of the DEII Airport Employment Center that is connected by the limited access, Atrisco Vista Commuter Corridor to Interstate 40 to the south and northwestern Albuquerque and Rio Rancho to the north. The goal of the Employment Center is to offer a range of employment opportunities through industrial, commercial, and office development.

The Commuter Corridor is intended for cross-town automobile trips, typically on limited-access streets, which may not be convenient for non-motorized travel modes. Access controls on these corridors influence the location and mix of land uses as well as the design of development.

- B. **POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development is located within a Developing Employment Center and along the Atrisco Vista Blvd NW Regional Principal Arterial and Commuter Corridor. According to the Comp Plan, allowing growth within a Developing Employment Center promotes a more sustainable development pattern. The proposed development is one of the first to direct intense capital investment and land use regulations to capture growth within this Center.

- C. **POLICY 5.1.2 DEVELOPMENT AREAS:** Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed development directs more intense growth to the Employment Center and adjacent Commuter Corridor. The proposed development is in an Area of Change, where growth and development are encouraged. The proposed development is located about 0.2 miles west of Atrisco Vista Blvd. NW to better establish and maintain open views near the Petroglyph National Monument and MPOS. Building height maximums have been proposed at 65 feet to limit building heights and impacts, although NR-LM dimensional



standards could allow much taller structures more than 100 feet from the front property line (i.e., up to 217 ft. tall as limited by APO zone regulations). Nevertheless, the particular wording proposed in the Revised Table of Applicable Standards for Development on NR-SU Zoned Property should be modified to “Per the NR-LM zone, except maximum building height shall be 65 feet” for clarity to better establish and maintain appropriate density and scale of development.

Current structure heights are shown in elevations at 59.6 feet.

- D. **POLICY 5.1.5 EMPLOYMENT CENTERS:** Create Centers that prioritize employment and foster synergy among businesses.

The request will be the some of the first development within the Developing Double Eagle II Airport Employment Center. This movie studio campus will prioritize film-related employment opportunities, which include around 25 full-time positions with up to 700-800 employees expected during actual film production. The addition of the film studio campus within this Developing Employment Center could foster synergy and interdependent growth among new and nearby businesses that could cater to and support this new growth of office and manufacturing uses linked by easy automotive access and freight connectivity to the I-40 corridor.

- E. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed request generally promotes efficient development patterns that will maximize the utility of infrastructure and public facilities. Even though the site plan request creates a new street access point off of Atrisco Vista Blvd., existing infrastructure will meet development requirements though the extension of electric, water, and sewer to the proposed subject site. The planned development would support the public good in the form of economic development, job creation, and a potential expansion to the tax base.

- F. **GOAL 5.4 JOBS-HOUSING BALANCE:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The west side of Albuquerque currently has an unbalanced jobs-to-housing ratio, with considerably more housing than jobs. Increasing employment opportunities on the City’s west side would help address this imbalance and could reduce the number of vehicle trips across the river. The request for a film studio that includes light manufacturing and office space may encourage new, interrelated job growth and or expand current businesses west of the Rio Grande that could encourage residential growth in the area.

- G. **POLICY 5.4.2 WEST SIDE JOBS:** Foster employment opportunities on the West Side.

The proposed site plan is for a new film studio campus that can offer film-related jobs at the subject site on the west side. Opportunities created by this development could directly and indirectly support job growth on the west side of Albuquerque.

23. The request is generally consistent with the following Goal and Policy from Comprehensive Plan Chapter 5: Land Use.

- A. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site lies within the DEII Airport and within an Area of Change where development is both expected and desired. When Conditions of Approval are met, the intensity of the proposed Site Plan development should include development standards that will minimize impact to the character of the nearby MPOS and Petroglyph National Monument.

- B. **POLICY 5.6.2 AREAS OF CHANGE:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The proposed film studio Site Plan is located within an Area of Change and a designated Employment Center by the Comprehensive Plan. The Atrisco Vista Commuter Corridor would provide access to the proposed development. The location aligns with the policy's intent to direct economic growth, job creation, and more intense development to appropriate areas.

The film studio lease area is situated away from single-family neighborhoods, effectively reducing potential negative impacts to these areas, such as noise and traffic, but introducing those impacts as well as diminished views to and from adjacent MPOS and nearby Petroglyph National Monument. After meeting Conditions of Approval, the project's development standards should help ensure better compatibility with the surrounding environment and help balance development with the preservation of nearby natural and cultural resources.

24. The request is consistent with **POLICY 7.3.3 PLACEMAKING:** Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods from Comprehensive Plan Chapter 7: Urban Design.

The request includes a monument sign at the access point from Atrisco Vista Blvd. and a gateway sign at the entrance to the film studio campus. Sub-policies for Policy 7.3.3 encourage sign entrances and logos near gateways and entrances.

25. The request is generally consistent with the following Goal and Policy from Comprehensive Plan Chapter 7: Urban Design.

- A. **GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN:** Design sites, buildings, and landscape elements to respond to the high desert environment.

Design sites, buildings, and landscape elements to respond to the high desert environment. The Site Plan for the proposed film studio incorporates low-water-use plantings and proposes a water management plan that incorporates sustainable aspects in line with Albuquerque's high-desert environment, although the off-site drainage pond along Atrisco Vista Blvd. and proposed line of trees along the lease area access road introduce jarring elements to the landscape. Also, the proposed landscaping in the southwest corner of the lease area could support denser vegetation to further help mitigate site surface treatment effects.

The Site Plan does specify neutral, low-reflectivity colors for building exteriors and Dark Sky compliant outdoor lighting fixtures that mitigate visual impacts on surrounding areas; however, the proposed ash grey color (CMYK %0, 1.69%, 2.25%, 30.2%) selected to ensure better compatibility with the natural surroundings than the original darker charcoal gray, is not compliant with IDO §14-16-5-2(J)(1)(e) requirement of yellow ochres, browns, dull reds, and grey greens.

Lighting at the subject sight shall adhere to lighting curfews to help preserve dark night skies.

The proposal to place the tallest buildings near the center of the film studio lease area and to maintain building setbacks at least 0.2 mi west of Atrisco Vista Blvd. are intended to reduce impacts on the viewshed to respond to the surrounding open space; however, large structures will appreciably alter this undeveloped area next to MPOS.

The applicant proposes a maximum allowable building height limit of 65 feet tall, with the tallest currently proposed structures rising to 59.6 ft tall. These heights are allowable in NR-LM but are generally not conducive to maintaining an open vista. Lower buildings with smaller footprints would likely better maintain the high desert environment with open vistas.

- B. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The site plan for the proposed film studio incorporates an Alternative Landscape Plan that aligns with Policy 7.5.1 by utilizing native plant materials suited to Albuquerque's high-desert climate and requesting appropriate tree locations. The plant palette includes commercially available variations of native species, selected based on guidance from the Bureau of Land Management plant guide and recommendations provided by Petroglyph National Monument staff. As part of this consultation, Lacebark Elm trees were omitted and replaced with Shrub Oak to ensure better compatibility with the local ecosystem.

Proposed plantings are intended to be low-water use species, addressing water conservation needs within the high desert environment with surface runoff directed to or through vegetated areas. The Alternative Landscape Plan also includes a smart control irrigation system to further support efficient water use.

In pre-application meetings, feedback from nearby residents and Petroglyph National Monument indicated that landscaping along Atrisco Vista Blvd. should reflect the natural appearance and vegetation of the surrounding area. Accordingly, the Alternative Landscape Plan included a condition of approval to remove the single lines of trees along the entry road to within 70 ft. of the entrance gate to promote a more seamless integration with the adjacent natural landscape or, if the trees are kept, to include a variety of native species.

26. The request is partly consistent with GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes from Comprehensive Plan Chapter 7: Urban Design.

The proposed Site Plan follows context-sensitive design principles to minimize development impact on adjacent open spaces. One strategy is to use commercially grown

native plant species in landscaping to better blend with the West Mesa's natural seasonality and colors. The plant selection was guided by the U.S. Bureau of Land Management plant guide and input from National Park Service staff at the Petroglyph National Monument. In response to feedback, the Alternative Landscape Plan replaced certain species with native options to reflect community preferences and meet IDO landscaping standards. Eliminating the incompatible tree alignment along the subject site access road up to within 70 ft. of the proposed gateway entrance should also promote a more context-sensitive design of development and streetscapes.

Buildings are set back nearly 0.2 miles from Atrisco Vista Blvd. to reduce visibility from Petroglyph National Monument and adjacent MPOS, with the shortest structures planned for the eastern edge of the campus (24.3 ft and 38 ft tall). Although not compliant with IDO §14-16-5-2(J)(1)(e), the ash grey color choice (CMYK 0%, 1.69%, 2.25%, 30.2%) has been selected to ensure better compatibility with the natural surroundings than the original darker charcoal gray. The IDO requires yellow ochres, browns, dull reds, and grey greens.

27. The request is consistent with the following Goal and Policies from Comprehensive Plan Chapter 8: Economic Development.

A. **GOAL 8.1 PLACEMAKING:** Create places where business and talent will stay and thrive.

This project supports the growth of New Mexico's film industry, which has become an increasingly important sector of the state's economy. Establishing this site in Albuquerque could provide a specialized location for film production and related employment, aiding in the attraction and retention of industry talent.

B. **POLICY 8.1.2 RESILIENT ECONOMY:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed film studio could contribute to economic diversification and support a resilient job market on Albuquerque's West Side. The project accommodates a specialized employment sector that may attract and retain skilled professionals and generate high-quality job opportunities that align with efforts to enhance the local economy and improve residents' quality of life. Additionally, the site's development has the potential to stimulate related industries, fostering broader economic activity in line with Albuquerque's goals for a robust and diverse economic base.

C. **POLICY 8.1.3 ECONOMIC BASE:** Strengthen and diversify the economic base to help reduce reliance on government spending.

The proposed film studio could contribute to the expansion of Albuquerque's economic base by supporting the growth of the specialized film industry. Establishing facilities that cater to the film and media sectors may help drive economic growth in a field with substantial potential in New Mexico. A dedicated site for film production could attract investment, support job creation, and foster partnerships within related industries on Albuquerque's West Side to help reduce reliance on government spending.

28. Pursuant to IDO §14-16-6-6(I)(3) Review and Decision Criteria, an application for a Site Plan – EPC will be approved if it meets all of the criteria in §14-16-6-6(I)(3)(a-g).

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

As demonstrated by the policy-based analysis of the proposed Site Plan, the request is generally consistent with applicable Comprehensive Plan Goals and Policies after all Conditions of Approval are met.

- B. 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.

The subject site is zoned NR-SU. There is no Site Plan for the film studio lease area. This request would establish a Site Plan for the approximately 60-acre film studio Lease Area 2 within the DEII Airport boundaries. A lease agreement was approved by the Albuquerque City Council and has been signed and executed between the City and Mesa Film Studio. (See Attachment EC-24-94.) No other related development agreements and/or regulations are known to be in place for the proposed development.

- C. 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.

The subject site is within the Airport Protection Overlay zone and requires compliance with IDO §14-16-[3-3](#).

The subject site is adjacent to Major Public Open Space (MPOS) and is within 330 feet of the Petroglyph National Monument and requires compliance with IDO §14-16-[5-2](#) Site Design and Sensitive Lands, particularly MPOS Edges [IDO §14-16-[5-2\(J\)](#)].

Staff has reviewed the proposed Site Plan for compliance. After meeting all Conditions of Approval, the Site Plan would comply with all applicable provisions of this IDO, the DPM, the Master Plan, other adopted City regulations, and any other terms and conditions specific to the subject site.

- D. 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.

After meeting all Conditions of Approval, the City's existing infrastructure and public improvements should have adequate capacity to serve the proposed development. The Site Plan will be reviewed for compliance with all City requirements by the Development Facilitation Team (DFT). A Grading and Drainage Plan & Report must be approved by Hydrology prior to DFT sign-off of the Site Plan.

Because the Site Plan is proposed on a portion of a larger property, a subdivision will be required to establish lot lines that match the Site Plan boundary. An Infrastructure Improvement Agreement (IIA) will be required as part of the subsequent subdivision approval process [IDO §14-16-[5-4\(O\)](#)], if not done as part of the Site Plan process.

According to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), a water/wastewater availability statement has been requested and will provide conditions for service, including necessary infrastructure improvements required with future approvals.

AMAFCA will require review of any building plan or public work order for this project to verify compliance with drainage requirements.

The proposed access road to the film studio lease area will need to be approved by the MRMPO Transportation Coordinating Committee and the access point added to the MRMPO Roadway Access Control (RAC) Policy and Inventory of Roadway Access Limitations inventory.

- E. 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.

The proposed film studio campus is one of the first non-aeronautical uses proposed for lease areas within the DEII Airport property. The application generally mitigates significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

- F. 6-6(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.

The subject site is not within an approved Master Development Plan area, but is controlled by a Master Plan. There are no relevant standards established in the Master Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to IDO §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 site is not located within the Railroad and Spur Small Area; therefore, a Cumulative Impacts analysis is not required.

- H. Outdoor lighting is proposed up to 48 feet on buildings as well as ground mounted lighting along the entry drive, but these would not trigger an evaluation under Section 14-16-[5-2\(E\)](#); therefore, this criterion does not apply. An updated Photometric Plan was requested in the Recommended Condition of Approval 12.B.ii.

29. Pursuant to IDO §14-16-[5-2\(C\)\(1\)](#), an analysis of the constraints related to sensitive lands confirms that there are no arroyos, floodplains or flood hazard areas, irrigation facilities, large stands of mature trees, riparian areas, wetlands, rock outcroppings, or steep slopes/escarpments within the film studio lease area; however, the film studio lease area is within the boundary of a WWII historic archaeological site (LA 103036) that has been determined eligible for nomination to the National Register of Historic Places. The City Archaeologist approved an Archaeological Certificate October 28, 2024, including a treatment plan devised in consultation with the State Historic Preservation Office (SHPO). SHPO recommends that the City prepare a short history describing the development of U.S. Army Air Corps bomb targets and ranges on Albuquerque's West Mesa to help ensure that cultural properties are not inadvertently damaged or destroyed per N.M. Stat. §§ 18-6A-5.

30. Pursuant to IDO §14-16-[5-2\(J\)](#) the following standards apply to development within 330 feet in any direction of Major Public Open Space and Lots Adjacent to Major Public Open Space in order to enhance and protect Major Public Open Space.

A. 5-2(J)(1)(a) Building Height Bonuses

Building height bonuses apply to Residential and Mixed-use zone districts. This request is for an NR-SU zone district; therefore, this subsection does not apply.

B. 5-2(J)(1)(b) Access and Connectivity

Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

At this time there is no opportunity for access or connectivity for pedestrians and bicycles.

Currently, the LRBS shows an Existing Bicycle Lane along Atrisco Vista Blvd. heading north from Central Ave to the main airport entrance at Double Eagle Rd. NW, which lies almost 0.7 miles (3,600 ft.) to the south of the proposed entrance to the film studio campus.

C. 5-2(J)(1)(c) Landscaping, Buffering, and Screening

1. Use native and/or naturalized vegetation for landscaping materials.

The plant palette proposed in the Alternative Landscape Plan consists of drought tolerant, NM native species that are commercially available. These choices were informed by the Bureau of Land Management (BLM) plant guide and recommended by Petroglyph National Monument staff as more appropriate for the area.

The Planning Director approved the Alternative Landscape Plan subject to conditions. (See DFT Case Comments, Attachment I.)

2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

Landscaping, including a variety of trees, shrubs, and grasses, is proposed for the eastern and southern boundaries of the film studio lease area as well as for the northern and western edges of the paved area in the eastern portion of the proposed film studio lease area. This vegetation should help screen any proposed mechanical equipment on the ground from offsite viewing.

D. 5-2(J)(1)(d) Outdoor Lighting

Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

Shielded LED lighting will be building-mounted between 20 ft. to 48 ft. above grade. (See Building Elevation sheets AE201-AE207.) According to the Photometric Site Plan (sheet E1.1), there will be limited light spillover onto adjacent properties. Lighting impact along the entrance corridor or next to the public rights-of-way at Atrisco Vista Blvd. cannot be determined from the provided Photometric Site Plan; however, the

notated Site Plan (sheet SDP 1.2) indicates that all lighting will be Lz1 [IDO §14-16-5-2(J)1)(d)] and subject to an outdoor lighting curfew as defined by IDO §14-16-7-1.

E. 5-2(J)1)(e) Color

1. Limit the colors of exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with reflective value (LRV) rating between 20 and 50 percent.

The Applicant indicates that the exterior light reflective value (LRV) for the proposed building siding and roofs will have ratings of 31 and 37 as indicated on the Site Plan (sheet SDP 1.2) and building elevation sheets (AE 201-207).

2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

The proposed insulated metal panel exterior and standing seam metal roofing will be Ash Grey (RGB 178, 175, 174). This color choice does not meet the IDO requirement; however, gray colors tend to be considered a cool shade with neutral undertones, which, like paler colors, can appear to recede in the background. This color quality should help minimize the visual impact of these structures, yet allow for successful filming.

Although the exterior building colors have been lightened from a dark charcoal grey to a lighter ash grey (CMYK 0%, 1.69%, 2.25%, 30.2%) to reduce visual impact on the surrounding landscape, a tan, sand, or light brown similar to the Eclipse Aviation campus on the southern portion of the DEII property would be consistent with the IDO requirement.

Buildings are located nearly 0.2 mi west of MPOS and will be further screened by perimeter landscaping.

3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

The trim color for the subject site facilities is black for door and window trim and will constitute less than 20 percent of the façade's surface.

F. 5-2(J)1)(f) Signs

1. Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).

No electric signs internally lit to display messages and images that are changed electronically are proposed in this request.

2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).

Freestanding and wall signs are proposed. Their location, dimensions, and square footage are shown on the Site Detail page (sheet SDP 1.3) and on Building Elevation sheets (AE201-207).

Proposed Gateway and Monument/ Entrance signs are freestanding signs. The Gateway sign is proposed over 0.2 miles west and almost 0.25 miles south of



MPOS. Five lights at a height of 18 ft. high are proposed for the Gateway sign. The specifications provided on the Photometric sheet (E1.1) are out of compliance with Site Plan specifications. Project Data notes on the Site Plan indicate Lz1 lighting with a maximum Correlated Color Temperature (CCT) of 3,000K and minimum Color Rendering Index (CRI) of 65 for outdoors. Impacts of this lighting cannot be analyzed until an updated Photometric Plan is provided.

Pursuant to IDO §14-16-5-12(E)(5)(c), illuminated signs are prohibited within 330 feet in any direction of Major Public Open Space. The Monument / Entrance sign, which is less than 200 feet from MPOS, is proposed to be illuminated by in-ground lighting along the access road. (See Justification Letter and Applicant Response to Memo 3.) There is no note or lighting detail with brightness contours for this sign. (See Photometric Site Plan, sheet E1.1 and Applicant Response to Memo 3 and response to Policy 7.3.3). This possible source of light and potential impact must be verified, and EPC needs to consider whether an illuminated sign at the proposed location within 200 feet of MPOS minimizes visibility. If so, an exception would need to be added to the Revised Table of Applicable Standards.

G. 5-2(J)(2) Lots Adjacent to Major Public Open Space

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. The larger DEII property will need to be subdivided so that the film studio lease area matches the proposed film studio Site Plan boundary. Once subdivided, the film studio lease area will not be adjacent to MPOS.

A landscape buffer between 15-70 ft. wide is proposed for the eastern edge of the film studio lease area; a landscape buffer between 10-25 feet wide is proposed for the entire southern edge of the film studio lease site; and a 10 to 80 ft wide landscape treatment is proposed for the northern lease area boundary along the eastern paved area. This vegetative buffering should help buffer MPOS from the proposed development. The western graveled portion of the site with green screen remains unbuffered on the west and north to better integrate with surrounding open viewsheds of the grasslands.

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space.

This provision is not applicable to this request.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

This provision is not applicable to this request.

4. Include a landscaped buffer area between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to **provide a visual barrier**.

Once the larger DEII property is subdivided, the film studio lease area will not be adjacent to MPOS.

A landscaped buffer area that varies between 10-80 feet wide between off-street parking and the MPOS is proposed and should provide sufficient shrub or tree cover to provide a visual obstruction between MPOS and the proposed development.

5. Limit height of site lighting luminaries to 20 feet.

Shielded Lz1 lighting with a maximum Correlated Color Temperature<sup>1</sup> (CCT) of 3,000K and minimum Color Rendering Index<sup>2</sup> (CRI) of 65 is proposed to be mounted on the exterior of the subject site buildings at a height ranging between 20-48 feet above grade, higher than the 20-foot limit.

The applicant requested to vary the 20-foot sight lighting limit in the Revised Table of Applicable Standards: “Per IDO Section 5-2, except 5-2(J)(2)(a)(5) as maximum height for outdoor lights shall be 48’ [feet].”

Lighting for the Gateway sign is proposed to be mounted to the entrance gate structure at 18 ft high. In-ground lighting is proposed along the access road and will also be used to illuminate the Monument/ Entrance sign per applicant’s written response to Memo 3. (See Attachment D.)

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

The film studio campus will be accessible from a single, guarded entry point. CPTED principles are generally incorporated with adequate lighting, landscaping maintenance requirements, and limited access to the site.

No Agency comments were received regarding CPTED. (See City of Albuquerque Agency Comments.)

7. Manage stormwater per Subsection 14-16-[5-4\(H\)](#).

The applicant has been in discussion with AMAFCA, property owners, City Hydrology, and Open Space to ensure that stormwater management adheres to

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<sup>1</sup> A measurement that describes how warm or cool a light source appears, expressed in degrees Kelvin (K); essentially indicating the color hue of the light emitted, with lower Kelvin values representing warm (yellowish) light and higher values representing cool (bluish) light.

<sup>2</sup> A scale from 0 to 100 that measures how accurately a light source shows colors compared to natural daylight. A score of 100 means that colors appear the same under the light source as they do in natural sunlight.

Stormwater Management regulations and that it will comply with DPM standards, Flood Hazard and Drainage Controls, and AMAFCA requirements.

Stormwater will be diverted overland to the northeast corner, which drops to a natural west-east running drainage to the north and northeast of the site. An extensive (approximately 470 ft. x 430 ft. x 50 ft.) L-shaped swale is proposed for the northeastern corner of the site. (See Grading and Drainage Plan, sheet C100.) A drainage control berm is proposed to run along the north of the subject site to help reroute surface flow toward the swale.

The remainder of the stormwater from buildings and impervious surfaces will be piped offsite to the southeast. This piped stormwater will empty to the southeast into a very large (approximately 400 ft. x 420 ft. x 700 ft.) triangular drainage pond over 10-foot deep immediately west of and adjacent to Atrisco Vista Blvd. This pond is planned to be constructed by the City as a separate project.

AMAFCA has no adverse comments. (See Agency Comments.)

8. Design grading per Subsection 14-16-[5-4\(J\)](#).

Grading and erosion control practices shall comply with the DPM and will be reviewed by DFT prior to final sign-off. A minimal grade change is being proposed for the site, with steeper slopes shaped offsite but adjacent to the property's northeast corner.

All final slopes shall comply with applicable standards in the DPM.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-[5-5\(F\)](#) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

All parking has been located within the eastern, asphalt portion of the site as shown on Site Plan sheet SDP 1.2.

According to IDO §14-16-[5-5\(F\)\(2\)\(b\)\(7\)\(a\)](#), parking areas, parking circulation, and access for a non-residential development with more than 100,000 square feet of gross floor area shall be designed based on a traffic study conducted at the applicant's expense, covering anticipated traffic volumes, turning movements, trip generation, and parking demand.

The applicant indicated that up to 700-800 jobs will be "directly created by the project of each tenant production." A Traffic Impact Analysis was completed with an estimated 704 weekday daily trips with 63 of these trips occurring during the morning peak hour and 64 of these trips occurring during the afternoon peak hour. (See Attachment G).

The Office building parking lot contains 100 or more parking spaces, but none are located more than 330 ft. from the front façade of the building. Therefore, walkways designed to allow pedestrians front door access to the primary building without the need to walk through parking areas or cross driving lanes, are not required [IDO §14-16-[5-5\(F\)\(2\)\(b\)\(7\)\(b\)](#)].

According to IDO §14-16-[5-5\(F\)\(2\)\(b\)\(7\)\(d\)](#), bicycle pathways shall be designed to provide a clear and convenient connection across or through vehicle circulation areas. Bicycle “sharrows” are shown directing any bicycle traffic east or west along the film studio access roadway to meet the requirements of IDO §14-16-5-3(E)(4) (Bicycle Facilities) and the DPM. No bicycle pathways are proposed internal to the lease area. The EPC needs to determine whether the proposed “sharrows” satisfy this IDO provision.

Parking lot layout is varied from IDO §14-16-5-5(F)(2)(b)(7)(c & e) and IDO §14-16-5-6(F) by the Alternate Landscape Plan approved by Planning Director with conditions (Noted Items). (See Attachment I.)

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-[5-7\(E\)\(4\)](#) (Walls Adjacent to Major Arroyos or Major Public Open Space).

Walls and Fences design standards are proposed to follow those of NR-LM (IDO §14-16-[5-7](#)), with the added exceptions to allow maximum front yard wall heights to 8 ft. and to allow chain link and barbed wire facing Major Public Open Space without a vegetative screen. The barbed wire and ornamental metal mesh fencing proposed to encircle the film studio campus are view fencing, which without the variance would be allowed only when accompanied by a vegetative screen planted on the public side of the fence but within the lot line containing the proposed development. Also, without an exception in the Site Plan, walls taller than 4 feet would be required to include a horizontal offset of at least 16 inches every 100 ft. pursuant to IDO §14-16-[5-7\(E\)\(4\)\(b\)\(3\)](#). The EPC needs to determine whether the proposed exceptions are appropriate.

Fence design is shown on Site Plan sheet SDP1.4.

H. 5-2(J)(2)(b) Lots 5 acres or Greater shall:

1. Comply with the requirements of Subsection (a) above.

The proposed development will comply with the requirements of IDO §14-16-5-2(J)(2)(a) after Conditions of Approval are met.

2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection [14-16-52\(J\)\(2\)\(a\)1](#).

The proposed subject site is not located within 50 feet of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area.

3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

Negative environmental impacts of the film studio lease area will be mitigated to the maximum extent practicable once the Conditions of Approval have been met to minimize impact to the visual, recreational or habitat values of nearby MPOS.

The proposed maximum structure height may propose a negative environmental impact on the visual value of MPOS, as the proposed heights seem out of scale with area open space features. Such heights may compete with the elevations of the nearby volcanos, and would probably be visible from the City's east side, similar to the current warehouse fulfillment center to the south of the DEII Airport just outside of the City. Such heights would also likely be an early impression on entry from the west into the City on the interstate.

The addition of trees along the public ROW would not be consistent with the microclimate of the site location or the dramatic setting of the West Mesa, but if restricted to visitor and employee centric spaces to create moderated microclimates, trees could help allow for the high desert climate in adjoining spaces. Staff contends that the proposed tree-lined access road will negatively impact views to existing landscape elements and will not preserve the open vistas. Within recent history, trees do not naturally contribute to the area's native vegetation.

The large triangular drainage pond that is needed because of this development and that will be constructed by the City as a separate project may create material negative environmental impacts on the nearby MPOS. EPC should consider a finding directing the City to investigate alternative designs to minimize negative impacts to the maximum extent possible, especially as it is within 330 feet of MPOS and near the landscape of the Petroglyph National Monument. This drainage pond will be developed for the piped runoff from buildings and impermeable surfaces on the film studio campus.

4. Locate and design vehicle access, circulation, and parking to minimize the impact to Major Public Open Space.

All parking has been located within the eastern, asphalt portion of the site. Vehicle access, circulation, and parking requirements shall be confirmed by DFT prior to Site Plan sign off.

Access to the site is controlled by a single-entry gate and guard shack with all parking areas screened with perimeter landscaping combined with view fencing, which should reduce the visual impact to MPOS.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.

On-site grading and stormwater management has been designed to minimize impact to MPOS. (See sheet C100.)

The most visually impactful development will be the drainage pond proposed south of the entrance, as noted in #3 above.

6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

Shielded LED lighting is proposed to be mounted on building exteriors between 20-48 feet above grade. (See Building Elevation sheets AE201-AE207.) According to the Photometric Site Plan (sheet E1.1), there will be light spillover for up to 40 feet from the film studio campus.

In-ground lighting is proposed along the access road to the film studio campus eastern boundary and is also proposed to light the Monument/Entrance sign at the NW corner of the intersection with Atrisco Vista Blvd. Photometric representations do not model light spillover for the proposed in-ground lighting along the access road. The Photometric Site Plan needs to be updated to analyze whether the proposed in-ground lighting will create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

Outdoor lighting is proposed to conform to the Lz1 rating requirement for NR-SU in IDO §14-16-5-8 with maximum Correlated Color Temperature<sup>3</sup> (CCT) of 3,000K and minimum Color Rendering Index<sup>4</sup> (CRI) of 65 (see SDP 1.2). The provided Photometric Site Plan indicated that lighting will be 4000K, which is above allowable levels. The Photometric Site Plan needs to be updated to reflect the conditions stated on the Site Plan Project Data. Outdoor lighting curfew requirements are documented on Site Plan sheet SDP 1.2.

The Photometric Site Plan (sheet E1.1) has not been updated since other Site Plan sheets were revised. A condition is needed to update the Photometric Site Plan, comply with the 3,000K maximum CCT, and add modeling for spillover from the in-ground lighting along the access road.

No pedestrian access to Major Public Open Space will be offered.

7. Design walls to balance the following needs as appropriate on a case-by-case basis:
  - a. Aesthetics that blend with the natural environment.
  - b. Safety and surveillance.
  - c. Screening and privacy.

Fence design is shown on Site Details sheet SDP1.3.

View fencing is proposed for the perimeter to minimize the obstruction of views to/from MPOS and the Petroglyph National Monument, especially on the west and northwest. Fencing along the south, west, and northeast will be provided exterior to landscaping vegetation.

Fencing along the south, west, and north sides of the lease property will be an 8-foot-high chain link fence topped by 3 strands of barb wire. Fencing along the

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<sup>3</sup> A measurement that describes how warm or cool a light source appears, expressed in degrees Kelvin (K); essentially indicating the color hue of the light emitted, with lower Kelvin values representing warm (yellowish) light and higher values representing cool (bluish) light.

<sup>4</sup> A scale from 0 to 100 that measures how accurately a light source shows colors compared to natural daylight. A score of 100 means that colors appear the same under the light source as they do in natural sunlight.

eastern side of the property (considered the front) is proposed to be an 8-foot-high ornamental wire mesh fence. This fencing will not be very visible from MPOS but offer safety. In the eastern areas, where paired with vegetation, the fencing will also provide screening and privacy.

8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

A freestanding Monument / Entrance sign is proposed to the north of the access road entrance west of Atrisco Vista Blvd. This approximately 13 ft. x 20 ft. sign will be gray with orange lettering and will have minimal impact on MPOS that is roughly 160 ft. east of Atrisco Vista Blvd. Outdoor lighting curfew requirements have been recorded on the Site Plan (sheet SDP 1.2). Monument sign lighting at Atrisco Vista Blvd needs to be clarified to evaluate potential impact(s).

A freestanding 22-foot-tall Gateway sign is proposed as an arch over the access road at the film studio campus security gate. This sign placement is compatible with perimeter landscaping and fencing and will be shorter than nearby office and mill buildings.

All buildings are proposed to have building-mounted signs with orange (RGB 242, 102, 042), cast aluminum channel lettering and numbering. This signage is proposed to be designed and placed to be easily visible within the film studio campus. The sign symbols range in size from 2.5-foot to 12-foot-tall, with words over 20 ft. in length (e.g., AE202). This signage should create no more visual impact to MPOS than the proposed development itself.

9. Be reviewed by the EPC, pursuant to §14-16-6-6(J).

The site plan is being reviewed by the EPC.

10. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

It is the purview of the EPC to review and determine whether conditions are needed to further minimize impact on the MPOS.

31. As of this writing, Staff has received 18 written comments and associated materials regarding this request. Responses included 2 individuals in support, and 16 letters in opposition with one also requesting a deferral for further tribal consultation. Letters in opposition were submitted by tribal, neighborhood associations, a local nonprofit, the National Park Service, and individual members of the public. Letters were submitted individually as well as by united individuals and organizations. Several respondents submitted comment in both November and December.
32. The request is partly consistent with Goal 10.3 Open Space: “Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education” from Comprehensive Plan Chapter 10: Parks and Open Space.

The film studio lease area does not include Major Public Open Space. While any development on this currently undeveloped site may affect the surrounding natural features, the Site Plan generally makes accommodations that minimize impacts of development on the surrounding Major Public Open Space, including maintaining open vistas with view fencing, providing a vegetative buffer between the Monument and the development, minimizing the visual impact related to reflectivity of building materials; providing a diversion for stormwater to run through a swale, and lightening the color of building exteriors to ash gray. Therefore, the request is partly consistent with Goal 10.3.

33. The request is partly consistent with the following Goal and Policy from Comprehensive Plan Chapter 11: Heritage Conservation.

GOAL 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

POLICY 11.3.4 Petroglyph National Monument: Regulate adjacent development to protect and preserve the Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.

The Site Plan generally makes accommodations to protect the Petroglyph National Monument by maintaining open vistas with view fencing, providing a vegetative buffer between the Monument and the development, minimizing the visual impact related to reflectivity of building materials; providing a diversion for stormwater to run through a swale, and lightening the color of building exteriors to ash gray. Therefore, the request is partly consistent with Goal 11.3 and Policy 11.3.4.

34. The request is partly consistent with the following Goal and Policy from Comprehensive Plan Chapter 13: Resilience & Sustainability.

GOAL 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

Policy 13.4.3 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

The Site Plan generally makes accommodations to protect the Petroglyph National Monument and Major Public Open Space by maintaining open vistas with view fencing, providing a vegetative buffer between the Monument and the development, minimizing the visual impact related to reflectivity of building materials; providing a diversion for stormwater to run through a swale, and lightening the color of building exteriors to ash gray. Therefore, the request is partly consistent with Goal 13.4 and Policy 13.4.3.

35. The Open Space Superintendent from the City’s Parks and Recreation Department testified that she was satisfied that the Site Plan generally meets IDO requirements that relate to Major Public Open Space.

A. §14-16-5-2(J) Major Public Open Space Edges

1. One exception, as shown in the Table of Applicable Standards for Development in NR-SU Zone District, would allow building-mounted lighting at 48 feet (as opposed to the 20-foot maximum established by §14-16-5-2(J)(2)(a)5).



2. One exception, as shown in the Table of Applicable Standards for Development in NR-SU Zone District, would allow ash grey for building exteriors.
- B. One exception, as shown in the Table of Applicable Standards for Development in NR-SU Zone District for Signs: §14-16-5-12(E)(5)(c)2 would allow an illuminated sign within 330 feet of MPOS.
- C. Outdoor and Site Lighting: §14-16-5-2(J)(1)(d) will be met with no exception, including meeting outdoor lighting curfew.

### CONDITIONS OF APPROVAL

#### ***Project #: 2018-001577 / Case #: SI-2024-01470 - Site Plan – EPC***

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Staff Planner for filing at the Planning Department.
3. The Applicant shall coordinate with the Staff Planner to ensure that all required notes and conditions are met regarding the Alternate Landscape Plan prior to DFT signoff.
4. After coordinating with the Staff Planner, the applicant shall submit the final version to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
5. A Grading and Drainage Plan & Report must be approved by Hydrology prior to final Site Plan sign-off.
6. Solid Waste: The Site Plan shall be revised to include proposed trash enclosure details and shall be submitted to the Solid Waste Department ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov)) for access approval to ensure that the submission includes all necessary details and specifications as required by the Department.
7. AMAFCA
  - A. The Applicant shall coordinate with AMAFCA and the respective maintaining agency to review drainage considerations regarding improvements to Atrisco Vista Blvd.
  - B. Any building plan or public work order for this project shall be reviewed by AMAFCA to verify the site is in compliance with the applicable DPM and other pertinent drainage criteria.
8. NMDOT: The Applicant shall coordinate with NMDOT to discuss this development's potential impacts to NM 423 (Atrisco Vista Blvd.) and any required improvements. Contact NMDOT District 3 Assistant Traffic Engineer Margaret Haynes ([Margaret.Haynes@dot.nm.gov](mailto:Margaret.Haynes@dot.nm.gov), cell: 505-288-2086).

9. PNM

- A. The Applicant shall consult with PNM to determine if existing utility easements or rights-of-way are located within the property and shall abide by any conditions or terms of those easements.
- B. The Site Plan, and any future Plat, shall be revised to show any existing and/or new PNM easements and facilities.

10. Because the Site Plan is proposed on a portion of a larger property without existing lot lines that match the 60-acre film studio lease area, a subdivision shall be required to establish lot lines that match the Site Plan boundaries. An Infrastructure Improvement Agreement (IIA) shall be developed as part of the subsequent subdivision approval process, if not done as part of the Site Plan process, and shall be pursuant to IDO §14-16-5-4 and any City Aviation requirements.

11. The access point on the limited-access Atrisco Blvd. for the proposed access road to the film studio lease area must be approved by the MRMPO Transportation Coordinating Committee and the access point added to the MRMPO Roadway Access Control Policy and Inventory of Roadway Access Limitations.

12. Site Plan:

A. Alternative Landscape Plan

- i. The Site Plan shall be updated to reflect the conditions of approval in Notes from the Alternative Landscape Plan.
- ii. Trees along the access road shall alternate the species of tree either by blocks of five or by swapping out the center tree in every block of five with a new variety..

B. Outdoor and Site Lighting

- i. Applicable sheets in the Site Plan (e.g., SDP 1.2, SDP 1.3, E1.1) shall be updated to specify details of the in-ground lighting proposed along the access road.
  - a. The in-ground light source shall not be directly visible from the public right-of-way [IDO §14-16-5-12(E)(5)(a)1].
  - b. The in-ground lighting shall not exceed maximum CCT maximums or minimum CRI in IDO §14-16-5-8(E)(2).
  - c. The in-ground lighting shall be no higher than Lz1 [IDO §14-16-5-2(J)(1)(d)].
  - d. The in-ground lighting shall be subject to outdoor lighting curfew [IDO 14-16-7-1].
- ii. An updated Photometric Site Plan shall be provided that includes all proposed site, signage, and roadway lighting and lighting specifications, brightness contours for all proposed lighting, bar scale, notes regarding maximum CCT and minimum CRI pursuant to IDO §14-16-5-8(E)(2), outdoor lighting curfews, and a note or legend clarifying brightness contours.

C. Sign

Applicable sheets in the Site Plan (e.g., SDP 1.2, SDP 1.3, E1.1) shall be updated to specify the details of how the Monument/Entrance sign will be illuminated and meet Lz1 designation and not have the light source directly visible from the public right-of-way.

D. Building Design

The primary exterior building color shall be ash grey (CMYK 0%, 1.69%, 2.25%, 30.2%), which is an exception to the IDO requirement of “yellow ochres, browns, dull reds, and grey greens” [IDO §14-16-5-2(J)(1)(e)2].

E. Access and Connectivity

- i. An approved Traffic Circulation Layout shall be approved prior to DFT sign-off of the Site Plan.
- ii. Internal vehicle circulation aisles shall comply with stacking space dimensions required by the DPM [IDO § 14-16-5-5(I)]s and will need to be checked prior to sign-off by DFT. Vehicle stacking spaces shall be provided pursuant to IDO Table 5-5-8 and any related IDO standard.
- iii. Pedestrian walkways and Materials to Alert Motorists shall be updated on the proposed Site Plan to show the pedestrian pathways and specification details per applicant’s response to Memo 3, “Pedestrian pathways will be constructed using integrally colored asphalt to provide clear visual cues for motorists, enhancing safety and visibility” in order to meet IDO standards [Table 5-3-1 and IDO § 14-16-5-3(D)].

F. Building Height

The Table of Applicable Standards shall be revised under Dimensional Standards as follows: “Per the NR-LM zone district, except maximum building height shall be 60 feet.

13. Clerical/ typographical

A. SDP 1.1 – Overall Site Plan

- i. The parcels in NW corner that are zoned NR-PO-C shall be labeled as NR-PO-C.
- ii. The Eclipse Aviation Campus Site Plan area shall be revised to have the same hatching that indicates that it is not part of the DEII."

B. SDP 1.2 – SITE PLAN

- i. “LVR” shall be updated to LRV to represent Light Reflective Value.
- ii. Sidewalk symbol shall be added to the Legend.
- iii. Off-street loading space symbol shall be added to the legend or described with a keyed note for the two off-street loading spaces located on the east side of the Mill building.

- iv. The Site Plan shall show and dimension clear sight triangles at Atrisco Vista Blvd, the site access point, per the Site Plan Checklist.
  - v. Pedestrian walkways and Materials to Alert Motorists shall be updated on the proposed Site Plan to meet IDO standards [Table 5-3-1 and IDO §14-16-5-3(D)] and the DPM per applicant's response to Memo 3, "Pedestrian pathways will be constructed using integrally colored asphalt to provide clear visual cues for motorists, enhancing safety and visibility."
- C. Revised Table of Applicable Standards for Development on NR-SU Zoned Property shall be updated to read as follows:
- i. **Use-Specific Standards**

"Mobile Food Truck Court per IDO Section 4-3(D)(10).  
Light Manufacturing per IDO Section 4-3(E)(4) except for 4-3(E)(4)(a), 4-3(E)(4)(f), and those outdoor activities associated with film production, including but not limited to staging areas, base camps, filming, and fabrication of sets, shall be allowed outdoors without screening."
  - ii. **Dimensional Standards**

"Per IDO Section 5-1 for NR-LM, except maximum building height shall be 60 feet."
  - iii. **Site Design and Sensitive Lands**

"Per IDO Section 5-2, except for the following:

    - Maximum allowable height of outdoor and site lighting shall be 48 feet.
    - Building exterior colors shall be ash grey (CMYK 0%, 1.69%, 2.25%, 30.2%)."
  - iv. **Access and Connectivity**

"Per IDO Section 5-3, except for the following:

    - No walkways are required for buildings associated with light industrial use (i.e., flex building, mill building, and sound stages).
    - Pedestrian access and connectivity shall be as shown on Site Plan sheet SDP 1.2.
    - 5-3(D)(3)(b) Network of Pedestrian Walkways shall not apply to allow exemptions to pedestrian walkways."
    - v. **Parking and Loading**

"Per IDO Section 5-5 and Table 5-5-1, with off-street parking for Office at 3.5 spaces/1,000 sq. ft. of GFA and Light Manufacturing (i.e., flex building, mill building, and sound stages) at 1 space/1000 sq. ft. of GFA, except that off-street loading spaces and maneuvering areas shall be as shown on Site Plan sheet SDP 1.2."
    - vi. **Walls and Fences**

“Per IDO Section 5-7 for NR-LM, except for the following:

- Maximum front yard wall height shall be 8 feet.
- Chain link fencing with barbed wire shall be allowed adjacent to, facing, and visible to Major Public Open Space without a vegetative screen.
- No horizontal offset for walls higher than 4 feet is required.”

vii. **Building Design**

“Per IDO Section 5-11(G) for NR-LM and as indicated in the Building Elevations sheets.”

viii. **Signs**

“Per IDO Section 5-12 for NR-LM, except an illuminated sign is allowed within 330 feet of Major Public Open Space.”

14. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC’s decision or by **January 6, 2025**. The date of the EPC’s decision is not included in this 15-day period. If the 15<sup>th</sup> day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

/Mikaela Renz-Whitmore/

for Alan Varela  
Planning Director

AV/MRW/CH/MJ

cc:

Dekker, Will Gleason, WillG@dpsdesign.org  
Dekker, Jessica Lawlis, JessicaL@dpsdesign.org  
Dekker, Rebecca Shank, RebeccaS@dpsdesign.org  
City of Albuquerque Aviation Department, Manny Manriquez, mmanriquez@cabq.gov  
DEII, Christina Sandoval, cmsandoval@cabq.gov

OFFICIAL NOTICE OF DECISION

Project #2018-001577

December 19, 2024

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