



Environmental Planning Commission

Agenda Number: 2
Case #: ZMA-2025-00003
Hearing Date: May 15, 2025

Staff Report

Agent	Penny Design, LLC
Applicant	CDR Holdings, LLC
Request	Zoning Map Amendment – EPC (zone change)
Legal Description	All or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch)
Location	10120 Coors Blvd. NW between Old Airport Ave. and 7 Bar Loop Rd. NW
Size	Approx. 2.5 acres
Existing Zoning	MX-L and MX-T
Proposed Zoning	MX-L

Staff Recommendation

APPROVAL of Case ZMA-2025-00003
based on the Findings 1-17 within this report.

Staff Planner:
Catherine Heyne, Planner

Summary of Analysis

The request is for a Zoning Map Amendment – EPC for an approximately 2.5-acre site located at 10120 Coors Blvd. NW. The applicant requests the removal of a floating zone line at the subject site, which requires a zoning map amendment from MX-T to MX-L on a portion of the site. The subject site is located within the Coors Blvd. Character Protection Overlay zone (CPO-2) and View Protection Overlay zone (VPO-2). It is also within 660 ft. of Major Transit Corridors of Coors Blvd. and Seven Bar Loop Rd. and Major Public Open Space.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO §14-16-6-7(G)(3). The proposed zoning is consistent with the health, safety, and general welfare of the City, furthers a preponderance of applicable Comprehensive Plan goals and policies, and would reinforce or strengthen the established character of the surrounding area.

The applicant provided notice to all property owners within 100 feet. There are no eligible Neighborhood Associations in the area. The applicant met with Pueblo of San Felipe and two property owners. No facilitated meeting was requested. Staff has received no public comment.

Map

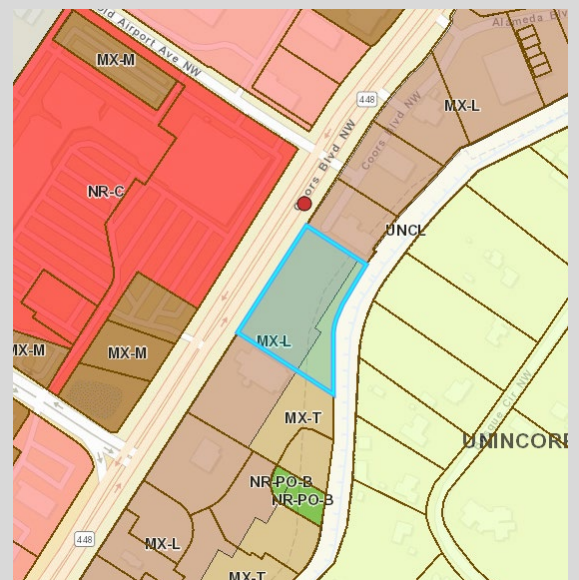


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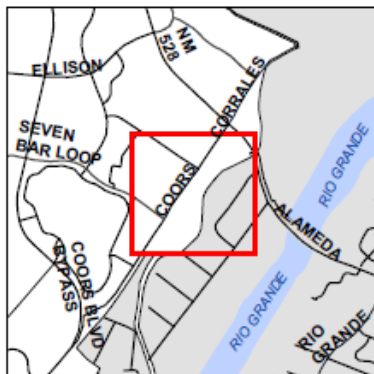
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I. Maps

Aerial/ Development Area Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

Hearing Date:

5/15/2025

Project Number:

Case Numbers:

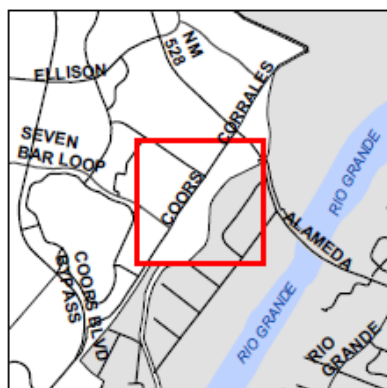
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Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 300 feet

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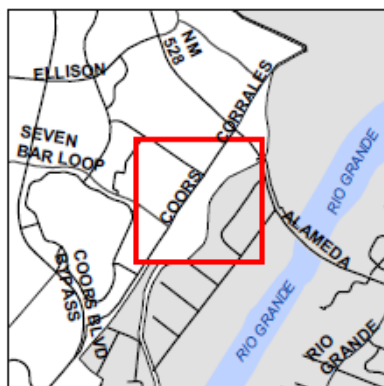
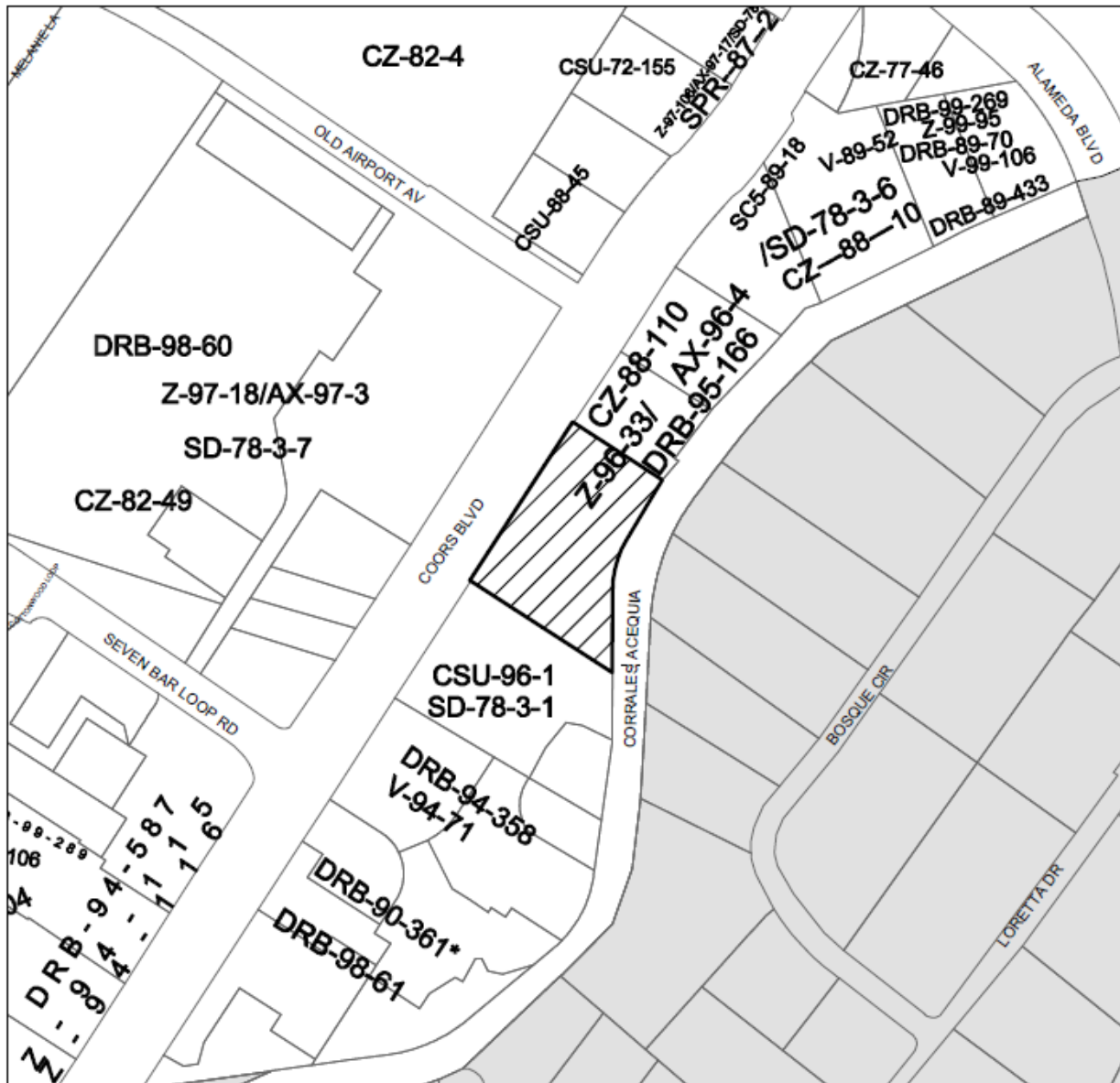
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History Map



HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 300 feet

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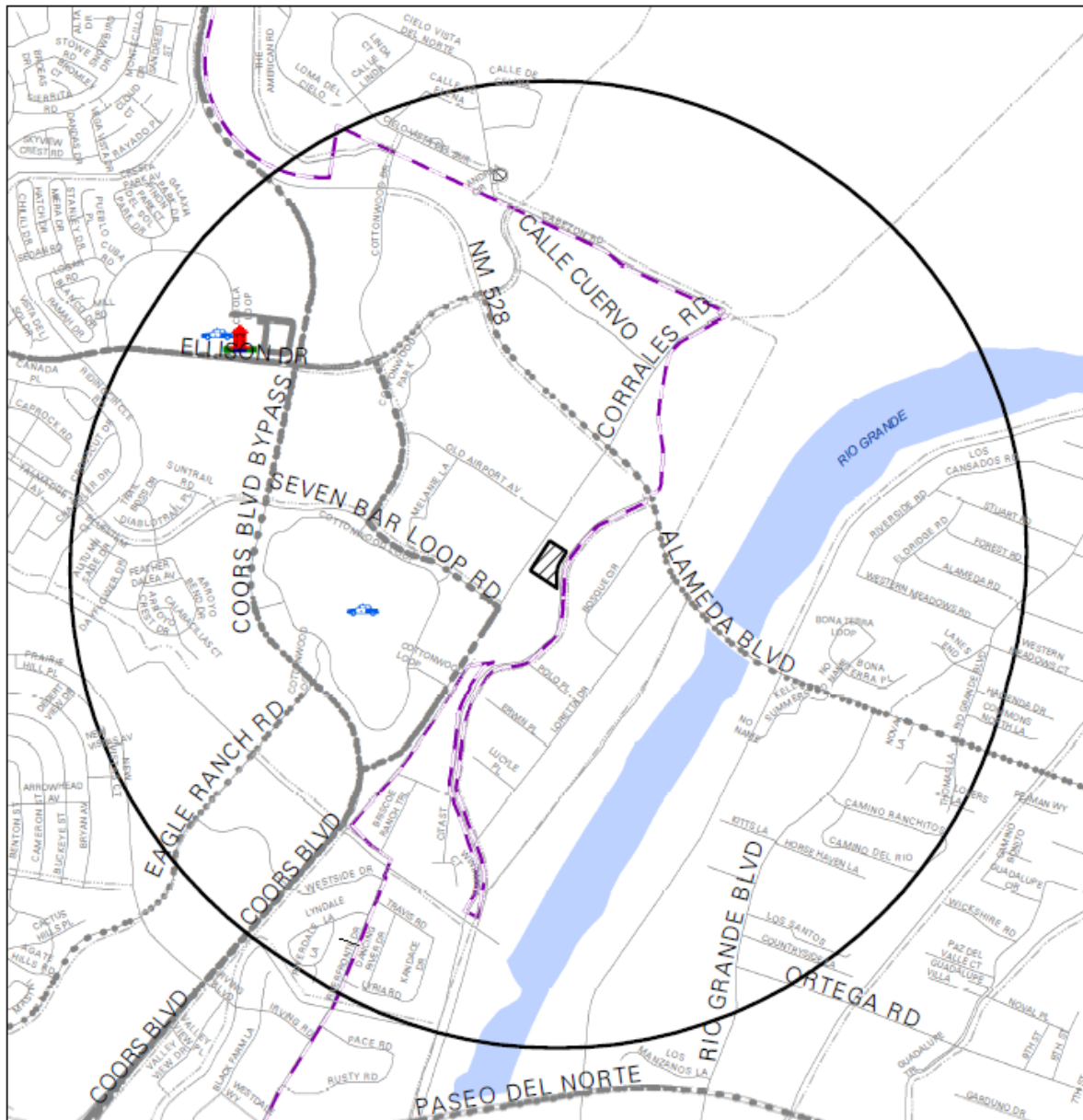
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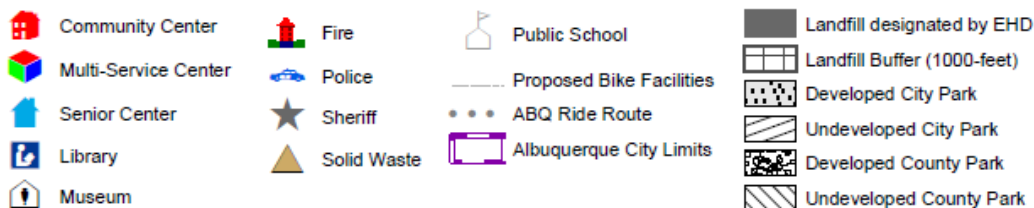
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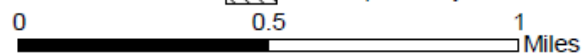
Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer



Case Number: ZMA-2025-00003



II. Introduction

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	MX-L, MX-T	Area of Change	- Undeveloped
<i>North</i>	MX-L NR-BP	Area of Consistency	- Commercial Services, Personal & business - Commercial Retail, Restaurant - Commercial Retail, Building & home improvement materials store - Commercial Services, Veterinary hospital
<i>South</i>	MX-L MX-T	Area of Change	- Commercial Retail, Restaurant - Vacant
<i>East</i>	Unincorporated	N/A	- Rural Agricultural/ Single Family Residential
<i>West</i>	NR-C MX-M	Area of Change	- Commercial – General Retail - Utilities

Request

The request is for a Zoning Map Amendment (i.e., zone change) from an MX-T (Mixed-use – Transition) zone district to MX-L (Mixed-use – Low Intensity) for an about 0.55-acre portion of an approximately 2.5-acre site, comprising all or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch) located at 10120 Coors Blvd. NW, Albuquerque, NM 87114 (the “subject site”). The subject site is east of Coors Blvd. NW, between Old Airport Ave. NW and 7 Bar Loop NW.

The subject site is split between MX-L and MX-T; therefore, the request would eliminate a floating zone line and unify the property under a single zone district: MX-L. The Zoning Map Amendment will establish a zone boundary that matches existing lot lines.

EPC Role

The EPC is the decision-making body for this request because the subject site and zone change is for a property that is less than 20 gross acres located entirely in an Area of Change [IDO §14-16-[6-7\(G\)\(1\)\(a\)2](#)]. The request is a quasi-judicial matter.

History/Background

In 1984 the Coors Corridor Plan was adopted to provide policy and regulations for development along Coors Boulevard as an important limited access roadway and north-south arterial for the Northwest Mesa. The subject site was within Section 4 of that plan.

In 1985, the subject site was included in the Seven-Bar Ranch Sector Development Plan (SDP; SD-78-3-1/ Z-84-129). At that time, the eastern portion of the subject site, now zoned MX-T, was zoned SU-1 for O-1 or Office use. The western portion of the site, now zoned MX-L, was zoned SU-1 for C-1 Commercial Uses & Restaurant w/Liquor for On-Premises Consumption and designated as Open Space along the Coors Blvd. right-of-way, which cut across the property to form an "L," possibly following an old drainage easement.

The two zoning designations match annexation boundaries. The eastern MX-T portion of the site was annexed by the City of Albuquerque July 7, 1997 (O 25-1997), and the western MX-L portion of the site was annexed by the City in December 28, 2002 (O 13-2002).

The Coors Corridor Plan and the Seven-Bar Ranch Sector Development Plan were repealed in 2018 when the IDO became effective, and the zoning converted to MX-T for the SU-1 for O-1 Office and to MX-L for the SU-1 for C-1.

The subject site has never been developed. However, a Pre-Application Review, Sketch Plat has been requested for a Site Plan – Administrative action under PR-2024-011230, which has not yet been approved. Upon review of this project, planning staff became aware of the floating zone line at the property and informed the applicant that this floating zone line would need to be removed in order to develop the site.

Context

The subject site is located immediately east of the Alameda West Shopping Center, which is part of the designated Cottonwood Employment Center. The Cottonwood shopping area is a busy commercial retail location, which is arranged into strip malls and shopping plazas. Property north of the subject site to Alameda Blvd. NW is zoned MX-L and supports commercial services, including personal and retail businesses in auto-oriented shopping centers. Property south of the subject site is zoned MX-L along Coors Blvd. and zoned MX-T bordering the Corrales Acequia. These properties are also developed with various commercial services.

The north-south running Corrales Acequia forms the eastern boundary of the subject site. Properties situated between the Corrales Acequia and the Rio Grande are within unincorporated Bernalillo County. This unincorporated County area is zoned A-1 (Rural Agricultural—1-Acre Minimum Zone) and generally contains single-family residential dwellings and agricultural lands.

An archaeological site lies within 660 ft to the south of the subject site, and is zoned NR-PO-B (Non-Residential – Park and Open Space Zone District, Sub-zone B: Major Public Open Space).

Properties across Coors Blvd. NW to the west include auto-oriented retail, dining, and entertainment in strip malls zoned NR-C and MX-M. Restaurants and small and large retail north of Old Airport Ave and south of 7 Bar Loop NW are zoned NR-BP.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Coors Blvd. and Alameda Blvd. NW, almost 0.25 miles to the north of the subject site, as Regional Principal Arterials. Seven Bar Loop Rd. NW, about 0.1 miles to the south, is a Major Collector. Old Airport Rd. NW, about 0.05 miles to the north, is a local street.

According to the MRCOG's 2040 Limited Access Facilities Map, Coors Blvd. is a limited access road.

Coors Blvd. is also a Primary Freight Corridor as shown on the MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows an existing bike lane along Coors Blvd. between Seven Bar Loop and Alameda Blvd. NW. There is a proposed bike lane on Seven Bar Loop NW and an existing bike lane along Alameda Blvd. to the north.

Transit

ABQ Ride Bus Route 155 ([Coors](#)) and Bus Route 790 ([Coors / University](#)) run along Coors Blvd. with a turn onto Seven Bar Loop. The nearest bus stop is over 0.2 miles from the subject site on 7 Bar Loop NW, about a 10-minute walk away. The next closest stop is around 0.4 miles to the south on Coors.

Route 155 runs about every 40 minutes on weekdays. Route 790 runs hourly on weekdays August through May during the academic year.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located wholly in an Area of Change, as designated by the Albuquerque/ Bernalillo County Comprehensive Plan ("Comp Plan"). Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, thereby minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The subject site is also located within the Northwest Mesa Community Planning Area.

Center & Corridor Designations

The subject site is within 660 ft. of two Major Transit Corridors, one along Coors Blvd. and the other along Seven Bar Loop, as designated by the Comp Plan. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Development along Major Transit Corridors, although auto-oriented for much of the corridor, should be transit- and pedestrian-oriented as well as good access for cyclists and transit users. Walkability along these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

The Cottonwood Employment Center is located adjacent to the subject site on the west side of Coors Blvd. Employment Centers are intended to be auto-oriented and remain predominately industrial, business, and retail centers. Land uses are generally separated by parking lots and arterial roads, with street design emphasizing efficient movement of vehicles.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows below the stated goal or policy. A Zoning Map Amendment must "further" goals and policies. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

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

The request does not change the zoning of the subject site; it expands MX-L zoning across the entire site making future development possible. Further, the request would allow for the development of a vacant property in a manner that enhances and protects the character of the surrounding community. The MX-L zone would allow uses already permissive on a majority of the subject site and consistent with existing nearby development within the City limits. Any future development at the subject site would require a site plan directed by IDO and DPM requirements to ensure compatibility with the surrounding community. **The request furthers Goal 4.1 – Character.**

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request could facilitate quality development that would be consistent with the distinct character of the community by allowing for concerted development across the entire subject site and permissive uses that would align with those of neighboring properties along Coors Blvd. NW. By removing the floating zone line, future development would not straddle two different zone districts, which is not encouraged by City Planning, due to development constraints. Future development under MX-L zoning would be required to meet applicable buffering, design, and dimensional standards. **The request furthers Policy 4.1.1 – Distinct Communities.**

CHAPTER 5: LAND USE

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

The request could contribute to the long-term vitality of Coors Blvd., a major west side transit corridor, by allowing for a unified approach to infill at the subject site. MX-L zoning would also allow more diversified commercial and industrial offerings as well as denser housing development along a major transportation corridor. Any proposed development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area. **The request furthers Goal 5.1 – Centers & Corridors.**

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

The request would support infill growth along a major transportation corridor for a property that has been vacant since its incorporation into the City. The proposed MX-L zoning would allow for more cohesive development and could reduce the need for multiple trips or longer drives helping to shape the built environment into a sustainable development pattern. Furthermore, future development would be required to comply with applicable site design and buffering standards to ensure

compatibility with the surrounding area. **The request furthers Policy 5.1.1 – Desired Growth.**

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The request would allow for a variety of land uses that could contribute to a more sustainable and complete community. The proposed MX-L zoning would allow for a denser residential, commercial, and industrial uses that could support a community where residents could reduce their reliance on personal automobiles with essential services and amenities situated closer together and near existing mixed-used properties along Coors Blvd. The zone change has the potential to locate commercial or mixed-use development in an established community and provide employment opportunities near housing with goods and services where residents can generally live, learn, shop and play together.

A future site plan for development of the property would be subject to IDO and DPM requirements to ensure suitable development. **The request generally furthers Goal 5.2 – Complete Communities.**

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The zoning update could contribute to a more healthy, sustainable, and distinct community by supporting a cohesive and consistent mix of uses at the subject site that are similar to adjacent areas, and conveniently accessible to surrounding neighborhoods and the Coors Blvd. major transit corridor. **The request generally furthers Policy 5.2.1 – Land Uses.**

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERN: 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 request could contribute to promoting an efficient development pattern by facilitating infill of an undeveloped property near existing infrastructure and public facilities. The MX-L zone district would also allow for more group home options and a wider variety of commercial and industrial uses that correspond with adjacent properties' use, infrastructure, and public facilities such as the Coors Blvd major transit corridor, where development can take advantage of established transportation networks. Importantly, it would eliminate a floating zone line to provide uniformity for land use and development at the subject site.

A future site plan for development of the property would be subject to IDO requirements, including site design standards (IDO §14-16-[5-11](#)), parking and loading requirements (IDO §14-16-[5-5](#)), and mixed-use dimensional standards (IDO

§14-16-[5-1](#)) to ensure the efficient use of resources and infrastructure. **The request furthers Goal 5.3 – Efficient Development Pattern.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request promotes infill development by correcting the floating zone line so the parcel can more easily support a cohesive development while facilitating the efficient use of land, infrastructure, and public facilities within a developed corridor, reducing the need for major new infrastructure investments. Namely, the subject site would be an infill site with access to adjacent water, sewer, road, transit services, and electric infrastructure systems. **The request furthers Policy 5.3.1 – Infill Development.**

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

Although this request does not necessarily discourage growth in areas without existing infrastructure and public facilities, it would allow future growth in a location of infill where there is existing or adjacent infrastructure and public facilities that would support any proposed future development. **The request partially furthers Policy 5.3.2 – Leapfrog Development.**

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

This request could foster employment opportunities on the West Side through the addition of zoning appropriate development. **The request generally furthers Policy 5.4.2 West Side Jobs.**

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 is located wholly within an Area of Change. The request would direct growth to an area where redevelopment is encouraged and adjacent to parcels with corresponding zoning. A unified MX-L zone at the subject site could allow for a more concerted development that could include high-density residential, and expanded commercial and industrial uses that align with the area's existing development pattern. **The request furthers Goal 5.6 – City Development Areas.**

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 request could direct growth and more intense development to an Area of Change by establishing a cohesive MX-L zoning on the subject site that is along the Coors Blvd. Major Transit Corridor and across the street from a designated

Employment Center, where change and development is encouraged. The proposed zoning allows for additional residential, commercial, and industrial uses, that can help activate the currently undeveloped property and contribute to the surrounding corridor's vitality.

By facilitating a more cohesive development that conforms to existing area uses, the request aligns with the City's goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community. Additionally, this request promotes infill development thereby maximizing existing resources. **The request furthers Policy 5.6.2 – Areas of Change.**

CHAPTER 6: TRANSPORTATION

***POLICY 6.1.2 – TRANSIT-ORIENTED DEVELOPMENT:** Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The request would enable infill development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Coors Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses could minimize vehicle trips taken and/or support transit ridership. **The request generally furthers Policy 6.1.2 – Transit-Oriented Development.**

CHAPTER 7: URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

This request could help reinforce a sense of place by considering the context of the area, including its history, natural features, and existing architecture, and incorporating these design elements into the new development and streetscapes. Eliminating a floating zone line across the subject site would simplify the development process and allow for more cohesive planning by not having the complexity of navigating two different zones on a single property; however, this goal will be more applicable with Site Plan development. **The request partially furthers Goal 7.3 Sense of Place.**

CHAPTER 9: HOUSING

***GOAL 9.3 DENSITY:** Support increased housing density in appropriate places with adequate services and amenities.

The request could support increased housing density in an appropriate location by allowing for multi-family housing and group residences along a Major Transit Corridor, Coors Blvd. NW, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-L zoning would align with policies

that encourage efficient land use and reduced pressure for new development on the urban fringe. **The request partially furthers Goal 9.3 – Density.**

Integrated Development Ordinance (IDO)

IDO Zoning

The existing zone district for the subject site is MX-L (Mixed-Use - Low Density) and MX-T (Mixed Use - Transition).

According to IDO §14-16-[2-4\(B\)](#), the purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO [Table 4-2-1](#).

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in IDO [Table 4-2-1](#).

Proposed Zoning

This request proposes to re-zone a portion of the lot from MX-T to MX-L. Allowable uses are shown in IDO [Table 4-2-1](#). The proposed rezoning would unify the zoning across a single lot and eliminate a floating zone line. An integrated zoning would allow a cohesive approach to site development.

Fifteen new uses would become permissible and a bed and breakfast use will no longer be permissible on the parcel currently zoned MX-T if the request is approved, whereas there is no change for the portion already assigned that zoning immediately adjacent to Coors Blvd. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of IDO zone change criterion [14-16-6-7\(G\)\(3\)\(d\)](#) in this report.

Overlay Zones

The subject site is within the boundaries of [CPO-2](#), Coors Boulevard Character Protection Overlay [IDO §14-16-[3-4\(C\)](#)]. CPO-2 regulates Site (Dimensional Standards), Setback, Building Height and Bulk Standards, as well as Other Development Standards (e.g., outdoor lighting, architectural design and details, signs).

The subject site is also within the VPO-1, Coors Boulevard View Protection Overlay [IDO §14-16-[3-6\(D\)](#)]. The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as

amended. Views protected by VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point.

The property is not within the boundaries of an Historic Protection Overlay (HPO).

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Corridor Area: Where the specified distance crosses a lot line, the entire lot is included in the Corridor Area.

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e., vertical mixed-use) or separate buildings on the same lot or premises (i.e., horizontal mixed-use).

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part [14-16-2](#) of this IDO.

IV. Zoning Map Amendment - EPC (Zone Change)

Pursuant to IDO §14-16-[6-7\(G\)\(3\)](#) Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

- (a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the goals and policies listed below:*

This request is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City and as indicated in the application, no spot zone would result because of the requested zone change. It aligns with the scale, character, and current land uses of the surrounding area. The following section provides an analysis of the relevant Comprehensive Plan Goals and Policies that demonstrate the advantages of the proposed zone change for the surrounding area.

Staff Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that adequately demonstrates the request furthers a preponderance of applicable Goals and Policies and does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above. Goals and/or policies added by Staff are denoted with an asterisk (*).

Applicable citations: Goal 4.1-Character, Policy 4.1.1-Distinct Communities; Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses; Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development; *Policy 5.4.2-West Side Jobs; Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; *Policy 6.1.2 Transit-Oriented Development.

Partially applicable citations: Policy 5.3.2 Leapfrog Development; Goal 7.3- Sense of Place; *Goal 9.3-Density.

The response to Criterion A is sufficient.

(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject site is located wholly in an Area of Change; therefore, this criterion does not apply.*

Staff Response: The subject site is wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan.

The response to Criterion B is sufficient.

(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject property is located wholly in an Area of Change and is best described under criteria #2 and #3.*

#2 – Significant changes in the community support the request to rezone the subject site as MX-L. The MX-L (Mixed-Use – Low Intensity) designation provides for a wide variety of neighborhood-scale, community-based uses, while avoiding the permissibility of heavier commercial or industrial activities. The definition of an area of change, as described in the IDO, defines this as an “area where growth and development are encouraged...” which is clearly demonstrated in the area surrounding the subject site. The two adjacent sites located north of the subject property have recently been developed or renovated and south of the subject site, a car wash was recently completed. This demonstrates a clear pattern of investment and development activity in the immediate area.

#3 – The requested zone change is more advantageous to the community, as articulated in the ABC Comprehensive Plan. The subject site has remained vacant, largely due to the floating zone designation that splits the property into two parts with different permissive uses.

This division has hindered development and discouraged investment. Rezoning the site under a single MX-L zone would allow for unified development and simplify the entitlement process, making the property more attractive for appropriate mixed-use development.

The MX-L zone is also more compatible and complementary with the surrounding land uses, supporting the community's development goals while preserving neighborhood character.

Staff Response: The subject site is located wholly within an Area of Change where growth and development are encouraged within Centers (other than Old Town) and Corridors (other than Commuter Corridors). The subject site is located adjacent to an Employment Center and along a Major Transit Corridor – prime locations for concentrating growth.

The applicant demonstrates that there has been a significant change in neighborhood or community conditions affecting the site that justifies this request, and that a different zone district is more advantageous to the community.

Staff agrees that the elimination of a floating zone line and consolidation of the property to MX-L, would strengthen the character of the surrounding area by supporting infill development, while maintaining a commercial or higher-density residential focus similar to adjacent properties to the north and south, and to a lesser intensity than those properties to the west of Coors. An MX-L zone district at this location would be consistent with surrounding City properties, and could reinforce the existing character of the area. Residential and agricultural properties in the unincorporated County to the east are separated by an acequia, and any development shall follow all applicable IDO and DPM regulations to protect neighboring lots.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning.

The response to Criterion C is sufficient.

- (d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-[4-3](#) associated with that use will adequately mitigate those harmful impacts.

Applicant Response: *The requested MX-L (Mixed-Use – Low Intensity) zoning does not include or introduce permissive uses that would be harmful to adjacent properties, neighborhoods, or the community. In fact, the MX-L designation is of lower intensity than the zoning of sites located to the west, which are currently zoned NR-C (Non-Residential – Commercial) and MX-M (Mixed-Use – Medium Intensity). The properties directly north of the subject site are already zoned MX-L, so the requested zoning would reinforce existing land-use patterns and provide continuity in the neighborhood.*

Figures 12 and 13 outline the differences in permissible uses between the MX-L and MX-T zones, showing that MX-L maintains a compatible and modest scale of development.

Certain permissive uses in the MX-L zone—such as car washes, light vehicle repair, animal-related uses, and cannabis-related uses—are subject to the IDO (Integrated Development).

Ordinance) use-specific standards (USSs). These standards are designed to control potential negative impacts and help preserve the character and identity of the surrounding area.

For example, state statute prohibits any cannabis-related operation, facility, or commercial/industrial application within 300 feet of any residentially zoned area, including R-HZ, R-1, R-4, R-5, R-O-I, RM-1, MHS, and MHP zones that existed prior to the licensee's statutory authorization. Additionally, cannabis cultivation and manufacturing must occur within a fully enclosed building, minimizing external impacts.

Light vehicle repair uses must comply with buffering requirements, including walls and minimum separation distances, which further protect adjacent residential neighborhoods. Similarly, car wash facilities are required to maintain a separation from residential zones or lots containing residential uses in any mixed-use zone, as dictated by the IDO USSs.

Other uses allowed under MX-L, such as dormitories and group homes, are comparable to residential uses and are not considered harmful to the community.

Overall, the requested MX-L zoning designation supports land-use consistency in the area while ensuring that potentially incompatible uses are strictly regulated. This approach serves to protect nearby residential communities and preserve the integrity of the neighborhood.

Figure 12 – MX-T/MX-L Comparative Uses

COMPARISON OF USES: MX-T VS MX-L

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

Land Uses	M X - T	M X - L
Residential Uses		
Dwelling, townhouse	P	P
Dwelling, live-work	P	P
Dwelling, multi-family	P	P
Group Living		
Assisted living facility or nursing home	P	P
Community residential facility, small	P	P
Community residential facility, large	P	P
Dormitory	C	P
Group home, small	P	P
Group home, medium	C	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	P
Elementary or middle school	P	P
High school	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P

Land Uses	M X - T	M X - L
Sports field	CV	C
University or college	CV	C
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Kennel		C
Veterinary hospital	C	P
Other pet services	C	P
Food, Beverage, and Indoor E		
Auditorium or theater	A	A
Bar	C	C
Health club or gym	P	P
Mobile food truck court	C	P
Residential community amenity, indoor	P	P
Restaurant	C	P
Tap room or tasting room	C	C
Other indoor entertainment	C	P
Lodging		
Hotel or motel	P	P
Motor Vehicle-related		
Car wash		P
Light vehicle fueling station		C
Light vehicle repair		P
Light vehicle sales and rental		C
Paid parking lot	C	P
Parking structure	CA	P
Offices and Services		
Bank	P	P
Club or event facility	C	P
Commercial services		P
Medical or dental clinic	P	P
Mortuary		C
Office	P	P

Land Uses	M X - T	M X - L
Personal and business services, small	P	P
Research or testing facility	P	P
Self-storage		C
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	P
Other outdoor entertainment	A	A
Retail Sales		
Art gallery	P	P
Bakery goods or confectionery shop	C	P
Cannabis retail		P
Farmers' market	T	P
General retail, small	P	P
Grocery store		P
Liquor retail	C	A
Nicotine retail	CA	A
Pawn shop		C
Transportation		
Park-and-ride lot	C	C
Transit facility	C	C
INDUSTRIAL USES		
Manufacturing, Fabrication, Assembly		
Artisan manufacturing	C	P
Cannabis cultivation	C	P
Cannabis-derived products manufacturing	C	P
Telecommunications, Towers/Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (EES)	P	P
Geothermal energy generation	A	A
Major utility, other	P	P
Solar energy generation	P	P
Wind energy generation	A	A

Figure 13 – MX-T/MX-L Comparative Uses

COMPARISON OF USES: MX-T VS MX-L

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-5(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

Land Uses	M X - T	M X - L
Architecturally integrated	A	A
Collocation	A	A
Freestanding	P	P
Non-commercial or broadcasting antenna	A	A
Public utility collocation	A	A
Roof-mounted	A	A
Small cell	A	A
Waste and Recycling		
Recycling drop-off bin facility	A	A
Wholesaling and Storage		
Outdoor storage		CA
ACCESSORY AND TEMPO		
ACCESSORY USES		
Agriculture sales stand	A	A
Animal keeping	A	A
Automated Teller Machine (ATM)	A	A
Drive-through or drive-up facility		A
Dwelling unit, accessory	A	A
Family care facility	A	A
Garden	A	A
Home occupation	A	A
Independent living facility	A	A
Mobile food truck	A	A
Mobile vending cart	A	A
Outdoor animal run		CA
Outdoor dining area	CA	A
Other use accessory to non- residential primary use	A	A
Other use accessory to residential primary use	A	A
TEMPORARY USES		
Construction staging area, trailer, or office	T	T

Land Uses	M X - T	M X - L
Dwelling, temporary	T	T
Fair, festival, or theatrical performance	T	T
Film production	T	T
Open air market	T	T
Park-and-ride facility, temporary	T	T
Real estate office or model home	T	T
Safe outdoor space	CT	CT
Seasonal outdoor sales	I	I
Temporary use not listed	T	T
Hot air balloon takeoff/landing	T	T

Temporary Uses that do not
Require A Permit

Temporary Uses that
Require A Permit

Staff Response: The applicant compared allowable uses in the existing MX-L (Mixed-use – Low Intensity) and MX-T (Mixed-use – Transition) zone districts to the proposed unified MX-L zone district. Permissive uses allowed under the proposed MX-L zoning but not the current MX-T zoning include additional group living opportunities,

additional commercial uses, such as veterinary hospital, other pet services, mobile food truck court, restaurant, other indoor entertainment, a car wash, light vehicle repair, paid parking lot, parking structure, a club or event facility, the sale of bakery goods/confectionery shop, and farmers' market. Artisan manufacturing, Cannabis retail, Cannabis cultivation, and Cannabis-derived products manufacturing would also become permissive.

All of these uses are already permissive for the western two-thirds of the site, the zoning update would make these permissive across the site. The Motor Vehicle-related uses as well as those related to cannabis might be regarded by some as harmful. However, all future development under the MX-L zone district would be subject to applicable IDO standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO [Table 4-2-1: Allowable Uses](#)). Additionally, cannabis-related uses would also be regulated by New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

The response to Criterion D is sufficient.

- (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: *The request meets criteria #2 because the owners are prepared to meet the obligations under the IDO, the DPM and/or an Infrastructure Improvements Agreement. The owner's [sic] have retained a local civil engineer who understands the requirements associated with developing a vacant lot specifically in relation to the IDO, DPM and Infrastructure Improvements. The engineer is prepared to submit an Infrastructure Improvement list on behalf of the owner's [sic] in association with any development on the subject site.*

Staff Response: This request will ensure that infrastructure and public improvements have adequate capacity when the applicant fulfills its obligations for development under the IDO, the DPM, and/or an Infrastructure Improvements Agreement that would be established during a Site Plan review process, as required.

The response to Criterion E is sufficient.

- (f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant Response: *This request is not completely based on the property's location on a major street because the subject site is requesting a zone designation that already exists on the surrounding sites including the adjacent sites to the north and the south of the subject site. The justification for the proposed zone is based on Comprehensive Plan goals and policies. It will eliminate a floating zone that will bring to the community a property that is better aligned with the established goals of the IDO's designation of an Area of Change.*

Staff Response: Although the subject site is located along Coors Blvd., a Regional Principal Arterial, the applicant's justification is not completely base on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The zone change would eliminate a floating zone line at the subject site, which would facilitate that location's development.

The response to Criterion F is sufficient.

- (g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant Response: *This request is not based completely or predominantly on the cost of land or other economic considerations rather the request is based on the numerous advantages it proposes for the community by removing the floating zone and unifying the subject site under one unified zone is consistent with designated zones north of the subject site. The applicant's justification is predominantly based on the furtherance of Comprehensive Plan policies and goals as mentioned throughout the analysis.*

Staff Response: While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is to remedy a floating zone line with a zone district that will be more advantageous to the community, because it furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

The response to Criterion G is sufficient.

- (h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: *This request does not create a spot zone rather it creates consistency with the abutting parcels directly to the north of the subject site which are already zoned MX-L. The site located south of the subject site is zoned MX-L/MX-T and was developed prior to the IDO being established. Additionally, this request helps to create cohesion amongst the subject site and surrounding parcels.*

Staff Response: A zone change from MX-T to a unified MX-L across the subject site is not a “spot zone” because the proposed MX-L Zone District is consistent with adjacent parcels to the north and south that are also zoned MX-L. The request is consistent with the intent of the Comprehensive Plan by facilitating appropriate zoning that aligns with the subject site lot lines.

The response to Criterion H is sufficient.

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other public agencies reviewed this application. No objections or significant comments were provided. PNM did indicate that transmission facilities and/or easements existed along the Coors Blvd frontage, which bounds the site on the west.

Agency comments received can be found at the end of the staff report beginning on p. 36.

Indian Nations, Pueblos, and Tribes

The applicant was required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos because the application is for a Zoning Map Amendment and the subject site is within 660 ft. of Major Public Open Space [IDO §14-16-[6-4\(B\)](#)].

The City was required to refer this case to Indian Nations, Tribes, and Pueblos for comment [IDO §14-16-[6-4\(I\)\(9\)](#)] for agency comment.

March 13, 2025, Laguna Pueblo requested additional information about the project. No meeting was requested following the applicant’s response.

March 19, 2025, Pueblo of San Felipe requested a site visit and a meeting. The applicant met with Pueblo Representatives, Wednesday, March 26, 2025 at the subject site; no further meeting was requested.

Neighborhood/Public

There are no affected neighborhood organizations that required notification. All property owners within 100 feet of the subject site were notified as required (see attachments). The agent met with two neighbors from the unincorporated lands of Bernalillo County to the east. One neighbor was in support of the proposed zone change to MX-L and the other in support of changing the entire parcel to an MX-T zone district. The latter neighbor was notified by Certified Mail as to how to request a Facilitated Meeting if there were interest. No Facilitated Meeting was requested at the time of the writing of the staff report.

VI. Conclusion

The request is for a Zoning Map Amendment (i.e., zone change) from MX-T (Mixed-use – Transition) to MX-L (Mixed-use – Low Intensity) for an about 0.55-acre portion of an approximately 2.5-acre site, comprising all or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch), located at 10120 Coors Blvd. NW, Albuquerque, NM 87114 (the “subject site”). The subject site is east of Coors Blvd. NW, between Old Airport Ave. NW and 7 Bar Loop NW.

The applicant is requesting the zone change for the subject site to eliminate a floating zone line and extending MX-L zoning across the full property. The Zoning Map Amendment will establish a zone boundary that matches the existing lot lines.

The subject site is located within an Area of Change, as designated by the Comprehensive Plan. The subject site is also within the boundaries of CPO-2, Coors Boulevard Character Protection Overlay [IDO §14-16-[3-4\(C\)](#)] and VPO-1, Coors Boulevard View Protection Overlay [IDO §14-16-[3-6\(D\)](#)]. The subject site also lies within 660’ of an archaeological site, Zoned NR-PO-B (Non-Residential – Park and Open Space Zone District, Sub-zone B: Major Public Open Space).

According to ONC, there were no eligible Neighborhood Associations to notify. Property owners within 100 ft were notified as required [IDO §14-16-[6-4\(J\)](#)]. The applicant met with two neighbors from the unincorporated lands of Bernalillo County (one in support of the proposed zoning and one in support of MX-T zoning for the entire site). One neighbor was updated via Certified Mail in how to request a Facilitated Meeting if there were interest. Staff did not receive any public comment, and no Facilitated Meeting was requested at the time of the writing of the staff report. The sign posting was verified with photos submitted by the applicant and in the field by the staff planner.

The applicant was required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos. Laguna Pueblo requested additional information about the project; no follow up meeting was requested. Pueblo of San Felipe requested a site visit and a meeting. The applicant met with Pueblo of San Felipe representatives, Wednesday, March 26, 2025 at the subject site; no further meeting was requested.

The applicant has adequately justified the request by demonstrating that the proposed zoning is more advantageous to the community than the current zoning, as it furthers a preponderance of applicable Comprehensive Plan goals and policies, would reinforce or strengthen the established character of the surrounding area, and would eliminate a floating zone line on an undeveloped parcel.

Staff recommends approval.

Findings, Zoning Map Amendment (i.e., Zone Change)

Case #: ZMA-2025-00003

1. This is a request for a Zoning Map Amendment for all or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch), located at 10120 Coors Blvd. NW, and consisting of approximately 2.5 acres.
2. The subject site is zoned MX-L (Mixed-use – Low Intensity) and MX-T (Mixed-use – Transition). The applicant is requesting a zone change to eliminate a floating zone line and unify the property under a single zone district, MX-L.
3. Before the adoption of the Integrated Development Ordinance (IDO), the eastern portion of the subject site, now zoned MX-T, was zoned SU-1 for O-1 or Office use. The western portion of the site, now zoned MX-L, was zoned SU-1 for C-1 Commercial Uses & Restaurant w/Liquor for On-Premises Consumption and designated as Open Space along the Coors Blvd. right-of-way. The two zoning designations match City of Albuquerque annexation boundaries of July 7, 1997 (O 25-1997) and December 28, 2002 (O 13-2002), respectively.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Change as designated by the Comprehensive Plan.
6. The subject site is within the boundaries of CPO-2, Coors Boulevard Character Protection Overlay [IDO §14-16-[3-4\(C\)](#)] and VPO-1, Coors Boulevard View Protection Overlay [IDO §14-16-[3-6\(D\)](#)].
7. The subject site is within 660 ft. of two Major Transit Corridors, one along Coors Blvd. and the other along Seven Bar Loop, as designated by the ABC Comprehensive Plan (“Comp Plan”).
8. The subject site lies within 660’ of an archaeological site, Zoned NR-PO-B (Non-Residential – Park and Open Space Zone District, Sub-zone B: Major Public Open Space).

9. The subject site has never been developed; however, a Pre-Application Review, Sketch Plat has been requested for a Site Plan – Administrative action under PR-2024-011230, which has not yet been approved. Upon review of this project, planning staff became aware of the floating zone line at the property and informed the applicant that this floating zone line would need to be removed in order to develop the site.

10. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity:

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

The request does not change the zoning of the subject site; it expands MX-L zoning across the entire site making future development possible. Further, the request would allow for the development of a vacant property in a manner that enhances and protects the character of the surrounding community. The MX-L zone would allow uses already permissive on a majority of the subject site and consistent with existing nearby development within the City limits. Any future development at the subject site would require a site plan directed by IDO and DPM requirements to ensure compatibility with the surrounding community.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request could facilitate quality development that would be consistent with the distinct character of the community by allowing for concerted development across the entire subject site and permissive uses that would align with those of neighboring properties along Coors Blvd. NW. By removing the floating zone line, future development would not straddle two different zone districts, which is not encouraged by City Planning, due to development constraints. Future development under MX-L zoning would be required to meet applicable buffering, design, and dimensional standards.

11. The request furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 5 - Land Use

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

The request could contribute to the long-term vitality of Coors Blvd., a major west side transit corridor, by allowing for a unified approach to infill at the subject site. MX-L zoning would also allow more diversified commercial and industrial offerings as well as denser housing development along a major transportation corridor. Any proposed development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area.

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 request would support infill growth along a major transportation corridor for a property that has been vacant since its incorporation into the City. The proposed MX-L zoning would allow for more cohesive development and could reduce the need for multiple trips or longer drives helping to shape the built environment into a sustainable development pattern. Furthermore, future development would be required to comply with applicable site design and buffering standards to ensure compatibility with the surrounding area.

- C. **GOAL 5.2 COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

The request would allow for a variety of land uses that could contribute to a more sustainable and complete community. The proposed MX-L zoning would allow for a denser residential, commercial, and industrial uses that could support a community where residents could reduce their reliance on personal automobiles with essential services and amenities situated closer together and near existing mixed-used properties along Coors Blvd. The zone change has the potential to locate commercial or mixed-use development in an established community and provide employment opportunities near housing with goods and services where residents can generally live, learn, shop and play together.

A future site plan for development of the property would be subject to IDO and DPM requirements to ensure suitable development.

- D. **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The zoning update could contribute to a more healthy, sustainable, and distinct community by supporting a cohesive and consistent mix of uses at the subject site that are similar to adjacent areas, and conveniently accessible to surrounding neighborhoods and the Coors Blvd. major transit 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 request could contribute to promoting an efficient development pattern by facilitating infill of an undeveloped property near existing infrastructure and public facilities. The MX-L zone district would also allow for more group home options and a wider variety of commercial and industrial uses that correspond with adjacent properties' use, infrastructure, and public facilities such as the Coors Blvd major transit corridor, where development can take advantage of established transportation networks. Importantly, it would eliminate a floating zone line to provide uniformity for land use and development at the subject site.

A future site plan for development of the property would be subject to IDO requirements, including site design standards (IDO §14-16-5-11), parking and loading requirements (IDO §14-16-5-5), and mixed-use dimensional standards (IDO §14-16-5-1) to ensure the efficient use of resources and infrastructure.

- F. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The request promotes infill development by correcting the floating zone line so the parcel can more easily support a cohesive development while facilitating the efficient use of land, infrastructure, and public facilities within a developed corridor, reducing the need for major new infrastructure investments. Namely, the subject site would be an infill site with access to adjacent water, sewer, road, transit services, and electric infrastructure systems.

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

This request could foster employment opportunities on the West Side through the addition of zoning appropriate development.

- H. **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 is located wholly within an Area of Change. The request would direct growth to an area where redevelopment is encouraged and adjacent to parcels with corresponding zoning. A unified MX-L zone at the subject site could allow for a more concerted development that could include high-density residential, and expanded commercial and industrial uses that align with the area's existing development pattern.

- I. **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 request could direct growth and more intense development to an Area of Change by establishing a cohesive MX-L zoning on the subject site that is along the Coors Blvd. Major Transit Corridor and across the street from a designated Employment Center, where change and development is encouraged. The proposed zoning allows for additional residential, commercial, and industrial uses, that can help activate the currently undeveloped property and contribute to the surrounding corridor's vitality.

By facilitating a more cohesive development that conforms to existing area uses, the request aligns with the City's goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community. Additionally, this request promotes infill development thereby maximizing existing resources.

12. The request generally furthers POLICY 6.1.2 – TRANSIT-ORIENTED DEVELOPMENT: Prioritize transit-supportive density, uses, and building design along Transit Corridors from the Comprehensive Plan Chapter 6 – Transportation.

The request would enable infill development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Coors Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses could minimize vehicle trips taken and/or support transit ridership.

13. Pursuant to §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that adequately demonstrates the request furthers a preponderance of applicable Goals and Policies and does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above. Goals and/or policies added by Staff are denoted with an asterisk ().*

*Applicable citations: Goal 4.1-Character, Policy 4.1.1-Distinct Communities; Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses; Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development; *Policy 5.4.2-West Side Jobs; Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; *Policy 6.1.2 Transit-Oriented Development.*

*Partially applicable citations: Policy 5.3.2 Leapfrog Development; Goal 7.3-Sense of Place; *Goal 9.3-Density.*

- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan.

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located wholly within an Area of Change where growth and development are encouraged within Centers (other than Old Town) and Corridors (other than Commuter Corridors). The subject site is located adjacent to an Employment Center and along a Major Transit Corridor – prime locations for concentrating growth.

The applicant demonstrates that there has been a significant change in neighborhood or community conditions affecting the site that justifies this request, and that a different zone district is more advantageous to the community.

Staff agrees that the elimination of a floating zone line and consolidation of the property to MX-L, would strengthen the character of the surrounding area by supporting infill development, while maintaining a commercial or higher-density residential focus similar to adjacent properties to the north and south, and to a lesser intensity than those properties to the west of Coors. An MX-L zone district at this location would be consistent with

surrounding City properties, and could reinforce the existing character of the area. Residential and agricultural properties in the unincorporated County to the east are separated by an acequia, and any development shall follow all applicable IDO and DPM regulations to protect neighboring lots.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning.

- 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The applicant compared allowable uses in the existing MX-L (Mixed-use – Low Intensity) and MX-T (Mixed-use – Transition) zone districts to the proposed unified MX-L zone district. Permissive uses allowed under the proposed MX-L zoning but not the current MX-T zoning include additional group living opportunities, additional commercial uses, such as veterinary hospital, other pet services, mobile food truck court, restaurant, other indoor entertainment, a car wash, light vehicle repair, paid parking lot, parking structure, a club or event facility, the sale of bakery goods/confectionery shop, and farmers' market. Artisan manufacturing, Cannabis retail, Cannabis cultivation, and Cannabis-derived products manufacturing would also become permissive.

All of these uses are already permissive for the western two-thirds of the site, the zoning update would make these permissive across the site. The Motor Vehicle-related uses as well as those related to cannabis might be regarded by some as harmful. However, all future development under the MX-L zone district would be subject to applicable IDO standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses). Additionally, cannabis-related uses would also be regulated by New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

This request will ensure that infrastructure and public improvements have adequate capacity when the applicant fulfills its obligations for development under the IDO, the DPM, and/or an Infrastructure Improvements Agreement that would be established during a Site Plan review process, as required.

- 6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Although the subject site is located along Coors Blvd., a Regional Principal Arterial, the applicant's justification is not completely base on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The zone change would eliminate a floating zone line at the subject site, which would facilitate that location's development.

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

While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is to remedy a floating zone line with a zone district that will be more advantageous to the community, because it furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

- 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

A zone change from MX-T to a unified MX-L across the subject site is not a "spot zone" because the proposed MX-L Zone District is consistent with adjacent parcels to the north and south that are also zoned MX-L. The request is consistent with the intent of the Comprehensive Plan by facilitating appropriate zoning that aligns with the subject site lot lines.

14. There were no eligible Neighborhood Associations to notify. Property owners within 100 feet were notified as required [IDO §14-16-6-4(J)].
15. The applicant met with two neighbors from the unincorporated lands of Bernalillo County to the east, who were notified as property owners within 100-feet of the subject site. One was in support of the proposed zoning and one supported a MX-T zone district for the entire property. The latter was notified via Certified Mail as to how to request a Facilitated Meeting if there were interest.
16. The applicant was required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos. Laguna Pueblo requested additional information about the project; no follow up meeting was requested. Pueblo of San Felipe requested a site visit and a meeting. The applicant met with Pueblo of San Felipe representatives, Wednesday, March 26, 2025 at the subject site; no additional meeting was requested.
17. Staff received no comments regarding the proposed zone change.

Recommendation

APPROVAL of Case #: ZMA-2025-00003, a request for Zoning Map Amendment from MX-L and MX-T to MX-L for all or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch), located at 10120 Coors Blvd. NW, between Old Airport Ave. and 7 Bar Loop NW, based on the preceding Findings 1-17.

Catherine Heyne
Catherine Heyne, Planner

Notice of Decision cc list:

Case Agent, Penny Designs LLC, penny@pennydesign.net
Property Owner, Demi Nguyen, [demi.nguyen70@gmail.com](mailto:dem.nguyen70@gmail.com)
Legal, dking@cabq.gov
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

No comment.

For future development, prior to submitting for Subdivision Plat, Site Plan approval or Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Transportation Development Services

No objection.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Albuquerque Fire Department (AFD)

No fire review required per Lt.

Solid Waste Department

No comment.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objection to the proposed application, future development will require a Request for Availability.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to zone map amendment.

This site falls within the Revision to North Coors Drainage Management Plan area and any development on the subject tract must comply with the provisions/restrictions of the DMP [Drainage Management Plan].

The stormwater discharge from the site is intended to go to the Corrales Main Canal, which is maintained by AMAFCA and MRGCD. As such, AMAFCA will require review of any drainage report, building plan, and/or public work order for this project. The drainage plan must verify the site is in compliance with the applicable DMP and other pertinent drainage criteria.

Bernalillo County, Planning

No adverse comments.

This property abuts the Corrales Main Canal, across from which is the Bosque Dell Acres residential subdivision, within the zoning jurisdiction of Bernalillo County.

Bernalillo County, Transportation

No adverse comment. No nearby Bernalillo County roads or intersections.

Public Service Company of New Mexico (PNM)

There are PNM transmission facilities and/or easements along the Coors Blvd frontage.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within 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.

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

Structures, especially those made of metal like restrooms, 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.

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.

A) PHOTOGRAPHS

Figure 1: Panoramic overview of the subject site - looking ENE from Coors Blvd. NW.



Figure 2: Panoramic overview of subject site - looking WNW toward Coors Blvd. NW.



Figure 3: Overview of subject site from edge of Corrales Acequia - looking NNW.



Figure 4: Overview of subject site - looking SE.



Figure 5: Panoramic overview of subject site - looking NE.



B) HISTORY

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Date: August 1, 1997
CERTIFICATE OF ZONING

William E. Black
c/o William B. Keleher
P.O. Drawer AA
Albuquerque, NM 87103

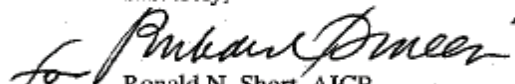
FILE: Z-96-33/AX-96-4/SD-78-3-6
LEGAL: Tracts 14 and a portion of Partition of Black Ranch; Lots 4A and 4B, Replat of Lots 2 and 4, Northeast Portion of Black Ranch; Lot 3 as shown on the Replat Map for Tract C-2 Northeast Portion of Black Ranch; Lots 1A, 2A-1. And 2B-1 of the northern portion of Black Ranch; plus Tracts C-1-A and C-3, Northeast Portion of the Black Ranch and the Corrales Acequia between Alameda Boulevard NW and the Calabacillas Arroyo, located on the east side of Coors Boulevard NW between Alameda Boulevard NW and Coors Bypass Boulevard NW, containing approximately 30.46 acres (B-14). JACK CLOUD, STAFF PLANNER

On July 7, 1997, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the zoning on the above cited property is now changed as follows:

**ANNEXATION AND AMENDMENT OF THE SEVEN BAR SECTOR
DEVELOPMENT PLAN AND ESTABLISHMENT OF SU-1 FOR 0-1 AND SU-1 FOR
C-1 AND
RESTAURANT WITH FULL SERVICE LIQUOR ZONING**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,


Ronald N. Short, AICP
Planning Director

cc: Jim Strozier, 718 Central SW, 87102
Richard Groff, 5312 Chapel Drive NW, 87114
Hess Yntema, P.O. Box 1748, 87103
Dorothy Vasquez, 10113 Bosque circle NW, 87114
Edward Decalus, 10039 Bosque Circle NW, 87114
Ray Kolak, 9807 Loretta Drive NW, 87114
C.J. Vasquez, 10113 Bosque Circle NW, 87114
Resident, 10049 Bosque Circle NW, 87114
John Black, Suite B-3, 10200 Corrales Road NW, 87114
Neal Weinberg, AGIS
David Ning, Policy Planning
City Zoning
County Zoning
George King, Maps & Records, Public Works
File

Z-CERTIFICATION

LAND USE, PLANNING AND ZONING COMMITTEE
OF THE
CITY COUNCIL

May 14, 1997

LAND USE, PLANNING AND ZONING COMMITTEE REPORT ON:

Bill No. R-192, Amending the Seven Bar Sector Development Plan (Armijo)

MEMBERS PRESENT:

Angela M. Robbins, Chair
Ruth M. Adams
Tim Cummins
Adele Hundley
Vickie S. Perea

OTHERS PRESENT:

Jack Cloud, Planning Department
Jim Strozier, Consensus Planning, Inc.
Hess Yntema, Attorney
Ray Colack, Bosque Neighborhood Association
Ed and Sharon Decatur, citizens
Thomas Daw, Gardunos
Laura Mason, Senior Policy Analyst
Doreen Jaramillo, Administrative Assistant

Councillor Hundley stated that due to a possible conflict of interest, she would abstain from discussion and voting on Bill No. R-192 and Bill No. O-81.

Councillor Robbins explained that Bill No. R-192 and Bill No. O-81 are interrelated and will be discussed simultaneously. She stated that Bill No. R-192 amends the Seven Bar Sector Development Plan and Bill No. O-81 is an annexation of 30.46 acres located east of Coors Blvd between Alameda and the Coors ByPass.

Councillor Robbins swore in all parties concerning Bill No. R-192 and Bill No. O-81.

Jack Cloud gave summation on both Bill No. R-192 and Bill No. O-81.

Jim Strozier gave a history on how the annexation was initiated and its relation to the Seven Bar Sector Development Plan. He also explained the existing zoning.

Hess Yntema noted his opposition to the proposed sector plan amendment and zone map amendment for tract 14.

Ray Colack noted his opposition and stated that odors, people drinking alcohol and garbage being thrown by Gardunos is improper for the nearby neighborhood. Ed and Sharon Decatur also noted their opposition to the annexation and suggested that positive office development be proposed. Thomas Daw noted his support for the annexation and stated that the amendment is appropriate for the neighborhood.

Councillor Cummins stated that the annexation is something that the City should do with the proposed area and is consistent with consolidating some of the portions. He noted that he

would support the zone change; and by becoming part of the City, the City could better enforce noise, trash, or other existing regulations.

Councillor Robbins noted that she would support Bill No. O-81; however, she noted opposition to Bill No. R-192. She stated that if the City allows the proposed amendment to the Sector Plan, it will steer people toward the idea of more office space. She added that the area needs more pedestrian activity. Councillor Robbins recognized that since the annexation is attached to the Sector Plan, she must also vote against the annexation.

Councillor Adams moved that the Committee recommend that Bill No. R-192 DO PASS. Seconded. The motion carried by a vote of 3 FOR, 1 AGAINST AND 1 ABSTAIN.

Yes: 3

No: Robbins

Abstain: Hundley

LAND USE, PLANNING AND ZONING COMMITTEE
OF THE
CITY COUNCIL

April 16, 1997

LAND USE, PLANNING AND ZONING COMMITTEE REPORT ON:

Bill No. R-192, Amending the Seven Bar Sector Development Plan (Armijo)

MEMBERS PRESENT:

Angela M. Robbins, Chair
Ruth M. Adams
Tim Cummins
Adele Hundley
Vickie S. Perea

OTHERS PRESENT:

Hess Yntema, Attorney
Sharon Decantur, neighbor
Bill Kelleher
Laura Mason, Senior Policy Analyst
Doreen Jaramillo, Administrative Assistant

Councillor Robbins explained that Bill No. Q-81 and Bill No. R-192 are interrelated and should be discussed simultaneously. Councillor Yntema stated that Dorothy Vasquez was unable to attend today's Committee meeting; therefore, he requested a 60 day deferral. Bill Kelleher noted that he was not opposed to a deferral; however, requested that the Committee grant no more than 30 days. Sharon Decantur requested that a 60 day deferral be granted.

Councillor Perea moved that the Committee recommend that Bill No. R-192 be deferred until May 14, 1997. Seconded. The motion carried by a vote of 5 FOR AND 0 AGAINST.

5/14/97

Item No. 9

~~Bill No. R-192~~, Amending the Seven Bar Sector Development Plan
(Armijo)**Do Pass 3-1 AR/No-AH/Abstain**

Item No. 10

~~Bill No. O-81~~, Annexation 96-4, 30.46 Acres Located East of Coors
Boulevard Between Alameda Boulevard and Coors ByPass Boulevard, NW
(Armijo)**Do Pass 3-1 AR/No-AH/Abstain**

Item No. 11

AC-97-08, Francisco Hernandez, Appellant - [Board of Appeals' Denial of
a Special Exception-Conditional Use to Allow Contractor's Equipment
Storage/Plant - Located at 8100 Central NW]**Remand to Board of Appeals 5-0**

Item No. 12

AC-97-11, Garcia/Kramer & Associates, agent for James Harris, Appellant - [EPC's
Denial of SU-1/C-1 and Vehicle Sales and for an Amendment to the Trumbull Sector Dev.
Plan - Located South of Central between Pennsylvania and Rhode Island Streets, SE]**Be Heard on June 2, 1997 at 6:30 p.m.**

NOTICE TO PERSONS WITH DISABILITIES: If you have a disability and require special assistance to participate in
this meeting, please contact the Council Office at least one day before the meeting date at 768-3100 or by the TTY at
768-2474.

For copies of the Agenda Items for this meeting, please call 768-3100 or by the TTY 768-2474.
rpt:lupzagen.all

CITY OF ALBUQUERQUE
TWELFTH COUNCIL

COUNCIL BILL NO. 3, F/S O-81
ENACTMENT NO. 25-1997
SPONSORED BY: Alan B. Armijo

ORDINANCE

ANNEXING 30.46 ACRES MORE OR LESS, LOCATED GENERALLY EAST OF COORS BOULEVARD NW BETWEEN ALAMEDA BOULEVARD NW AND COORS BYPASS BOULEVARD NW; AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR O-1 AND SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR ZONING.

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

Section 1. AREA PROPOSED FOR ANNEXATION. The owners of a majority of the area annexed as well as a majority of the owners hereby presented properly signed petitions to annex the following territory: 30.46 acres more or less, located generally east of Coors Boulevard NW between Alameda Boulevard NW and Coors Bypass Boulevard NW and more particularly described as follows:

A. A portion of Tracts 13 and 14, Partition of the Black Ranch, shown as the O-1 Zoning area containing a total of 4.73 acres, more or less, on the boundary survey plat of Tracts 13 and 14, Black Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico, June 17, 1997, Vol. 97S, Folio 69; and

B. A portion of Tract 14, Partition of the Black Ranch, shown as the SU-1 for C-1 Zoning area containing 7.0351 acres, more or less, on the boundary survey of Tracts 13 and 14, Black Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico, June 17, 1997, Vol. 97S, Folio 69; and

C. Lots 4A and 4B, Replat of Lots 2 and 4, Northeast portion of Black Ranch; Lot 3 as shown on the replat Map for Tract C-2 Northeast Portion of Black Ranch; Lots 1A, 2A-1, and 2B-1 of the Northern Portion of Black Ranch; plus Tract C-3, Northeast portion of the Black Ranch; and

D. The Corrales Acequia between Alameda Boulevard NW and the Carabacillas Arroyo. The above described territory is contiguous to the City of Albuquerque.

Section 2. ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above are accepted and the above territory is hereby annexed.

Section 3. ZONE MAP AMENDED. The zone map adopted by Section 14-16-1-1 et. seq. ROA 1994 is hereby amended as follows:

A. Establishing SU-1 for O-1 zoning for the area described in Subsection A of Section 1 above, based on the applicable Sector Development Plan and the changed condition of annexation.

B. Establishing SU-1 for C-1 and Restaurant with Full Service Liquor zoning for the area described in Subsections B and C of Section 1 above, based on the changed condition of annexation.

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall become effective five or more days after publication in full when a copy of the ordinance and a plat of the territory hereby annexed is filed in the office of the County Clerk.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, 1997 BY A VOTE OF 9 FOR AND 0 AGAINST.

s/Vickie S. Perea, President
City Council

APPROVED THIS 7th DAY OF JULY, 1997.

s/Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:
s/Millie Santillanes
City Clerk
Journal: July 18, 1997

THIS ANNEXATION HAS BEEN COMPLETED

The attached sketch shows the area which has been annexed by City Commission Resolution on 07-07-97 and zoning established by Ordinance F/S O-81, published on 07-18-97 (date) and which was considered by the Planning and City Commissions as Ax- 96-4 Z- 96-33

If the area was platted simultaneously, the subdivision number is S-_____. Other related cases, if any, are: SD-78-3-6 Please change your records accordingly.



CITY of ALBUQUERQUE
TWELFTH COUNCIL

COUNCIL BILL NO. F/S O-81

ENACTMENT NO. 25-199

SPONSORED BY: ALAN B. ARMIJO

1 ORDINANCE

2 ANNEXING 30.46 ACRES MORE OR LESS, LOCATED GENERALLY EAST OF COORS
3 BOULEVARD NW BETWEEN ALAMEDA BOULEVARD NW AND COORS BYPASS
4 BOULEVARD NW; AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR O-1 AND
5 SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR ZONING.

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

8 Section 1. AREA PROPOSED FOR ANNEXATION. The owners of a majority
9 of the area annexed as well as a majority of the owners hereby presented properly
10 signed petitions to annex the following territory: 30.46 acres more or less, located
11 generally east of Coors Boulevard NW between Alameda Boulevard NW and Coors
12 Bypass Boulevard NW and more particularly described as follows:

13 A. A portion of Tracts 13 and 14, Partition of the Black Ranch, shown as
14 the O-1 Zoning area containing a total of 4.73 acres, more or less, on the boundary
15 survey plat of Tracts 13 and 14, Black Ranch, filed in the office of the County Clerk
16 of Bernalillo County, New Mexico, June 17, 1997, Vol. 97S, Folio 69; and

17 B. A portion of Tract 14, Partition of the Black Ranch, shown as the SU-1
18 for C-1 Zoning area containing 7.0351 acres, more or less, on the boundary survey
19 of Tracts 13 and 14, Black Ranch, filed in the office of the County Clerk of Bernalillo
20 County, New Mexico, June 17, 1997, Vol. 97S, Folio 69; and

21 C. Lots 4A and 4B, Replat of Lots 2 and 4, Northeast portion of Black
22 Ranch; Lot 3 as shown on the replat Map for Tract C-2 Northeast Portion of Black
23 Ranch; Lots 1A, 2A-1, and 2B-1 of the Northern Portion of Black Ranch; plus Tract
24 C-3, Northeast portion of the Black Ranch; and

25 D. The Corrales Acequia between Alameda Boulevard NW and the
26 Calabacillas Arroyo.

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

2 Section 2. ANNEXATION ACCEPTED. The petition and the area specified in
3 Section 1 above are accepted and the above territory is hereby annexed.

4 Section 3. ZONE MAP AMENDED. The zone map adopted by Section 14-16-
5 1-1 et seq. ROA 1994 is hereby amended as follows:

6 A. Establishing SU-1 for O-1 zoning for the area described in
7 Subsection A of Section 1 above, based on the applicable Sector Development Plan
8 and the changed condition of annexation.

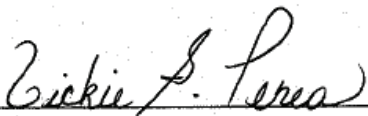
9 B. Establishing SU-1 for C-1 and Restaurant with Full Service Liquor
10 zoning for the area described in Subsections B and C of Section 1 above, based on
11 the changed condition of annexation.

12 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
13 clause, word or phrase of this ordinance is for any reason held to be invalid or
14 unenforceable by any court of competent jurisdiction, such decision shall not affect
15 the validity of the remaining provisions of this ordinance. The Council hereby
16 declares that it would have passed this ordinance and each section, paragraph,
17 sentence, clause, word or phrase thereof irrespective of any provisions being declared
18 unconstitutional or otherwise invalid.

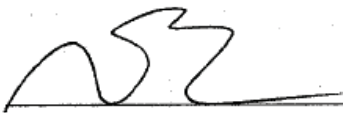
19 Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
20 become effective five or more days after publication in full when a copy of the
21 ordinance and a plat of the territory hereby annexed is filed in the office of the
22 County Clerk.

1 PASSED AND ADOPTED THIS 18th DAY OF June, 1997


2 BY A VOTE OF 9 FOR AND 0 AGAINST.

3
4
5
6
7
8 
9 Vickie S. Perea, President
10 City Council

11 APPROVED THIS 7th DAY OF July, 1997

12 
13
14 Martin J. Chavez, Mayor
15 City of Albuquerque

16
17 ATTEST:

18 
19 City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

RECEIVED

DEC 04 1996

Attachment for
B:110-81 &
R-192

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

OMAN, GENTRY & YNIEWICZ, P.A.

Date: November 22, 1996

OFFICIAL NOTIFICATION OF DECISION

William E. Black
c/o William B. Keleher
P.O. Drawer AA
Albuq. NM 87103

FILE: Z-96-33/AX-96-4/SD-78-3-6

LEGAL DESCRIPTION: Tracts 14 and a portion of Partition of Black Ranch; Lots 4A and 4B, Replat of Lot 2 and 4, Northeast Portion of Black Ranch; Lot 3 as shown on the Replat Map for Tract C-2 Northeast Portion of Black Ranch; Lots 1A, 2A-1, and 2B-1 of the northern portion of Black Ranch; plus Tracts C-1-A and C-3, Northeast Portion of the Black Ranch and the Corrales Acequia between Alameda Boulevard NW and the Calabacillas Arroyo, located on the east side of Coors Boulevard NW between Alameda Boulevard NW and Coors Bypass Boulevard NW, containing approximately 30.46 acres (B-14). [ORIGINALLY ADVERTISED FOR May 16, 1996; READVERTISED TO INCLUDE TRACTS C-1-A, C-3, AND THE CORRALES ACEQUIA] JACK CLOUD, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to recommend approval to City Council of AX-96-4, an annexation, based on the following Findings and subject to the following Condition:

FINDINGS: Annexation:

1. The land proposed for annexation is contiguous with existing city boundaries, has convenient street access, and will not require major unprogrammed capital expenditures by the City to support the annexation, poses no servicerability problems, and so complies with the City's policies for annexation found in Resolution 54-1990.
2. This request is consistent with the Comprehensive Plan, the Northwest Mesa Area Plan, and the Seven-Bar Ranch Sector Development Plan regarding appropriateness for annexation.
3. Conditions for approval have been noted by the Transportation Division.
4. The annexation to the City represents a changed condition, consistent with Resolution 270-1980.
5. A replat of Tract 13 is needed to define the proposed municipal limits and zone boundary.
6. It is found to be appropriate for Tract C-1-A to be annexed, and it is recommended that the City Council take whatever legal action that is necessary to accomplish that annexation.

CONDITION:

1. A replat of Tract 13 shall be completed to define the proposed municipal limits and zone boundary.
-

On November 21, 1996, the Environmental Planning Commission voted to recommend approval to City Council SD-78-3-6, an amendment to the Seven Bar Ranch Sector Development Plan, based on the following Findings, and subject to the following Condition:

FINDINGS: Sector Development Amendment:

1. The originally proposed SU-1/IP zoning was not appropriate for the location on the east side of Coors Boulevard, based on the potential adverse impacts on the abutting low-density, rural area; the revised request, with modifications, will retain the intent and the zoning for this area.
2. The existing sector development plan designations of SU-1/ C-1 and SU-1/ O-1 may be appropriately modified for this location, and will provide for urban development consistent with surrounding development.

CONDITION

1. The 'portion of' Tract 13 (as designated on the petition for annexation) and the buffer area of Tract 14 (as designated on the exhibit COORS ROAD ANNEXATION) shall be designated for SU-1/ O-1 zoning.
-

On November 21, 1996, the Environmental Planning Commission voted to recommend approval to City Council of Z-96-33, for establishment of SU-1/ O-1 for portions of Tracts 13 and 14, and SU-1/ C-1 and Restaurant with Full Service Liquor for the remainder of this request based on the following Findings:

FINDINGS: Establishment of Zoning:

1. The originally proposed SU-1/IP zoning was not appropriate for the location on the east side of Coors Boulevard, based on the potential adverse impacts on the abutting low-density, rural area; the revised request, with modifications, will retain the intent and the zoning for this area.
2. SU/O-1 for portions of Tracts 13 and 14. SU-1/ C-1 and Restaurant with full service liquor and SU-1/ O-1 zoning is consistent with the objectives of the Comprehensive Plan, the Northwest Mesa Area Plan, the Seven-Bar Ranch Sector Development Plan, and Resolution 270-1980 Section 1.D., Policies for Zone Map Amendments.

OFFICIAL NOTIFICATION OF DECISION
Z-96-33/AX-96-4/SD-78-3-6
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IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 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 Division form to the Planning Division 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).

Sincerely,


Ronald N. Short, AICP
Planning Director

RNS/JC/ac

cc: Jim Strozier, 718 Central SW, Albuquerque, NM 87102
Richard Groff, 5312 Chapel Dr. NW, Albuquerque, NM 87114
Hess Yntema, P.O. Box 1748, Albuquerque, NM 87103
Dorothy Vasquez, 10113 Bosque Circle NW, Albuquerque, NM 87114
Edward Decalus, 10039 Bosques Circle NW, Albuquerque, NM 87114
Ray Kolak, 9807 Loretta Dr. NW, Albuquerque, NM 87114
C.J. Vasquez, 10113 Bosque Circle NW, Albuquerque, NM 87114
Resident, 10049 Bosque Circle NW, Albuquerque, NM 87114
George Perez, P.O. Box 819, Bernalillo, NM 87004
Steve Frazier, 9807 Loretta Dr. NW, Albuquerque, NM 87114
W.B. Keleher, 414 Silver SW, Albuquerque, NM 87102
Mark Klecan, 1512 Polo Pl. NW, Albuquerque, NM 87114

December 3, 1996

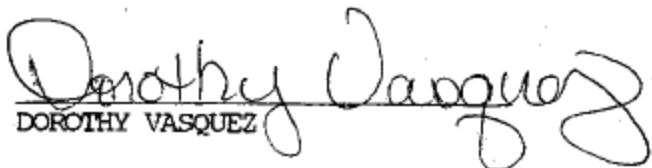
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Z-96-33/AX-96-4/SD-78-3-6

Dear Planning Department:

This letter is to provide my authorization for Oman, Gentry, & Yntema, P.A. (Hess Yntema) to represent me in my Protest/Appeal of Z-96-33/AX-96-4/SD-78-3-6.

Sincerely,


DOROTHY VASQUEZ

511pl



County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

BOARD OF COUNTY COMMISSIONERS

ALBERT "AL" VALDEZ, CHAIRMAN
DISTRICT 2
KEN SANCHEZ, VICE CHAIR
DISTRICT 1
EUGENE M. GILBERT, MEMBER
DISTRICT 3
BARBARA J. SEWARD, MEMBER
DISTRICT 4
LES HOUSTON, MEMBER
DISTRICT 5
JUAN R. VIGIL, COUNTY MANAGER

DAVID K. ANDERSON, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESSALL, PROBATE JUDGE
JOE BOWDICH, SHERIFF
H. R. FINE, TREASURER

NOTIFICATION OF DECISION BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

March 1, 1996

C.J. and Dorothy Vasquez
10113 Bosque Circle NW
Albuquerque, NM 87114

Subject: FILE No.: CO-96-1/CSU-96-1

PROPERTY: TRACT 13, NORTHEAST PORTION OF BLACK RANCH,
LOCATED EAST OF COORS BOULEVARD NW BETWEEN SEVEN
BAR LOOP AND ALAMEDA BOULEVARD NW, CONTAINING
APPROXIMATELY 5.51 ACRES.

FINAL ACTION: APPROVED A SPECIAL USE PERMIT FOR
PLANNED DEVELOPMENT AREA

At the February 27, 1996 public hearing, the Bernalillo County Board of County Commissioners DENIED your appeal of the Bernalillo Planning Commission's APPROVAL of a Special Use Permit for Planned Development Area, for Tract 13, northeast portion of Black Ranch, located east of Coors Boulevard NW between Seven Bar Loop and Alameda Boulevard NW Tract 13, northeast portion of Black Ranch, located east of Coors Boulevard NW between Seven Bar Loop and Alameda Boulevard NW, containing approximately 5.51 acres, based on the following Findings and subject to the following Conditions.

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FINDINGS:

1. The Seven Bar Ranch Sector Plan has been amended several times and the original concept of light industrial and office park development in conjunction with the original mall has not been realized. The area has been developed into the regional retail, service commercial, and restaurant node for the West Side of Albuquerque and Rio Rancho.
2. The request is consistent with Resolution 116-86 recognizing the changed neighborhood conditions, location on Coors Boulevard, a major arterial, and the consistency of land uses to the north and west of the property.
3. The site plan is conceptual and includes sufficient detail to demonstrate that the project can be developed to accommodate the neighborhood's concern relative to screening headlights, visual screening, and location of the restaurant buildings more than 500 feet to the nearest house.
4. The requested variances to the Coors Corridor Plan will assist in mitigating potential impacts to the adjacent neighborhood and in preserving the Calabacillas Pueblo Archaeological Site.
5. Special design consideration relative to the archaeological site, neighborhood concerns, the existing gas line easement, and the Corrales Main Canal create a hardship for this property, and support the requested variance to the Coors Corridor Plan which will allow a reduction of the landscaped setback from 35 feet to 20 feet and allowance to build the two restaurants to a maximum of 30 feet.
6. The proposed agreement between Gardunos and the Archaeological Conservancy will be a true public/private partnership to assure the preservation of this important resource permanently at no cost to Bernalillo County.

CONDITIONS:

1. A detailed site plan shall be submitted to staff within 90 days including architectural elevations and landscaping consistent with the Coors Corridor Plan with the exception of the setback. The site plan shall show a

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combination of landscaping, berm, and walls to a height of six feet to provide a buffer for the neighborhood. The landscaping shall include a mixture of large and small evergreens to provide for visual screening in the winter months as well as xeriscaping and cottonwoods. The landscaping and walls shall be contiguous on the east side of the site.

2. No outdoor amplified music or paging shall be permitted and the use must comply with County Noise Ordinance.
3. A plat establishing the Pueblo site shall be required and the site shall be dedicated to the Archaeological Conservancy.
4. A plat establishing necessary cross access easements shall be required for the tract to the south in order to provide access to the Seven Bar Loop and Coors Boulevard Intersection.
5. Gated access shall be provided to the archaeological site.
6. Patio dining and viewing areas on the east side of the restaurant shall be limited and enclosed to protect the privacy of residents to the east.
7. Lighting shall be site specific. Lighting on the east side of the parking area shall be sensitive to, and shielded from, adjacent residences and limited in height.
8. Alcohol is to be served with the expectation of subsequent or concurrent meal service only as regulated by the State of New Mexico under a full service liquor license for restaurants.
9. This site plan is for approval of a phase I consisting of one restaurant and an office. Additional parking will be required for subsequent phases.
10. A complete grading and drainage plan shall be submitted for approval by AMAFCA and County Public Works.
11. A traffic impact analysis shall be submitted to County Public Works for approval.

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

MARCH 6, 1996

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12. At the developers expense the following trail and archaeological site improvements shall be constructed:
- a) Any visitor improvements to the archaeological site (seating, signage, etc.) should be located on the westerly side of the site and visual screening (walls, fencing, and/or landscaping) shall be provided to ensure the privacy of the neighbors to the east.
 - b) The Bosque del Acres Neighborhood Association and the adjoining property owners shall be notified, and a neighborhood meeting held, prior to any trail or visitor improvements on the archaeological site.
 - c) If and when a pedestrian connection is provided between the development the archaeological site, and the trail proposed along the Corrales Main Canal, there shall be a gate provided that will be locked at night (development/tenant/owner must assure gate will be locked at night)
13. A wall/fence shall be added to the northerly portion of the site, along the eastern boundary of the property. The wall/fence shall be a combination of masonry pilasters and wood fencing, and shall be a minimum of 6 feet in height.
14. No reflective roof materials shall be allowed.

If you have any questions concerning this matter, do not hesitate to call me at 768-3860. My office is in the Planning Department's Development Services, Fourth Floor, City/County Building, One Civic Plaza NW, Albuquerque, NM 87102.

Sincerely,



Susan E. Jones
Senior Planner

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

MARCH 6, 1996

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SEJ:lnl:

xc: File

Building/Zoning & Planning Director

Glenda Ramos, AGIS

Neal Weinberg, AGIS

Ed Losinski, County Public Works Department

Tortilla Inc., c/o Jim Perner, P.O. Box 14355;87191

Jim Strozier, Consensus Planning, 718 Central SW;87102

Jim Walker, Archaeology Conservancy, 5301 Central Ave. NE;87108

John Black, 10200 Corrales Road NW;87114

Claudio Vigil, Architect, 1305 Tijeras NW

Mark Klecan, 1512 Polo Place NW;87114

Tom Faturros, 9830 Loretta Drive NW;87114

James Fitzgerald, P.O. Box 1888

C.J. Vasquez, 11301 Bosque Circle NW;87114

Richard Whiteside, 7120 Wyoming NE

Lawrence Kline, Herbert M. Denish & Associates, P.O. Box 2001;87103

C) APPLICATION INFORMATION

Charles Nguyen
CDR Holdings LLC
3554 White Horse Dr SE
Rio Rancho, NM 87124

3/1/2025

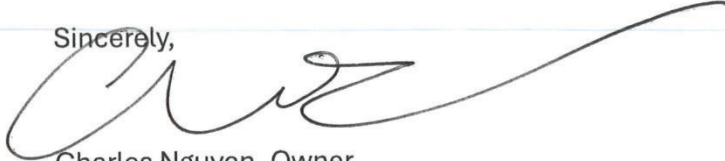
LETTER OF AUTHORIZATION

To the City of Albuquerque Environmental Planning Commission,

I authorize Penny Dudley, LEED AP of Penny Design, LLC to act as the agent for the Zone Planning Change submittal to the City of Albuquerque Planning Department.

Please contact me if you have any questions or concerns regarding this letter of authorization.

Sincerely,

A handwritten signature in black ink, appearing to be 'Charles Nguyen', written over a light blue horizontal line.

Charles Nguyen, Owner
505-264-0510

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
CDR Holdings LLC**

This Multi-member LLC Operating Agreement represents CDR Holdings LLC that was formed in the State of New Mexico on September 1 2020, hereinafter known as the "Company".

There are a total of Two (2) Members in the Company known as:

Demi Nguyen, of 3554 Whitehorse DR SE, Rio Rancho , New Mexico, 87124 and has 50% percent ownership-interest in the Company;

Charles Nguyen, of 3554 Whitehorse Dr SE, Rio Rancho, New Mexico, 87124 and has 50% percent ownership-interest in the Company;

hereinafter known as the "Member(s)".

WHEREAS the Member(s) desire to create a limited liability company under the laws of the State of New Mexico and set forth the terms herein of the Company's operation and the relationship between Member(s).

THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Member(s) and the Company agree as follows:

1. Name and Principal Place of Business

The name of the Company is CDR Holdings LLC with a principal place of business at 3554 Whitehorse Dr SE, Rio Rancho, New Mexico, 87124. The mailing address shall be the same address as the principal office location.

2. Registered Agent

The name of the Registered Agent is Charles Nguyen with a registered office located at 3554 Whitehorse Dr SE, Rio Rancho, New Mexico, 87124 for the service of process as of September 1 2020. This may change at any time by the Company filing an amendment with the Secretary of State, or respective office, in the State of New Mexico.

3. Formation

The Company was formed on September 1 2020, when the Member(s) filed the Articles of Organization with the office of the Secretary of State pursuant to the statutes governing limited liability companies in the State of New Mexico (the "Statutes").

4. Purpose

The purpose of the Company is to engage in and conduct any and all lawful businesses, activities or functions, and to carry on any other lawful activities in connection with or incidental to the foregoing, as the Member(s) in their discretion shall determine.

5. Term

The term of the Company shall be perpetual, commencing on the filing of the Articles of Organization of the Company, and continuing until terminated under the provisions set forth herein.

6. Member(s) Capital Contributions

The Member(s) shall not be providing any initial capital contributions to the LLC.

7. Distributions

For purposes of this Agreement “net profits” and “net losses” mean the profits or losses of the Company resulting from the conduct of the Company’s business, after all expenses, including depreciation allowance, incurred in connection with the conduct of its business for which such expenses have been accounted.

The term “Cash Receipts” shall mean all Cash Receipts of the Company from whatever source derived, including without limitation capital contributions made by the Member(s); the proceeds of any sale, exchange, condemnation or other disposition of all or any part of the assets of the Company; the proceeds of any loan to the Company; the proceeds of any mortgage or refinancing of any mortgage on all or any part of the assets of the Company; the proceeds of any insurance policy for fire or other casualty damage payable to the Company; and the proceeds from the liquidation of assets of the Company following termination.

The term “Capital Transactions” shall mean any of the following: the sale of all or any part of the assets of the Company; the refinancing of mortgages or other liabilities of the Company; the receipt of insurance proceeds; and any other receipts or proceeds are attributable to capital.

The “Capital Account” for each Member shall mean the account created and maintained for the Member(s) in accordance with Section 704(b) of the Internal Revenue Code and Treasury Regulation Section 1.704-1(b)(2)(iv).

The term “Members’ Percentage Interests” shall mean the percentages set forth with the name of each Member.

During each annual period the net profits and net losses of the Company (other than from Capital Transactions), and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be credited or charged, as the case may be, to the capital accounts of each Member in proportion to the Members’ Percentage Interests. The net profits of the Company from Capital Transactions shall be allocated in the following order of priority: (a) to offset any negative balance in the capital accounts of the Member(s) in proportion to the amounts of the negative balance in their respective capital accounts, until all negative balances in the capital accounts have been eliminated; then (b) to the Members in proportion to the Members’ Percentage Interests. The net losses of the Company from Capital Transactions shall be allocated in the following order of priority: (a) to the extent that the balance in the capital accounts of any Member(s) are in excess of their original contributions, to such Members in proportion to the excess balances until all such excess balances have been reduced to zero; then (b) to the Member(s) in proportion to the Members’ Percentage Interests.

The Cash Receipts of the Company shall be applied in the following order of priority: (a) to the payment of interest or amortization on any mortgages on the assets of the Company, amounts due on debts and liabilities of the Company other than those due to any Member(s), costs of the construction of the improvements to the assets of the Company and operating expenses of the

Company; (b) to the payment of interest and establishment of cash reserves determined by the Member(s) to be necessary or appropriate, including without limitation, reserves for the operation of the Company's business, construction, repairs, replacements, taxes and contingencies; and (d) to the repayment of any loans made to the Company by any Member(s). Thereafter, the Cash Receipts of the Company shall be distributed among the Members as hereafter provided.

Except as otherwise provided in this Agreement or otherwise required by law, distributions of Cash Receipts of the Company, other than from Capital Transactions, shall be allocated among the Member(s) in proportion to the Members' Percentage Interests.

Except as otherwise provided in this Agreement or otherwise required by law, distributions of Cash Receipts from Capital Transactions shall be allocated in the following order or priority: (a) to the Member(s) in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in their capital account; then (b) to the Member(s) in proportion to the Members' Percentage Interests.

It is the intention of the Member(s) that the allocations under this Agreement shall be deemed to have "substantial economic effect" within the meaning of Section 704 of the Internal Revenue Code and Treas. Reg. Section 1.704-1. Should the provisions of this Agreement be inconsistent with or in conflict with Section 704 of the Code or the Regulations thereunder, then Section 704 of the Code and the Regulations shall be deemed to override the contrary provisions thereof. If Section 704 or the Regulations at any time require that limited liability company operating agreements contain provisions which are not expressly set forth herein, such provisions shall be incorporated into this Agreement by reference and shall be deemed a part of this Agreement to the same extent as though they had been expressly set forth herein.

8. Books, Records and Tax Returns

The Member(s), or their designees, shall maintain complete and accurate records and books of the Company's transactions in accordance with generally accepted accounting principles.

The Company shall furnish each Member, within seventy-five (75) days after the end of each fiscal year, an annual report of the Company including a balance sheet, a profit and loss statement a capital account statement; and the amount of such Member's share of the Company's income, gain, losses, deductions and other relevant items for federal income tax purposes.

The Member(s) intends that the Company shall be taxed as a Partnership in accordance with the provisions of the Internal Revenue Code. The Company shall prepare all Federal, State and local income tax and information returns for the Company, and shall cause such tax and information returns to be timely filed. Within seventy-five (75) days after the end of each fiscal year, the Company shall forward to each person who was a Member during the preceding fiscal year a true copy of the Company's information return filed with the Internal Revenue Service for the preceding fiscal year.

All elections required or permitted to be made by the Company under the Internal Revenue Code, and the designation of a tax matters partner pursuant to Section 6231(a)(7) of the Internal Revenue Code for all purposes permitted or required by the Code, shall be made by the Company by the affirmative vote or consent of Member(s) holding a majority of the Members' Percentage Interests.

Upon request, the Company shall furnish to each Member, a current list of the names and addresses of all of the Member(s) of the Company, and any other persons or entities having any financial interest in the Company.

9. Bank Accounts

All funds of the Company shall be deposited in the Company's name in a bank account or accounts as chosen by the Member(s). Withdrawals from any bank accounts shall be made only in the regular course of business of the Company and shall be made upon such signature or signatures as the Member(s) from time to time may designate.

10. Management of the Company

The business and affairs of the Company shall be conducted and managed by the Member(s) in accordance with this Agreement and the laws of the State of New Mexico.

Except as expressly provided elsewhere in this Agreement, all decisions respecting the management, operation and control of the business and affairs of the Company and all determinations made in accordance with this Agreement shall be made by a vote of the Members unanimously.

Notwithstanding any other provision of this Agreement, the Members shall not, without the prior authorization of the Members unanimously in favor to sell, exchange, lease, assign or otherwise transfer all or substantially all of the assets of the Company; sell, exchange, lease (other than space leases in the ordinary course of business), assign or transfer the Company's assets; mortgage, pledge or encumber the Company's assets other than is expressly authorized by this Agreement; prepay, refinance, modify, extend or consolidate any existing mortgages or encumbrances; borrow money on behalf of the Company; lend any Company funds or other assets to any person; establish any reserves for working capital repairs, replacements, improvements or any other purpose; confess a Judgment against the Company; settle, compromise or release, discharge or pay any claim, demand or debt, including claims for insurance; approve a merger or consolidation of the Company with or into any other limited liability company, corporation, partnership or other entity; or change the nature or character of the business of the Company.

The Members shall receive such sums for compensation as Members of the Company as may be determined from time to time by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

11. Meetings of Members

The annual meeting of the Members shall be held on the 1st of January (day/month) at the principal office of the Company or at such other time and place as the Members determine, for the purpose of transacting such business as may lawfully come before the meeting. If the day fixed for the annual meeting shall be a legal holiday, such meeting shall be held on the next succeeding business day.

The Members may by resolution prescribe the time and place for the holding of regular meetings and may provide that the adoption of such resolution shall constitute notice of such regular meetings.

Special meetings of the Members, for any purpose or purposes, may be called by any Members (or such other number of Members as the Members from time to time may specify).

Written or electronic notice stating the place, date, and time of the meeting, the means of electronic video screen communication or transmission, if any, and describing the purposes for which the meeting is called, shall be delivered not fewer than ten (10) days and not more than sixty (60) days

before the date of the meeting to each Member, by or at the direction of the Manager or the Member(s) calling the meeting, as the case may be.

At any meeting of the Members, the presence of Members holding a majority of the Members' Percentage Interests, as determined from the books of the Company, represented in person or by proxy, shall constitute a quorum for the conduct of the general business of the Company. However, if any particular action by the Company shall require the vote or consent of some other number or percentage of Members pursuant to this Agreement, a quorum for the purpose of taking such action shall require such other number or percentage of Members. If a quorum is not present, the meeting may be adjourned from time to time without further notice, and if a quorum is present at the adjourned meeting any business may be transacted which might have been transacted at the meeting as originally notified. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less a quorum.

At all meetings of the Members, a Member may vote by proxy executed in writing by the Member or by a duly authorized attorney-in-fact of the Member. Such proxy shall be filed with the Company before or at the time of the meeting.

A Member of the Company who is present at a meeting of the Members at which action on any matter is taken shall be presumed to have assented to the action taken, unless the dissent of such Member shall be entered in the minutes of the meeting or unless such Member shall file a written dissent to such action with the person acting as the secretary of the meeting before the meeting's adjournment. Such right to dissent shall not apply to a Member who voted in favor of such action.

Unless otherwise provided by law, any action required to be taken at a meeting of the Members, or any other action which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject.

Members of the Company may participate in any meeting of the Members by means of conference telephone or similar communication if all persons participating in such meeting can hear one another for the entire discussion of the matters to be voted upon. Participation in a meeting pursuant to this paragraph shall constitute presence in person at such meeting.

12. Assignment of Interests

Except as otherwise provided in this Agreement, no Member or other person holding interest in the Company may assign, pledge, hypothecate, transfer or otherwise dispose of all or any part of their interest in the Company, including without limitation, the capital, profits or distributions of the Company without the unanimous vote of the Members in each instance.

A Member may assign all or any part of such Member's interest in the allocations and distributions of the Company to any of the following (collectively the "permitted assignees"): any person, corporation, partnership or other entity as to which the Company has permitted to the assignment of such interest in the allocations and distributions of the Company in accordance with Section 14 of this Agreement. An assignment to a permitted assignee shall only entitle the permitted assignee to the allocations and distributions to which the assigned interest is entitled unless such permitted assignee applies for admission to the Company and is admitted to the Company as a Member in accordance with this Agreement.

The Members agree that a Member may voluntarily withdraw from the Company only with the approval, vote, or consent consisting of a unanimous vote of the Members. Unless the withdrawing member's ownership interest was sold it shall be transferred to the remaining Member(s) in the Company at the same ownership interest percentage ratio that exists at the time of withdrawal. After being removed from the Company the withdrawing Member shall be unequivocally released from any legal or financial liability that is related to the Company unless otherwise agreed upon. An assignment, pledge, hypothecation, transfer or other disposition of all or any part of the interest of a Member in the Company or other person holding any interest in the Company in violation of the provisions hereof shall be null and void for all purposes.

No assignment, transfer or other disposition of all or any part of the interest of any Member permitted under this Agreement shall be binding upon the Company unless and until a duly executed and acknowledged counterpart of such assignment or instrument of transfer, in form and substance satisfactory to the Company, has been delivered to the Company.

No assignment or other disposition of any interest of any Member may be made if such assignment or disposition, alone or when combined with other transactions, would result in the termination of the Company within the meaning of Section 708 of the Internal Revenue Code or under any other relevant section of the Code or any successor statute. No assignment or other disposition of any interest of any Member may be made without an opinion of counsel satisfactory to the Company that such assignment or disposition is subject to an effective registration under, or exempt from the registration requirements of, the applicable Federal and State securities laws. No interest in the Company may be assigned or given to any person below the age of 21 years or to a person who has been adjudged to be insane or incompetent.

Anything herein contained to the contrary, the Company shall be entitled to treat the record holder of the interest of a Member as the absolute owner thereof, and shall incur no liability by reason of distributions made in good faith to such record holder, unless and until there has been delivered to the Company the assignment or other instrument of transfer and such other evidence as may be reasonably required by the Company to establish to the satisfaction of the Company that an interest has been assigned or transferred in accordance with this Agreement.

13. Right of First Refusal

If a Member desires to sell, transfer or otherwise dispose of all or any part of their interest in the Company, such Member (the "Selling Member") shall first offer to sell and convey such interest to the other Members of the Company before selling, transferring or otherwise disposing of such interest to any other person, corporation or other entity. Such offer shall be in writing, shall be given to every other Member, and shall set forth the interest to be sold, the purchase price to be paid, the date on which the closing is to take place (which date shall be not less than thirty nor more than sixty (60) days after the delivery of the offer), the location at which the closing is to take place, and all other material terms and conditions of the sale, transfer or other disposition.

Within fifteen (15) days after the delivery of said offer, the other Members shall deliver to the Selling Member a written notice either accepting or rejecting the offer. Failure to deliver said notice within said fifteen (15) days conclusively shall be deemed a rejection of the offer. Any or all of the other Members may elect to accept the offer, and if more than one of the other Members elects to accept the offer, the interest being sold and the purchase price, therefore, shall be allocated among the Members so accepting the offer in proportion to their Members' Percentage Interests, unless they otherwise agree in writing.

If any or all of the other Members elect to accept the offer, then the closing of title shall be held in accordance with the offer and the Selling Member shall deliver to the other Members who have accepted the offer an assignment of the interest being sold by the Selling Member, and said other Members shall pay the purchase price prescribed in the offer.

If no other Member accepts the offer, or if the Members who have accepted such offer default in their obligations to purchase the interest, then the Selling Member, within one-hundred and twenty (120) days after the delivery of the offer, may sell such interest to any other person or entity at a purchase price which is not less than the purchase price prescribed in the offer and upon the terms and conditions which are substantially the same as the terms and conditions set forth in the offer, provided all other applicable requirements of this Agreement are complied with. An assignment of such interest to a person or entity who is not a Member of the Company shall only entitle such person or entity to the allocations and distributions to which the assigned interest is entitled, unless such person or entity applies for admission to the Company and is admitted to the Company as a Member in accordance with this Agreement.

If the Selling Member does not sell such interest within said one-hundred and twenty (120) days, then the Selling Member may not thereafter sell such interest without again offering such interest to the other Members in accordance with this Agreement.

14. Admission of New Members

The Company may admit new Members (or transferees of any interests of existing Members) into by the purchase of another Member's ownership interest and a vote for adding the new Member consisting of the unanimous vote of the Members in each instance.

As a condition to the admission of a new Member, such Member shall execute and acknowledge such instruments, in form and substance satisfactory to the Company, as the Company may deem necessary or desirable to effectuate such admission and to confirm the agreement of such Member to be bound by all of the terms, covenants and conditions of this Agreement, as the same may have been amended. Such new Member shall pay all reasonable expenses in connection with such admission, including without limitation, reasonable attorneys' fees and the cost of the preparation, filing or publication of any amendment to this Agreement or the Articles of Organization, which the Company may deem necessary or desirable in connection with such admission.

No new Member shall be entitled to any retroactive allocation of income, losses, or expense deductions of the Company. The Company may make pro rata allocations of income, losses or expense deductions to a new Member for that portion of the tax year in which the Member was admitted in accordance with Section 706(d) of the Internal Revenue Code and regulations thereunder.

In no event shall a new Member be admitted to the Company if such admission would be in violation of applicable Federal or State securities laws or would adversely affect the treatment of the Company as a partnership for income tax purposes.

15. Sale of Company

The sale of the Company, either partially or in its entirety, shall only be approved by a unanimous vote of the Members. Any purchase agreement that is presented to the Company shall be reviewed by up to fifteen (15) days by the Members and put up to a vote within a seven (7) day period thereafter. At the option of any Member, the vote may be delayed by up to thirty (30) days to review the details of the purchase.

If an agreement to sell the Company is approved by the Members, then all sale proceeds shall first be paid to the debt of the Company unless the Buyer is accepting some or all of the debt as part of the purchase. All remaining proceeds shall be dispersed in relation to each Member's percent ownership-interest in the Company.

16. Withdrawal Events

In the event of the death, retirement, withdrawal, expulsion, or dissolution of a Member, or an event of bankruptcy or insolvency, as hereinafter defined, with respect to a Member, or the occurrence of any other event which terminates the continued membership of a Member in the Company pursuant to the Statutes (each of the foregoing being hereinafter referred to as a "Withdrawal Event"), the Company shall terminate sixty (60) days after notice to the Members of such withdrawal Event unless the business of the Company is continued as hereinafter provided.

Notwithstanding a Withdrawal Event with respect to a Member, the Company shall not terminate, irrespective of applicable law, if within aforesaid sixty-day period the remaining Members, by the unanimous vote or consent of the Members (other than the Member who caused the Withdrawal Event), shall elect to continue the business of the Company.

In the event of a Withdrawal Event with respect to a Member, any successor in interest to such Member (including without limitation any executor, administrator, heir, committee, guardian, or other representative or successor) shall not become entitled to any rights or interests of such Member in the Company, other than the allocations and distributions to which such Member is entitled, unless such successor in interest is admitted as a Member in accordance with this Agreement.

An "event of bankruptcy or insolvency" with respect to a Member shall occur if such Member: (1) applies for or consents to the appointment of a receiver, trustee or liquidator of all or a substantial part of their assets; or (2) makes a general assignment for the benefit of creditors; or (3) is adjudicated a bankrupt or an insolvent; or (4) files a voluntary petition in bankruptcy or a petition or an answer seeking an arrangement with creditors or to take advantage of any bankruptcy, insolvency, readjustment of debt or similar law or statute, or an answer admitting the material allegations of a petition filed against them in any bankruptcy, insolvency, readjustment of debt or similar proceedings; or (5) takes any action for the purpose of effecting any of the foregoing; or (6) an order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall continue unstated and in effect for thirty (30) days.

17. Dissolution and Liquidation

The Company shall terminate upon the occurrence of any of the following : (i) the election by the Members to dissolve the Company made by the Members unanimously; (ii) the occurrence of a Withdrawal Event with respect to a Member and the failure of the remaining Members to elect to continue the business of the Company as provided for in this Agreement above; or (iii) any other event which pursuant to this Agreement, as the same may hereafter be amended, shall cause a termination of the Company.

The liquidation of the Company shall be conducted and supervised by a person designated for such purposes by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (the "Liquidating Agent"). The Liquidating Agent hereby is authorized and empowered to execute any and all documents and to take any and all actions necessary or desirable to effectuate the dissolution and liquidation of the Company in accordance with this Agreement.

Promptly after the termination of the Company, the Liquidating Agent shall cause to be prepared and furnished to the Members a statement setting forth the assets and liabilities of the Company as of the date of termination. The Liquidating Agent, to the extent practicable, shall liquidate the assets of the Company as promptly as possible, but in an orderly and businesslike manner so as not to involve undue sacrifice.

The proceeds of sale and all other assets of the Company shall be applied and distributed in the following order of priority: (1) to the payment of the expenses of liquidation and the debts and liabilities of the Company, other than debts and liabilities to Members; (2) to the payment of debts and liabilities to Members; (3) to the setting up of any reserves which the Liquidating Agent may deem necessary or desirable for any contingent or unforeseen liabilities or obligations of the Company, which reserves shall be paid over to licensed attorney to hold in escrow for a period of two years for the purpose of payment of any liabilities and obligations, at the expiration of which period the balance of such reserves shall be distributed as provided; (4) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in their capital account, in accordance with the rules and requirements of Treas. Reg. Section 1.704-1(b)(2)(ii)(b); and (5) to the Members in proportion to the Members' Percentage Interests.

The liquidation shall be complete within the period required by Treas. Reg. Section 1.704-1(b)(2)(ii)(b).

Upon compliance with the distribution plan, the Members shall no longer be Members, and the Company shall execute, acknowledge and cause to be filed any documents or instruments as may be necessary or appropriate to evidence the dissolution and termination of the Company pursuant to the Statutes.

18. Representation of Members

Each of the Members represents, warrants and agrees that the Member is acquiring the interest in the Company for the Member's own account for investment purposes only and not with a view to the sale or distribution thereof; the Member, if an individual, is of legal age; if the Member is an organization, such organization is duly organized, validly existing and in good standing under the laws of its State of organization and that it has full power and authority to execute this Agreement and perform its obligations hereunder; the execution and performance of this Agreement by the Member does not conflict with, and will not result in any breach of, any law or any order, writ, injunction or decree of any court or governmental authority against or which binds the Member, or of any agreement or instrument to which the Member is a party; and the Member shall not dispose of such interest or any part thereof in any manner which would constitute a violation of the Securities Act of 1933, the Rules and Regulations of the Securities and Exchange Commission, or any applicable laws, rules or regulations of any State or other governmental authorities, as the same may be amended.

19. Certificates Evidencing Membership

Every membership interest in the Company shall be evidenced by a Certificate of Membership issued by the Company. Each Certificate of Membership shall set forth the name of the Member holding the membership interest and the Member's Percentage Interest held by the Member, and shall bear the following legend:

"The membership interest represented by this certificate is subject to, and may not be transferred except in accordance with, the provisions of the Operating Agreement of CDR Holdings LLC dated effective as of September 1 2020, as the same from time to time may be amended, a copy of which is on file at the principal office of the Company."

20. Notices

All notices, demands, requests or other communications which any of the parties to this Agreement may desire or be required to give hereunder shall be in writing and shall be deemed to have been properly given if sent by courier or by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows: (a) if to the Company, at the principal place of business of the Company designated by the Company; and (b) if to any Member, to the address of said Member first above written, or to such other address as may be designated by said Member by notice to the Company and the other Members pursuant to this Agreement.

21. Arbitration

Any dispute, controversy or claim arising out of or in connection with this Agreement or any breach or alleged breach hereof shall, upon the request of any party involved, be submitted to, and settled by, arbitration in the city in which the principal place of business of the Company is then located, pursuant to the commercial arbitration rules then in effect of the American Arbitration Association (or at any other time or place or under any other form of arbitration mutually acceptable to the parties involved). Any award rendered shall be final and conclusive upon the parties and a judgment thereon may be entered in a court of competent jurisdiction. The expenses of the arbitration shall be borne equally by the parties to the arbitration, provided that each party shall pay for and bear the cost of its own experts, evidence and attorneys' fees, except that in the discretion of the arbitrator any award may include the attorney's fees of a party if the arbitrator expressly determines that the party against whom such award is entered has caused the dispute, controversy or claim to be submitted to arbitration as a dilatory tactic or in bad faith.

22. Amendments

This Agreement may not be altered, amended, changed, supplemented, waived or modified in any respect or particular unless the same shall be in writing and agreed to by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests. No amendment may be made to Articles that apply to the financial interest of the Members, except by the vote or consent of all of the Members. No amendment of any provision of this Agreement relating to the voting requirements of the Members on any specific subject shall be made without the affirmative vote or consent of at least the number or percentage of Members required to vote on such subject.

23. Miscellaneous

This Agreement and the rights and liabilities of the parties hereunder shall be governed by and determined in accordance with the laws of the State of New Mexico. If any provision of this Agreement shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this Agreement, which shall remain in full force and effect.

The captions in this Agreement are for convenience only and are not to be considered in construing this Agreement. All pronouns shall be deemed to be the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require. References to a person or persons shall include partnerships, corporations, limited liability companies, unincorporated associations, trusts, estates and other types of entities.

This Agreement, and any amendments hereto, may be executed in counterparts all of which taken together shall constitute one agreement.


This Agreement sets forth the entire agreement of the parties hereto with respect to the subject matter hereof. It is the intention of the Member(s) that this Agreement shall be the sole agreement of the parties, and, except to the extent a provision of this Agreement provides for the incorporation of federal income tax rules or is expressly prohibited or ineffective under the Statutes, this Agreement shall govern even when inconsistent with, or different from, the provisions of any applicable law or rule. To the extent any provision of this Agreement is prohibited or otherwise ineffective under the Statutes, such provision shall be considered to be ineffective to the smallest degree possible in order to make this Agreement effective under the Statutes.


Subject to the limitations on transferability set forth above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors and assigns.

No provision of this Agreement is intended to be for the benefit of or enforceable by any third party.

IN WITNESS WHEREOF, the Member(s) have executed this Agreement on September 1 2020.

The Member(s) of CDR Holdings LLC

 *Demi Nguyen* 4.15.2020
Demi Nguyen

 *Charles Nguyen* 4.15.2020
Charles Nguyen

April 23, 2025

Mr. Chairman Aragon,
City of Albuquerque Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

Legal Description:

UPC: 101406522038520302

Owner: CDR Holdings LLC

Owner Address: 3554 White Horse Dr Se
Rio Rancho, NM 87124

Site Address: 10120 Coors Blvd 87114

Legal Description: All or a portion of Tract 13-A Tracts 13-A, 13-B, and 13-C Black Ranch (being a Replat of Tract 13 Black Ranch) containing approximately 2.5 acres.

Acres: 2.4677

Zone Map Location: B-14-Z

TABLE 1. Surrounding Zoning and Land Use

SITE	MX-L/MX-T	Vacant
NORTH	MX-L	Commercial Services
SOUTH	MX-L/MX-T	Commercial Services
EAST	Unincorporated Areas	Agricultural/Open Space
WEST	NR-C/MX-M	General Retail/Moderate Intensity

REQUEST:

Penny Design, LLC, agent for CDR Holdings, LLC, requests the following action:

The purpose of this letter is to request a Zoning Map Amendment (zone change) on behalf of the property owners Charles Nguyen and Demi Nguyen. The property is approximately 2.4677 acres at 10120 Coors Blvd NW; Albuquerque, NM 87114.

The applicant is requesting a zone change to remove an existing floating zone on the subject site. Currently, the subject site is split into two zones: MX-L (Mixed-Use – Low Intensity) and MX-T (Mixed-Use – Transition Zone District). The goal is to consolidate the existing site under one zone designation – MX-L (Mixed-Use – Low Intensity).

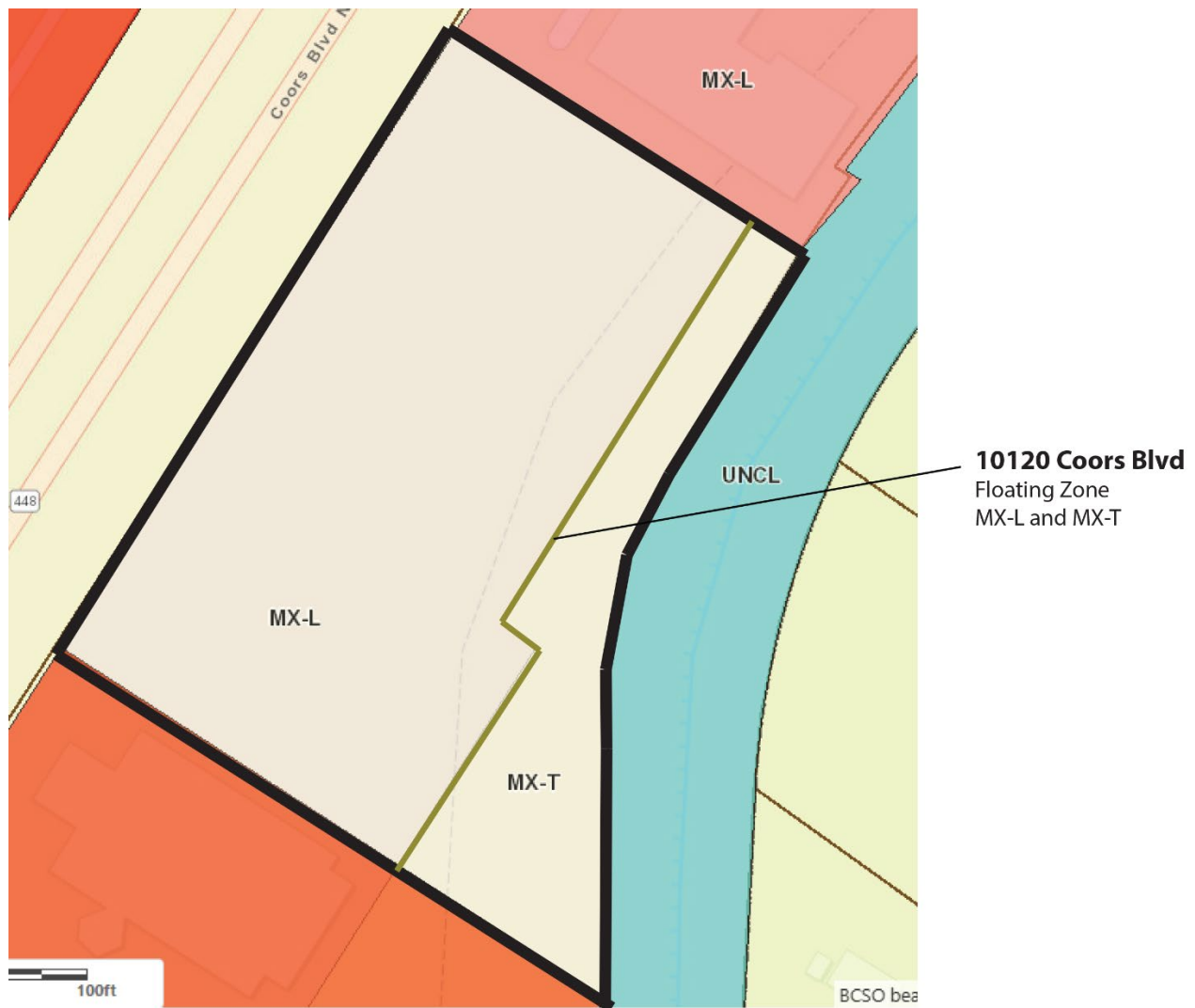


Figure 1 – Floating zone - GIS

The property owners have selected the MX-L (Mixed-Use – Low Intensity) zone designation. This choice will create a cohesive and consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City because the properties to the north of the subject site are currently zone MX-L.

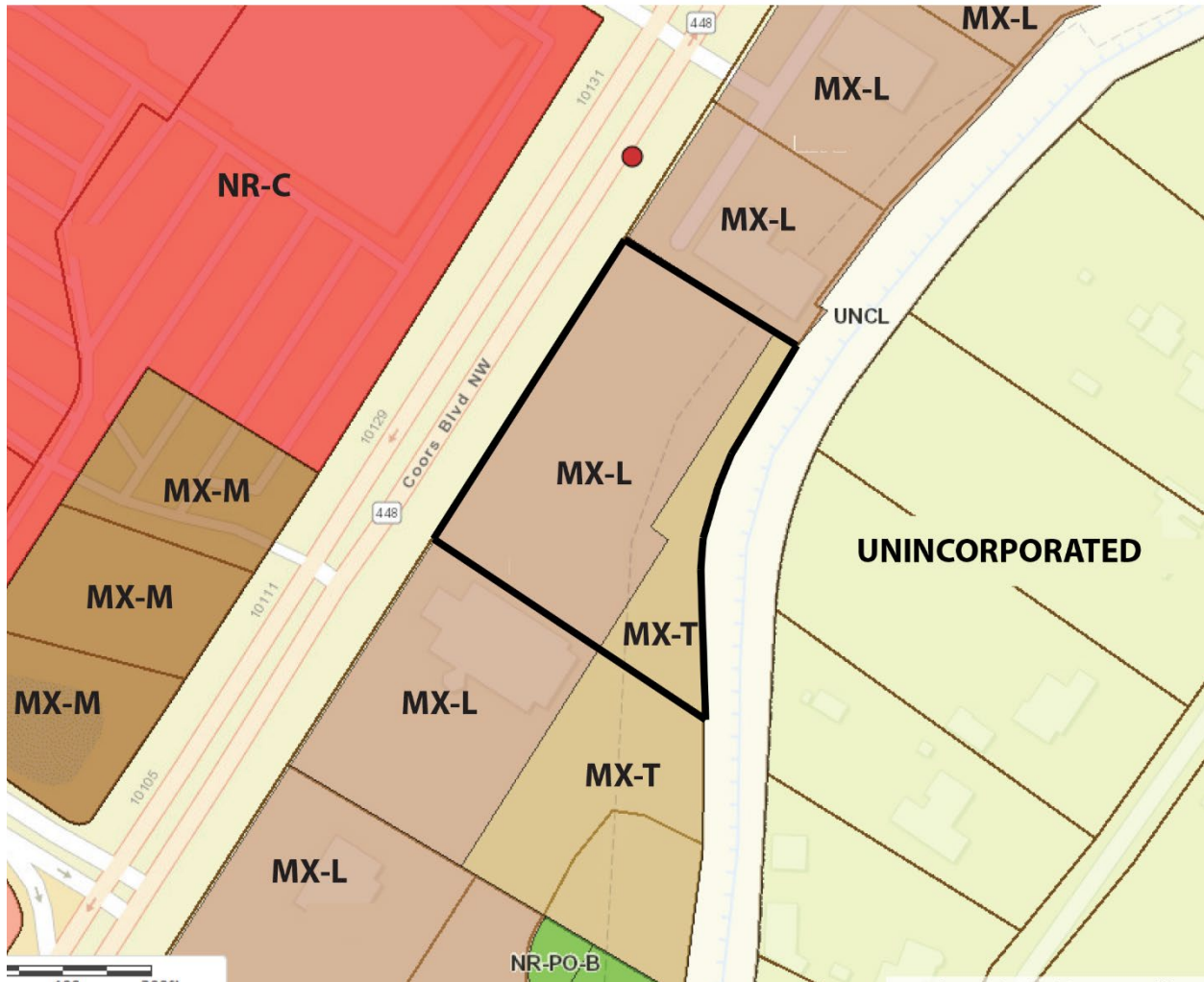


Figure 2 – Floating zone - GIS

The IDO designates this area as an Area of Change. A zone designation of MX-L (Mixed-Use – Low Intensity) is consistent with the description of an Area of Change as described in the ABC Comprehensive Plan - an area where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Areas.

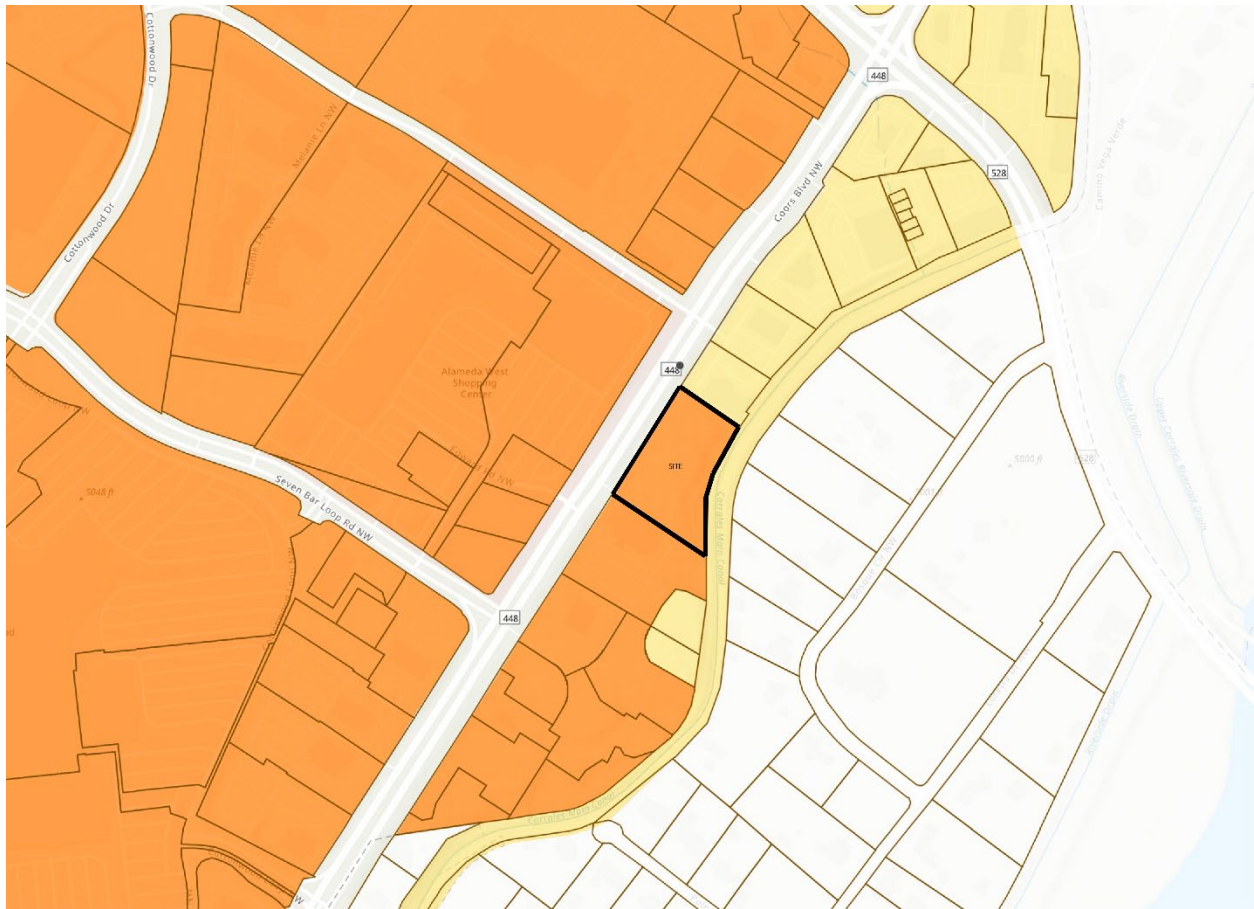


Figure 3 – Area of Change indicated by Orange Color - GIS

EPC ROLE:

The subject site is located in an Area of Change and is less than 10 acres therefore placing it in the designation of EPC as the final decision-making entity for the subject site. **(IDO 14-16-6-7(G)(1)(a)(2).**

ZONING AND LAND USE:

The subject site is currently vacant and is located within an Area of Change, as designated by the ABC Comprehensive Plan. The surrounding area includes a variety of moderate to light commercial uses.

To the north of the subject site are two properties: a Panda Express and an adjacent 2 ½-story business development. Both of these properties are zoned MX-L (Mixed-Use – Low Intensity). Further north, a shopping center is located at the intersection of Coors Blvd and Alameda Rd. To the south of the subject site is a restaurant, Hong Kong Buffet, located on a site zoned MX-

L/MX-T (Mixed-Use – Low Intensity / Mixed-Use – Transition Zone District). Farther south of the subject site is a bank and car wash which recently completed construction.

To the west of the subject site is a business development, zoned NR-C and MX-M. It includes, a variety of uses including but not limited to an Albertsons grocery store, a Starbucks, and a fabric store. The land to the east is unincorporated.

ROADWAY SYSTEM:

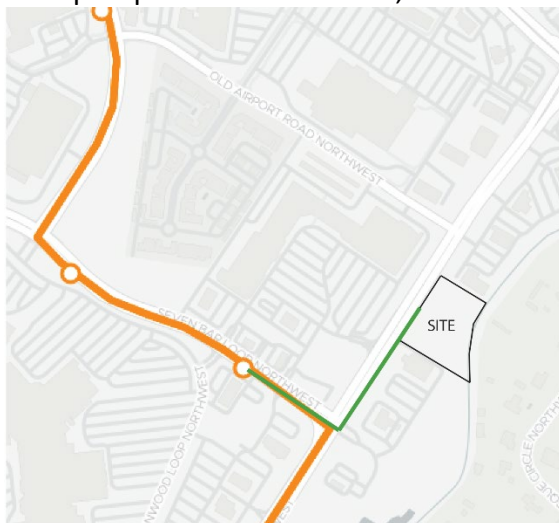
The Mid-Region Council of Governments (MRCOG) Long Range Roadway System map indicates that the subject site is located off Coors Boulevard, which is designated as an Existing Regional Principal Arterial Road. Seven Bar Loop Road NW, located south of the subject site, is an existing major collector. Alameda, a major intersection to the north of the subject site, is also designated as an Existing Regional Principal Arterial. At the intersection of Alameda, Coors Boulevard transitions into Corrales Road NW, which is designated as an Existing Minor Arterial Road.

BIKE/TRAILS:

The Mid-Region Council of Governments (MRCOG) Long Range Bikeway System map indicates that the subject site, located off Coors, has an existing bike lane. The bike lane transitions into a proposed Buffer Bike Lane at Seven Bar Loop Road NW. North of the subject site, Coors intersects Alameda Blvd NW. East of Coors Boulevard, Alameda Blvd has two designations: Existing Paved Trail and Proposed Paved Trail.

TRANSIT:

Albuquerque Ride Route #155, there are multiple transit stops located near the subject site.



BUS ROUTE #155
.195 MILE WALK TO BUS STOP

WALK PATH

Figure 4 – Albuquerque Ride Route #155 - .193 Miles away from the subject site

ANALYSIS OF CITY PLANS AND ORDINANCES:

IDO Zoning

The subject site is currently zoned MX-T (Mixed-Use-Transition Zone District) **14-16-2-2-4(A)(1)** and MX-L (Mixed-Use-Low Intensity Zone District) **14-16-2-2-4(B)(1)**. The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses in this zone include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

The purpose of the MX-L zone district, on the other hand, is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses in the MX-L district include non-destination retail and commercial uses, townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

Allowable uses for both MX-T and MX-L can be found in Table 4-2-1 of the Comprehensive Plan.

Proposed Zoning

The request is to change the subject site to one zone MX-L from MX-L/MX-T. As stated above, the purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. **14-16-2-2-4(B)(1)**.

Overlay Zone

The subject site is located within the Coors Boulevard Character Protection Overlay zone (**CPO-2**) **16-16-3-4(C)**. The purpose of the Character Protection Overlay zone is to preserve areas with distinctive characteristics that are worthy of conservation but may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. Development related to the MX-L zone would follow the setback, building height, grading, and signage regulations.



Figure 5 – CPO-2

The subject site is also within the View Protection Overlay Zone **(VPO-1) 3-6(D)(1)**. The VPO-1 has set requirements regarding the height, mass, color, and massing of buildings located in this overlay.



Figure 6 – VPO-1

The Comprehensive Plan designates the subject site in an Area of Change. The Comprehensive Plan (ABC Comp Plan) defines this as an area where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Areas.

The subject site is considered an infill development, which is defined as an area of platted or unplatted land that includes no more than 20 acres, where at least 75 percent of the adjacent lots are developed and contain primary buildings.

The IDO describes the purpose of the MX-L (Mixed-Use – Low Intensity) zone district as a district that will provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses in the MX-L district include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

The purpose of the MX-T (Mixed-Use – Transition Zone District) is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

The subject site is currently vacant with no established land use. The property to the north is zoned MX-L (Mixed-Use – Low Intensity) and currently has a 2 ½-story building with a variety of retail businesses. The property to the south is zoned MX-L/MX-T, with a restaurant (Hong Kong Buffet) located on the property. The properties to the east are unincorporated, and the properties to the west of the subject site are zoned MX-M (Mixed-Use – Medium Intensity) and NR-C (Non-Residential – Commercial). These properties include a shopping center with businesses such as Albertsons, Starbucks, and Joann Fabrics.



Figure 7 – Subject Site – 10120 Coors Blvd NW



TWO PROPERTIES NORTH OF SUBJECT SITE
ZONED MX-L



ONE PROPERTY NORTH OF SUBJECT SITE
ZONED MX-L



ADJACENT PROPERTY - LOOKING NORTH FROM THE
SUBJECT SITE: ZONED MX-L



ADAJENT PROPERTY - LOOKING SOUTH FROM THE
SUBJECT SITE: ZONED MX-L/MX-T



WEST OF SUBJECT SITE - LOOKING NORTH



WEST OF SUBJECT SITE - LOOKING NORTH EAST



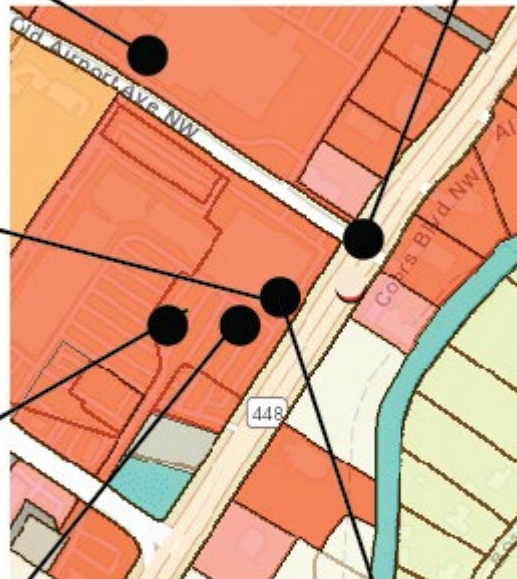
WEST OF SUBJECT SITE - LOOKING WEST



WEST OF SUBJECT SITE - LOOKING WEST



WEST OF SUBJECT SITE - LOOKING WEST



LOOKING WEST OF THE SUBJECT SITE
ZONED NR-C/MX-M

Figure 9 – Looking West of the Subject Site

Letters of notification were sent to property owner's located within the 100' Buffer Zone. The addresses were provided to the Agent, Penny Design, LLC, by the City of Albuquerque Planning Department. The current City Ordinance does not require an offer of a meeting unless requested.

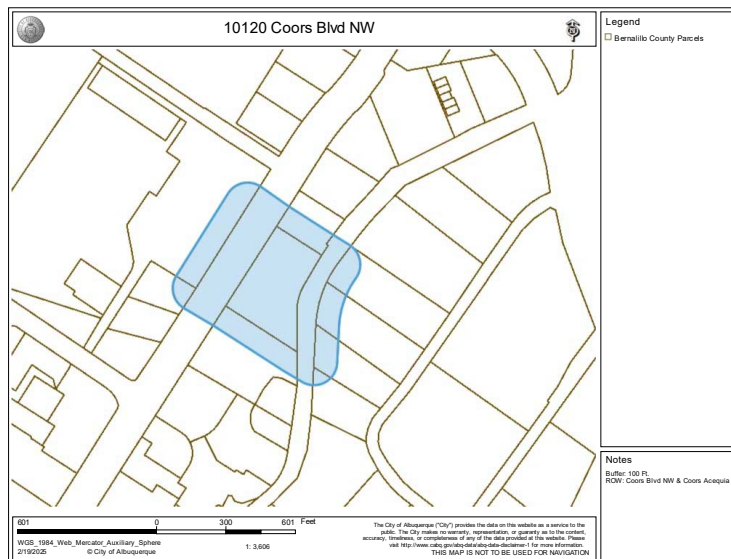


Figure 10 – Buffer Map – Property Owner Notification

The subject site is located within 660 feet of a Major Public Open space meeting the requirements to notify Tribes and Leaders in the Southwest Region. The addresses/contact list was provided to the Agent, Penny Design, LLC, by the City of Albuquerque Planning Department.

6-4(B) PRE-SUBMITTAL TRIBAL MEETING

6-4(B)(1) For applications meeting all of the following criteria, the applicant shall offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application. In such cases, project applications will not be accepted until a pre-submittal tribal meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

6-4(B)(1)(a) Table 6-1-1 requires a pre-submittal tribal meeting to be offered for that type of application.

6-4(B)(1)(b) The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land.

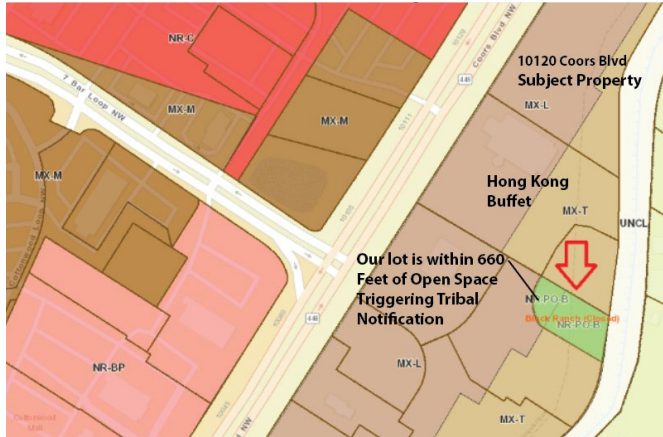


Figure 11 – Area of Open Space – GIS

6-4(B)(1)(c) The southeast part of the subject property is within a distance of 660’ of an Open Space. This location triggers a Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B) or tribal referral pursuant to IDO §14-16-6-4(I). Notification was sent to Tribal entities, addresses provided by the City of Albuquerque Planning Department, via Certified Mail.

A pre-submittal tribal meeting was not offered for the same subject property at a prior stage in the development process for the same proposed project. The pre-submittal tribal meeting has since been offered. On 3/13/25 - Council for the Laguna Pueblo, Kenneth Bobroff, requested additional information regarding the zone change request. After receiving the information, no meeting was requested. On 3/19/2025 – Pinu’u Stout, Director of Department of Natural Resources, and Ricardo Ortiz, Tribal Historic Preservation Officer, for the Pueblo of San Felipe requested a site visit and a meeting. The owner’s representative: Tom Hornback and Architect Brett Beaty, AIA met Ricardo Ortiz at the subject site on 3/26/25 @ 10 am. The request for a meeting was withdrawn during the site visit.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Change request meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

6-7(G)(3)

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

6-7(G)(3)(a):

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the goals and policies listed below:*

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City and as indicated in the application, no spot zone would result because of the requested zone change. It aligns with the scale, character, and current land uses of the surrounding area. The following section provides an analysis of the relevant Comprehensive Plan Goals and Policies that demonstrate the advantages of the proposed zone change for the surrounding area.

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

Applicant Response: *This request supports the goal to enhance, protect and preserve distinct communities because the surrounding area is primarily composed of retail, service, work and play businesses—uses that are consistent with those outlined in the IDO for the requested MX-L (Mixed-Use – Low Intensity) zone.*

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

Applicant Response: *The requested zone change encourages quality development that is consistent with the distinct character of the surrounding community, which is primarily defined by the MX-L zone district. If approved, the MX-L (Mixed-Use – Low Intensity) designation would help ensure that future development aligns with the established neighborhood scale and character. Additionally, the MX-L zoning will prevent more intense uses—such as light manufacturing and heavy equipment repair, which are permitted in the MX-M and NR-C zones west of the subject site—from being allowed on the east side of Coors. This restriction is consistent with the current pattern of growth and development in the area, as outlined in the Integrated Development Ordinance (IDO).*

Removing the floating zone would give the subject site the flexibility to develop in a cohesive manner that supports the surrounding development pattern. In contrast, the existing floating zone splits the site into two separate zoning designations, which hinders unified quality development that could contribute meaningfully to the community.

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

Applicant Response: *This request supports the goal of growing as a community of strong Centers connected by a multi-modal network of Corridors, as the subject site borders Coors Boulevard, which is designated as a Major Arterial Road. The change to MX-L will allow for a greater variety and intensity of uses along Coors Boulevard, encouraging growth and development in the area and increasing employment density. Additionally, it will enhance opportunities for infill development on the subject site.*

The zone change will provide a wider variety of work opportunities for the surrounding community and neighborhoods, bringing them closer to employment options that can be easily reached through the multi-modal network options available near the site..

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

Applicant Response: *The request furthers this policy by supporting growth along Coors Boulevard, a Major Arterial Road. It will facilitate a sustainable land-use development pattern in the area because developing the land under a single zone is less prohibitive, translating to less time, materials, and resources required compared to developing two different zones on one property. Thus, the removal of the floating zone will increase the chances of development, contributing to regional growth in the area.*

The request supports new development connecting to existing infrastructure, such as roadways, sidewalks, and bike/trail paths, rather than requiring costly infrastructure upgrades. To the north, the adjacent property recently added a pedestrian sidewalk and streetlights (see Figures 10 and 11), while the property to the south already has an existing sidewalk. The subject site could easily connect to both of these improvements. Significantly, the site is directly adjacent to a walking path, offering a unique opportunity for sustainable, pedestrian-oriented outdoor activity.

The proposed MX-L (Mixed-Use – Low Intensity) zone designation would allow for a mix of employment-generating uses while supporting flexible access for shoppers, workers, cyclists, and outdoor recreation—all within the capacity of existing infrastructure. This is in keeping with the established growth pattern of the surrounding area, which includes retail, service industry, and banking uses.

Sub policy c): *Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the Urban edge.*

Applicant Response: *This request encourages employment density, compact development, redevelopment, and infill development because the subject site is the only vacant lot in the area. It is surrounded by properties that have been developed or are currently being constructed. The subject site is one of only two vacant parcels located within a 2+ mile stretch of Coors Blvd, making it a prime candidate for infill development. The proposed MX-L (Mixed-Use – Low Intensity) zone designation would allow for a mix of employment-generating uses while also supporting flexible access for shoppers, workers, cyclists, and outdoor recreation—all within the capacity of existing infrastructure, and in keeping with the established growth pattern of the surrounding community.*

Removing the floating zone increases the chance of quality infill development on the subject site which will support the Center and Corridors as the most appropriate areas to accommodate growth discouraging the need for development at the Urban edge. Specifically, a zone

designation of MX-L (Mixed-Use–Low Intensity) supports the surrounding community by providing growth related to mixed-use opportunities that are consistent with the IDO definition of development within an Area of Change.

Goal 5.2 COMPLETE COMMUNITIES: *Foster communities where residents can live, work, learn, shop and play together.*

Applicant Response: *This request supports the goal of creating communities where residents can live, work, learn, shop, and play together. The current floating zone limits the subject site’s potential to be developed in a cohesive and sustainable manner. Unifying the site under a single MX-L (Mixed-Use – Low Intensity) zone would allow for a broader and more flexible range of uses, thereby creating opportunities for diverse activities such as living, working, learning, shopping, and recreation. Furthermore, the request aligns with the goals of the Integrated Development Ordinance (IDO) by promoting development that complements and enhances the strong, existing growth patterns in the surrounding area.*

Policy 5.2.1 *Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*

Applicant Response: *The request would allow for a range of permissive uses as described in the IDO, that support the creation of healthy, sustainable, and distinct communities with a mix of uses conveniently accessible from surrounding neighborhoods. Given the subject site’s proximity to a variety of transportation networks, the uses permitted through the Integrated Development Ordinance (IDO) would be easily accessible to nearby residents. This accessibility would help reinforce and promote the existing sustainable development pattern in the community.*

Sub policy b) *Encourage development that offers choice in transportation, work areas, and lifestyles.*

Applicant Response: *The zone request encourages development that supports a variety of transportation choices, work opportunities, and lifestyles by enabling mixed-use development consistent with the surrounding area's growth to integrate into the current growth patterns in the area. The MX-L (Mixed-Use – Low Intensity) zone designation allows for diverse employment, retail, and shopping uses, promoting a vibrant and adaptable work-life environment. These uses are easily accessible through multiple modes of transportation. The subject site is located near a Major Transit Corridor (Coors Boulevard), with multiple Albuquerque Ride bus routes passing directly by the property. A designated bike lane runs along Coors, adjacent to the site, and several established trail systems are directly accessible from the site, both to the east and off Alameda Blvd NW. Collectively, these features support and encourage development that is consistent with this sub policy.*

Sub policy n) *Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

Applicant Response: *This request would encourage a more productive use of an underutilized lot. The 2.5-acre subject site has remained vacant since it was annexed by the City of Albuquerque in 1996–1997. The current floating zone divides the property from north to south, effectively forcing it to be developed as two separate zones. This division limits the site's potential and complicates cohesive development. Removing the floating zone and applying a singular MX-L zone would allow the site to be developed as a unified project under the streamlined Integrated Development Ordinance (IDO) process, which is not available with the current floating zone. This change would promote growth and unlock the site's full development potential.*

Goal 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development that maximizes the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: *This request would promote development that maximizes the utility of existing infrastructure and public facilities while encouraging efficient land use that supports the public good. Changing the zoning to MX-L (Mixed-Use – Low Intensity) promotes the resourceful use of land by eliminating the existing floating zone line and replacing it with a single, uniform zoning designation. This uniform zoning enables a more cohesive and coordinated development of the property. The subject site is well connected to infrastructure, including sewer and other utilities, and is located near bus stops, bike paths, and walking paths, further supporting its suitability for thoughtful, infill development.*

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

Applicant Response: *This request would support additional growth in areas with existing infrastructure and public facilities, as the subject site is an infill parcel already connected to existing roads, sidewalks, and public utilities. The surrounding land is well-developed, which would allow the subject site to integrate seamlessly into the existing infrastructure network, including sidewalks, water utilities, roadways, bike paths, and walking paths.*

Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Applicant Response: *This request helps discourage growth in areas without existing infrastructure by promoting development on an infill parcel that is already connected to established systems. The subject site is well-integrated into existing infrastructure, making it an ideal location to develop mixed-use community services, retail uses with access to public amenities such as bike paths, walking trails and the City bus system. The MX-L zone complements the surrounding development patterns reinforcing the area's planned growth pattern. The opportunity to build in a location with robust and reliable infrastructure was one of the key factors the property owners considered when purchasing the site.*

Goal 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired.

Applicant Response: *The subject site is located entirely within an Area of Change; therefore, this request aligns with and supports the goals for development in such areas as defined in the Integrated Development Ordinance (IDO). The proposed zoning encourages growth that is consistent with the intent and vision for Areas of Change.*

To the north of the subject site, the adjacent property is zoned MX-L (Mixed-Use – Low Intensity). Two properties further north, a Panda Express was recently developed on another MX-L-zoned parcel. The Panda Express building is situated toward the eastern portion of its lot, extending well past the halfway point—something that would not have been permitted under a floating zone designation, which typically requires more centralized building placement.

The properties to the north of the subject site are located within an Area of Consistency and they are zoned MX-L; therefore applying a uniform MX-L zoning designation to the subject site would create a smooth transition between the Area of Change and the Area of Consistency.

To the south, the adjacent property is partially zoned MX-L and currently contains a restaurant. The existing MX-L designation on that site further supports a logical and seamless transition between the subject site and the surrounding developed area to the south.

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

Applicant Response: The MX-L zone helps to ensure more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Area where change is encouraged because it is located in an area that has an established commercial corridor. The site is located entirely in an Area of Change; therefore, this request helps to direct growth to Areas of Change. The MX-L zone will help create consistency with the surrounding parcels of land. The allowable uses in the MX-L zone are more in accordance with the existing character and intensity of the surrounding land uses and zones; therefore this goal is furthered with the request.

Goal 7.3 SENSE OF PLACE: Reinforce sense of place through context sensitive design of development and streetscapes.

Applicant Response: *The request to unify the subject property under a single zone—MX-L (Mixed-Use – Low Intensity)—reinforces a sense of place through context-sensitive design of both development and streetscapes. By eliminating the complexity of navigating two different zones on a single property, the request simplifies the development process and allows for more cohesive planning.*

A single-zone designation enables development to proceed under the streamlined processes, regulations, and permissive uses defined for the MX-L zone in the Integrated Development Ordinance (IDO). This allows for contextually appropriate development that meets the requirements of both the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the View Protection Overlay Zone (VPO-1). Overall, simplifying the zoning on the subject site ensures that future development reinforces the unique identity and sense of place of the surrounding area.

Pages 8, 9, and 10 illustrate the subject site and the surrounding properties, confirming that the requested zone is compatible with adjacent development patterns. In addition, the subject property's proximity to multiple layers of transportation—including a Major Transit Corridor (Coors Boulevard), bus routes, bike lanes, and walking paths—makes it a strong candidate for transit-oriented and pedestrian-friendly development which reinforces exploring sense of place through varied avenues of exploration.

This aligns with the goals of the Comprehensive Plan for Major Transit Corridors, which states:

"Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect".

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject site is located wholly in an Area of Change; therefore, this criterion does not apply.*

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

1. There has a typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject property is located wholly in an Area of Change and is best described under criteria #2 and #3.*

#2 – Significant changes in the community support the request to rezone the subject site as MX-L. *The MX-L (Mixed-Use – Low Intensity) designation provides for a wide variety of neighborhood-scale, community-based uses, while avoiding the permissibility of heavier commercial or industrial activities. The definition of an area of change, as described in the IDO, defines this as an “area where growth and development are encouraged...” which is clearly demonstrated in the area surrounding the subject site. The two adjacent sites located north of the subject property have recently been developed or renovated and south of the subject site, a car wash was recently completed. This demonstrates a clear pattern of investment and development activity in the immediate area.*

#3 – The requested zone change is more advantageous to the community, as articulated in the ABC Comprehensive Plan. *The subject site has remained vacant, largely due to the floating zone designation that splits the property into two parts with different permissive uses.*

This division has hindered development and discouraged investment. Rezoning the site under a single MX-L zone would allow for unified development and simplify the entitlement process, making the property more attractive for appropriate mixed-use development.

The MX-L zone is also more compatible and complementary with the surrounding land uses, supporting the community's development goals while preserving neighborhood character.

6-7(G)(3)(d) *The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 16-16-0 are associated with that use will adequately mitigate those harmful impacts.*

Applicant Response: *The requested MX-L (Mixed-Use – Low Intensity) zoning does not include or introduce permissive uses that would be harmful to adjacent properties, neighborhoods, or the community. In fact, the MX-L designation is of lower intensity than the zoning of sites located to the west, which are currently zoned NR-C (Non-Residential – Commercial) and MX-M (Mixed-Use – Medium Intensity). The properties directly north of the subject site are already zoned MX-L, so the requested zoning would reinforce existing land-use patterns and provide continuity in the neighborhood.*

Figures 12 and 13 outline the differences in permissible uses between the MX-L and MX-T zones, showing that MX-L maintains a compatible and modest scale of development.

Certain permissive uses in the MX-L zone—such as car washes, light vehicle repair, animal-related uses, and cannabis-related uses—are subject to the IDO (Integrated Development

Ordinance) use-specific standards (USSs). These standards are designed to control potential negative impacts and help preserve the character and identity of the surrounding area.

For example, state statute prohibits any cannabis-related operation, facility, or commercial/industrial application within 300 feet of any residentially zoned area, including R-HZ, R-1, R-4, R-5, R-O-I, RM-1, MHS, and MHP zones that existed prior to the licensee's statutory authorization. Additionally, cannabis cultivation and manufacturing must occur within a fully enclosed building, minimizing external impacts.

Light vehicle repair uses must comply with buffering requirements, including walls and minimum separation distances, which further protect adjacent residential neighborhoods. Similarly, car wash facilities are required to maintain a separation from residential zones or lots containing residential uses in any mixed-use zone, as dictated by the IDO USSs.

Other uses allowed under MX-L, such as dormitories and group homes, are comparable to residential uses and are not considered harmful to the community.

Overall, the requested MX-L zoning designation supports land-use consistency in the area while ensuring that potentially incompatible uses are strictly regulated. This approach serves to protect nearby residential communities and preserve the integrity of the neighborhood.

COMPARISON OF USES: MX-T VS MX-L

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

Land Uses	M X - T	M X - L
Residential Uses		
Dwelling, townhouse	P	P
Dwelling, live-work	P	P
Dwelling, multi-family	P	P
Group Living		
Assisted living facility or nursing home	P	P
Community residential facility, small	P	P
Community residential facility, large	P	P
Dormitory	C	P
Group home, small	P	P
Group home, medium	C	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	P
Elementary or middle school	P	P
High school	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P

Land Uses	M X - T	M X - L
Sports field	CV	C
University or college	CV	C
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Kennel		C
Veterinary hospital	C	P
Other pet services	C	P
Food, Beverage, and Indoor Entertainment		
Auditorium or theater	A	A
Bar	C	C
Health club or gym	P	P
Mobile food truck court	C	P
Residential community amenity, indoor	P	P
Restaurant	C	P
Tap room or tasting room	C	C
Other indoor entertainment	C	P
Lodging		
Hotel or motel	P	P
Motor Vehicle-related		
Car wash		P
Light vehicle fueling station		C
Light vehicle repair		P
Light vehicle sales and rental		C
Paid parking lot	C	P
Parking structure	CA	P
Offices and Services		
Bank	P	P
Club or event facility	C	P
Commercial services		P
Medical or dental clinic	P	P
Mortuary		C
Office	P	P

Land Uses	M X - T	M X - L
Personal and business services, small	P	P
Research or testing facility	P	P
Self-storage		C
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	P
Other outdoor entertainment	A	A
Retail Sales		
Art gallery	P	P
Bakery goods or confectionery shop	C	P
Cannabis retail		P
Farmers' market	T	P
General retail, small	P	P
Grocery store		P
Liquor retail	C	A
Nicotine retail	CA	A
Pawn shop		C
Transportation		
Park-and-ride lot	C	C
Transit facility	C	C
INDUSTRIAL USES		
Manufacturing, Fabrication, Assembly		
Artisan manufacturing	C	P
Cannabis cultivation	C	P
Cannabis-derived products manufacturing	C	P
Telecommunications, Towers/Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (EES)	P	P
Geothermal energy generation	A	A
Major utility, other	P	P
Solar energy generation	P	P
Wind energy generation	A	A

Figure 12 – MX-T/MX-L Comparative Uses

COMPARISON OF USES: MX-T VS MX-L

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-5(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

Land Uses	M X - T	M X - L
Architecturally integrated	A	A
Collocation	A	A
Freestanding	P	P
Non-commercial or broadcasting antenna	A	A
Public utility collocation	A	A
Roof-mounted	A	A
Small cell	A	A
Waste and Recycling		
Recycling drop-off bin facility	A	A
Wholesaling and Storage		
Outdoor storage		CA
ACCESSORY AND TEMPO		
ACCESSORY USES		
Agriculture sales stand	A	A
Animal keeping	A	A
Automated Teller Machine (ATM)	A	A
Drive-through or drive-up facility		A
Dwelling unit, accessory	A	A
Family care facility	A	A
Garden	A	A
Home occupation	A	A
Independent living facility	A	A
Mobile food truck	A	A
Mobile vending cart	A	A
Outdoor animal run		CA
Outdoor dining area	CA	A
Other use accessory to non- residential primary use	A	A
Other use accessory to residential primary use	A	A
TEMPORARY USES		
Construction staging area, trailer, or office	T	T

Land Uses	M X - T	M X - L
Dwelling, temporary	T	T
Fair, festival, or theatrical performance	T	T
Film production	T	T
Open air market	T	T
Park-and-ride facility, temporary	T	T
Real estate office or model home	T	T
Safe outdoor space	CT	CT
Seasonal outdoor sales	I	I
Temporary use not listed	T	T
Hot air balloon takeoff/landing	T	T

Temporary Uses that do not
Require A Permit

Temporary Uses that
Require A Permit

Figure 13 – MX-T/MX-L Comparative Uses

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: *This request meets **Criterion #1** because the subject site is an infill project that is already well connected to existing city infrastructure, including water, roads, buses, and pedestrian/bicycle paths.*

The existing infrastructure has adequate capacity to support the development of a property designated under the MX-L (Mixed-Use Low Intensity) zone. As noted on page 4, the subject site is located on or near two regional principal arterial roads, one major collector road, and one minor arterial road, all within a one-mile radius. Coors Boulevard, one of the principal arterial roads, passes directly by the subject site.

Additionally, the subject site is connected to infrastructure that was added within the past year. These improvements increase the capacity for urban infill development under the MX-L zoning designation. For example, Panda Express, which was completed in February 2025, extended the designated deceleration lane located south of the subject site on Coors Boulevard as part of its development. This extension increased the allowable transportation capacity along Coors Boulevard, thereby enhancing the viability of MX-L development on the subject site.

To the north, Panda Express recently added a pedestrian sidewalk and streetlights (see Figures 14 and 15), while to the south, there is an existing sidewalk. These sidewalks terminate at the perimeter of the subject site, allowing for the relatively easy connection of a new pedestrian sidewalk. Currently, the subject site is the only property in the area without a pedestrian sidewalk. A single zone designation of MX-L (Mixed-Use Low Intensity) would provide an opportunity to develop the site cohesively, including the construction of a connecting sidewalk. This would unify the pedestrian infrastructure to the north and south, supporting a growth pattern that is consistent with the goals and policies related to an Area of Change and within the existing infrastructure system.



Figure 14 – New City Lights West (along Coors)



Figure 15 – New Pedestrian Sidewalk

6-7(G)(3)(f) The applicant’s justification for the Zoning Map Amendment is not completely based on the property’s location on a major street.

Applicant’s Response: *This request is not completely based on the property’s location on a major street because the subject site is requesting a zone designation that already exists on the surrounding sites including the adjacent sites to the north and the south of the subject site. The justification for the proposed zone is based on Comprehensive Plan goals and policies. It will eliminate a floating zone that will bring to the community a property that is better aligned with the established goals of the IDO’s designation of an Area of Change.*

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

Applicant’s Response: *This request is not based completely or predominantly on the cost of land or other economic considerations rather the request is based on the numerous advantages it proposes for the community by removing the floating zone and unifying the subject site under one unified zone is consistent with designated zones north of the subject site. The applicant’s justification is predominantly based on the furtherance of Comprehensive Plan policies and goals as mentioned throughout the analysis.*

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from the surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: *This request does not create a spot zone rather it creates consistency with the abutting parcels directly to the north of the subject site which are already zoned MX-L. The site located south of the subject site is zoned MX-L/MX-T and was developed prior to the IDO being established. Additionally, this request helps to create cohesion amongst the subject site and surrounding parcels.*

Conclusion

The request seeks approval for a Zoning Map Amendment to change the current zoning of the subject site from MX-L/MT-T to a unified zone of MX-L (Mixed-Use – Low Intensity). The subject site is located entirely within an Area of Change, as indicated in the ABC Comprehensive Plan. This Area of Change encourages growth within the established parameters of the local community. A zoning designation of MX-L supports and encourages growth that aligns with the goals set forth in the ABC Comprehensive Plan. It will help reinforce the existing character of the surrounding area, which is predominantly light commercial.

As indicated on page 11 and 12, there were several responses to notifications mailed out in regards to the zone change request. A summary of the responses is below:

Two Tribal entities reached out to Penny Dudley, LEED AP. Council for The Pueblo of Laguna (Kenneth Bobroff) requested additional information. No meeting was requested after the information was received. The Pueblo of San Felipe requested a site visit and a meeting. The owner's representative, Tom Hornback and Architect Brett Beaty, met THPO, Ricardo Ortiz, on-site. Mr Hummell and Mr Crump, with DNR, were notified of the request for a meeting. The process of setting up a facilitated meeting was started but Ricardo Ortiz cancelled the requested meeting during the site visit.

March 9, 2025, Penny Dudley, LEED AP, spoke in person to two (2) of the property owners—Ms. Dorothy Vasquez (10113 Bosque Circle NW) and Ms. Beverly Bowlin (10101 Bosque Circle NW)—at their respective properties. Both addresses are included in the 100' buffer zone (see figure #7). Ms. Vasquez and Ms. Bowlin had received their certified letters in the mail prior to the meeting. Their properties are located in the unincorporated area east of the subject site.

Ms. Beverly Bowlin did not indicate any opposition to the zone change request during the conversation. Ms. Vasquez mentioned she might contact Penny Dudley after discussing it with her neighbors. On March 19, 2025, Ms. Dorothy Vasquez called Penny Dudley to request a meeting. She indicated that she was in the process of setting up a meeting at the Bachechi Open Space Community Center. Ms. Vasquez also expressed a preference to run the meeting herself, rather than involving a facilitator. During the call, Ms. Vasquez said she was coordinating a date that would accommodate her neighbors' travel schedules. Penny offered a facilitated meeting at

the office downtown, but Ms. Vasquez declined, stating that "she and the neighbors do not go downtown." Ms. Vasquez said she would reach out again after speaking to her neighbors, but she did not follow up.

On March 31, 2025, Ms. Sharron Decatur (10339 Bosque Circle NW), a friend and neighbor of Ms. Vasquez, called Penny Dudley to request a zone change to MX-T instead of MX-L. Penny provided Ms. Decatur with contact information for Tom Hornback (owner's representative). Tom received an email from Ms. Decatur, in which she requested that the subject site be zoned MX-T instead of MX-L. This request would arguably create a spot zone, as there are no other properties in the vicinity currently zoned solely as MX-T.

There were no neighborhoods listed on the contact list from the City of Albuquerque Planning Department.

Thank you,

A handwritten signature in black ink, appearing to read 'Penny Dudley', with a long horizontal line extending to the right.

Penny Dudley, LEED AP
Penny Design, LLC
505-280-5439

ADDENDUM MEMO – ZONE CHANGE REQUEST-#ZMA-2025-00003

6-7(G)(3)(e): The City's Existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
- 2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: *The request meets criteria #2 because the owners are prepared to meet the obligations under the IDO, the DPM and/or an Infrastructure Improvements Agreement. The owner's have retained a local civil engineer who understands the requirements associated with developing a vacant lot specifically in relation to the IDO, DPM and Infrastructure Improvements. The engineer is prepared to submit an Infrastructure Improvement list on behalf of the owner's in association with any development on the subject site.*

D) STAFF INFORMATION

Project Memo

DATE: April 18, 2025

TO: Penny Dudley, Penny Design, LLC

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov; (505) 924-3310

RE: Case # ZMA-2025-00003 Zoning Map Amendment: 10120 Coors Blvd NW

I've completed an initial review of the proposed Master Development Plan, and would like to discuss the justification letter and general project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (ABQ-Plan) by:

9 AM on Friday, Apr 25, 2025

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. This is what I have for the legal description for the Site Plan – EPC:
 - 1. **All or a portion of Tracts 13-A, 13-B, and 13-C Black Ranch (being a Replat of Tract 13 Black Ranch) containing approximately 2.5 acres.**
 - 2. **NOTE:** The estimated subject area that the Planning Department will use for this project is **2.5 acres** so that this site area isn't inadvertently under-advertised.
- C. It is my understanding that you submitted a zoning map amendment request to update the existing IDO zoning of MX-L (Mixed-Use Low Intensity) and MX-T (Mixed-Use - Transition) to MX-L (Mixed-Use Low Intensity) to eliminate a floating zone line on the subject site and unite the property under a single zone district (MX-L).
- D. A zone change must be consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. And as indicated in the application, no spot zone would result as a part of the subject site as adjacent properties are zoned MX-L.
- E. Is there anything else you'd like to tell me about the request?

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 is **May 15, 2025**. Final staff reports will be available one week prior on **May 8, 2025** at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

- C. Staff will have agency comments posted to ABQ-Plan by the end of day **April 30, 2025**. Any comments received by Staff after this date will be updated as soon as possible.

3) Public Notification & Neighborhood

Requirements for Public Meetings are found in IDO §14-16-6-4([B](#) & [K](#)). Public Notice for a Zoning Map Amendment – EPC are explained in IDO §14-16-[6-4\(J\)](#).

Since the property is within 660 feet of Major Public Open Space, applicants are required to offer a tribal meeting pursuant to IDO §14-16-[6-4\(B\)](#). Letters that were mailed as part of the pre-submittal tribal notification were included, however, I did not see a list of recipients that should have received a mailing. **Could you please submit this?** Was a Language Access Notice also provided? It should have been attached to the form, but this would not be a reason to require renotification at this time.

Eight property owners were notified of the proposed ZMA, however, I did not see the list of property owners provided by the Planning Department. This should be part of the submission. You mentioned a meeting with the property Dorothy Vasquez, but a photo of the certified letter addressed to her was not provided. **A copy of this list and the photograph of the missing mailed envelope(s) shall be included with the updated Justification Letter material so that appropriate contact can be documented.**

Note: when addressing Property Owners in the letters of Public Notification, the letter should open as Dear “Person’s Name” rather than Neighborhood Association (NA) Representative, as there were no NAs in the area to notify.

Signs must be posted on or before 9:00 am on **Wednesday April 30, 2025** and should be left up **until Friday, May 30, 2025** (15 days before and 15 days after the EPC hearing date).

- I encourage applicants to take photos at the time the signs are posted to demonstrate that this step has been fulfilled. Again, please submit these photos with your resubmission or separately by **9a, Friday, April 25, 2025**.

- For further information regarding sign posting locations, please see:
https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

The project letter seems to be generally complete, and I have included revision recommendations and guidance questions in the sections below.

A. General Recommendations

The justification letter requires revisions for clarity and to strengthen the request in order for staff to make a confident recommendation to the Commission. At this time, the justification letter is light in supporting evidence. Please remember that as per IDO §14-16-[6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

The applicant needs to add more about the following:

- Do you have any additional information regarding the development history of this property that could be added to the Justification Letter? Has it always been vacant?
- Replies to goals and policies need strengthening. Please see comments below.
- Coors Blvd View Protection Overlay is VPO-1 not VPO-2. This should be updated where applicable.
- Please add page numbers for clarity.
- Could you be more specific about which meeting are you are referring to on p. 8: “The current City Ordinance does not require an offer of a meeting.” Were you referencing a neighborhood meeting because there were no neighborhood associations noted in the area?
- Did I understand correctly?
 - Laguna Pueblo requested additional information (3/13/25), after applicant responded, no further meeting (e.g., facilitated) was requested.
 - Pueblo of San Felipe requested a site visit and a meeting (3/19/25); you met with Pueblo Reps 3/26/25 at the site, but no additional/facilitated meeting was requested.
- The Conclusion should be tightened, as some information is duplicated.

B. Review and Decision Criteria - [6-7\(G\)\(3\)\(a-h\)](#):

1. **[6-7\(G\)\(3\)\(a\)](#): Response should be updated.** As per IDO [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis. Staff cannot provide a recommendation on this request for a Zoning Map Amendment (zone change) based on the current responses to the decision criteria because the response is incomplete. Responses to Criterion A need to be strengthened in a revised Justification Letter.

A total of 5 goals and policies have been included, one of which does not seem to apply (Policy 5.3.2). Additional Policies were found listed under the response to 6-7(G)(3)(c). Are these in the correct location?

There needs to be a “preponderance of applicable Goals and policies” with additional support. Staff recommends reviewing previous ZMA cases for examples. These can be found here:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

It is important that responses are as detailed as possible, as it is critical to respond to the language in the goals and policies as to why/how eliminating the floating zone line would meet those goals and policies both conceptually and in terms of form. This can be done by:

- Answering the justification questions directly by re-phrasing the requirement itself in the response.
- Using conclusory statements such as “because_____”.
- Choosing only the pertinent option when needed to respond to a requirement and describe how.

Furthermore, the responses should clearly demonstrate how the request “...is consistent with the health, safety, and general welfare of the City as shown by furthering”. More specifically, think about “how” the proposed project would support the statements of the particular goals and policies that you are responding to. Remember, this section allows you to justify your request.

2. **6-7(G)(3)(b): Response is satisfactory.**

3. **6-7(G)(3)(c): Response should be updated.** As noted, the subject site is located wholly within an Area of Change. However, the formatting of the response is missing criteria # 1 in the reiteration of the question which is confusing. Please update. Note: you may choose one or more criteria for your response.

Can you explain in your response how and in what ways the existing zoning is inappropriate using the given criteria of the question?

Again, it is helpful to answer the question by re-phrasing the requirement itself in the response and using conclusory statements such as “because_____”.

Several policies were also listed under this response to 6-7(G)(3)(c). Are these in the intended response location? The inclusion of these policies within the reply is confusing.

4. **6-7(G)(3)(d): Response should be updated.** It is helpful that you provided the Use Table. To better strengthen the response, it would be helpful to look at the provided use table in terms of which uses will now be permissive or no longer permissive compared to the current zone

district in addition to including comparisons with existing permissible uses on adjacent properties.

If there were any harmful impacts to the surrounding community, how might they be mitigated through the Use Specific Standards in the IDO?

The Review and Decision for 6-7(G)(3)(d) was included in your response, but some of the wording is missing.

5. **6-7(G)(3)(e): Response should be updated.** Please explain how infrastructure and public improvements have adequate capacity for your site specifically.

The IDO defines Infrastructure as “Streets, sidewalks, public or private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public or used in common by owners of lots within a subdivision. Includes both private (owned by a non-governmental entity) and public (owned by a governmental entity) improvements.” Public Improvements include but are not limited to its “street, trail, drainage, and sidewalk systems”.

6. **6-7(G)(3)(f): Response should be updated.** Could you flesh out what you mean by “...a property that is better aligned with the established goals of the IDO’s Designation of an Area of Change” in to the presented Goals and Policies presented in 6-7(G)(3)(a). Please back up your statements.
7. **6-7(G)(3)(g): Response is sufficient.**
8. **6-7(G)(3)(h): Response is sufficient.**

Project Memo 2

DATE: April 22, 2025

TO: Penny Dudley, Penny Design, LLC

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov; (505) 924-3310

RE: Case # ZMA-2025-00003 Zoning Map Amendment: 10120 Coors Blvd NW

I've completed an initial review of the proposed Master Development Plan, and would like to discuss the justification letter and general project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (ABQ-Plan) by:

9 AM on Friday, Apr 25, 2025

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

1) Introduction

- Please use this for your Justification Letter. This is what I have for the legal description for the Site Plan – EPC:

All or a portion of Tract 13-A Tracts 13-A, 13-B, and 13-C Black Ranch (being a Replat of Tract 13 Black Ranch) containing approximately 2.5 acres.

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 is **May 15, 2025**. Final staff reports will be available one week prior on **May 8, 2025** at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

- C. Staff will have agency comments posted to ABQ-Plan by the end of day **April 30, 2025**. Any comments received by Staff after this date will be updated as soon as possible.

3) Public Notification & Neighborhood

Requirements for Public Meetings are found in IDO §14-16-6-4([B](#) & [K](#)). Public Notice for a Zoning Map Amendment – EPC are explained in IDO §14-16-[6-4\(J\)](#).

Since the property is within 660 feet of Major Public Open Space, applicants are required to offer a tribal meeting pursuant to IDO §14-16-[6-4\(B\)](#). Letters that were mailed as part of the pre-submittal tribal notification were included, however, I did not see a list of recipients that should have received a mailing. **Could you please submit this?** Was a Language Access Notice also provided? It should have been attached to the form, but this would not be a reason to require renotification at this time.

Signs must be posted on or before 9:00 am on **Wednesday April 30, 2025** and should be left up **until Friday, May 30, 2025** (15 days before and 15 days after the EPC hearing date).

- I encourage applicants to take photos at the time the signs are posted to demonstrate that this step has been fulfilled. These photos can be submitted the day of sign posting (Wednesday, April 30).
- For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

The project letter seems to be generally complete, and I have included revision recommendations and guidance questions in the sections below.

A. General Recommendations

1. The justification letter date should reflect the date submitted.
2. I looked at CABQ Transit pages and did not find the mentioned bus routes #251, #551 and #96 (JL p. 4).
3. Top of p. 5 of your Justification Letter (JL) you indicate “Notably, the properties located north of the subject site are zoned MX-L and are located in the same area designated as an Area of Change”, but I think they are in Areas of Consistency. Please recheck the map and change accordingly.

The justification is much stronger. There are a few things that still require attention:

- Replies to some of the goals and policies need a bit more strengthening. Please see comments below.

B. Review and Decision Criteria - 6-7(G)(3)(a-h):

1. **6-7(G)(3)(a): Response should be updated.** Although much clearer, some responses for Criterion A need further strengthening in a revised Justification Letter.

Again, staff recommends reviewing previous ZMA cases for examples. These can be found here:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

It is important that responses are as detailed as possible, as it is critical to respond to the language in the goals and policies as to why/how eliminating the floating zone line would meet those goals and policies both conceptually and in terms of form. This can be done by:

- Answering the justification questions directly by re-phrasing the requirement itself in the response.
- Using conclusory statements such as “because_____”.
 - G 5.1. example *“This request clearly supports the goal of growing as a community of strong Centers connected by a multi-modal network of Corridors because/by....”*

Review of:

1. G 5.1 - How does changing the zone designation contribute to strong Centers and Corridor network?
2. P 5.1.1 - How does/ why would the zone change capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern, i.e., what is the pattern and how does the zone change contribute?
3. P 5.6.2 specifically mentions Areas of Change
4. G 5.3 - How does the zone change contribute to Efficient Development Patterns and Promote development that maximizes the utility of existing infrastructure and public facilities and the efficient use of land to support the public good?

Review how you responded to Policy 5.3.2.
5. G 7.3 Is a good complete response.

Again, think about “how” the proposed project would support the statements of the particular goals and policies that you are responding to. Remember, this section allows you to justify your request.

2. **6-7(G)(3)(c): Response is sufficient.**
3. **6-7(G)(3)(d): Response should be updated.** You have a really good start, but I recommend that you review/discuss those uses that will now be permissive compared to the current zone district (e.g., changes to group living, Commercial Uses, Industrial Uses). Related to these

uses, if there were any harmful impacts to the surrounding community, how might they be mitigated?

4. **6-7(G)(3)(e): Response should be updated.** You are on the right track, but some of the more notable infrastructure seems should be included.

The IDO defines Infrastructure as “Streets, sidewalks, **public or private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities**, street lighting, and other improvements used by the public or used in common by owners of lots within a subdivision. Includes both private (owned by a non-governmental entity) and public (owned by a governmental entity) improvements.”

Again, staff recommends reviewing previous ZMA cases for examples. These can be found here:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

5. **6-7(G)(3)(f): Response is sufficient.**

Addendum to Project Memo 2

DATE: May 01, 2025

TO: Penny Dudley, Penny Design, LLC

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov; (505) 924-3310

RE: Case # ZMA-2025-00003 Zoning Map Amendment: 10120 Coors Blvd NW

On further review your response to IDO §14-16-6-7(G)(3) Review and Decision Criteria (e), we need an addendum memo in response only to this criteria. Please see below.

Review and Decision Criteria - 6-7(G)(3)(e): The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

- **The response to this criterion should be updated.**

Although your observations of the status of the current infrastructure is accurate, there are no approved and budgeted funds for the infrastructure at the site. This development is the responsibility of the owner/developer.

Staff recommends reviewing previous ZMA cases for examples. These can be found here:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

A revised response Justification letter (ABQ-Plan) is due by:

3 PM on Friday, May 02, 2025

E) PUBLIC NOTICE

FA

Flores, Suzanna A. <SuzannaFlores@cabq.gov>

To: penny pennydesign.net



Reply



Reply all



Forward



Wed 3/5/2025 12:44 PM

Dear Applicant:

As of March 5, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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.

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.govWebsite: www.cabq.gov/neighborhoods



10120 Coors Blvd NW



Legend

 Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: Coors Blvd NW & Coors Acequia

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/19/2025 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Alameda West Ltd Property Tax Dept
7830 Orlando Ave
Lubbock Tx 79423-1942

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

Dear Neighborhood Association Representative,

Penny Design, LLC will be representing CDR Holdings for a Zone Map Amendment. The lot currently has a floating zone of (MX-M) Mixed-Use – Medium Intensity and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) **14-16-6-4(c)** Pre-Application Meeting, we are providing you an opportunity to discuss the zone map amendment application.

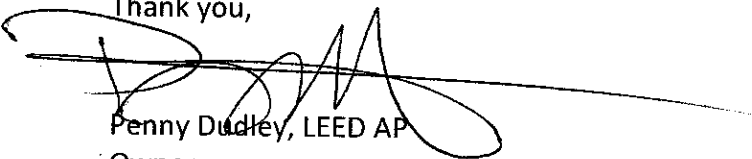
The applicant intends to realign the property 10120 Coors Blvd NW to remove an existing floating zone and place the lot under one single zone of MX-L Mixed-Use Low Intensity. We are providing a Zone Atlas Map page B-14-Z identifying the proposed location of the zone map amendment and an image of the floating zone on the site for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



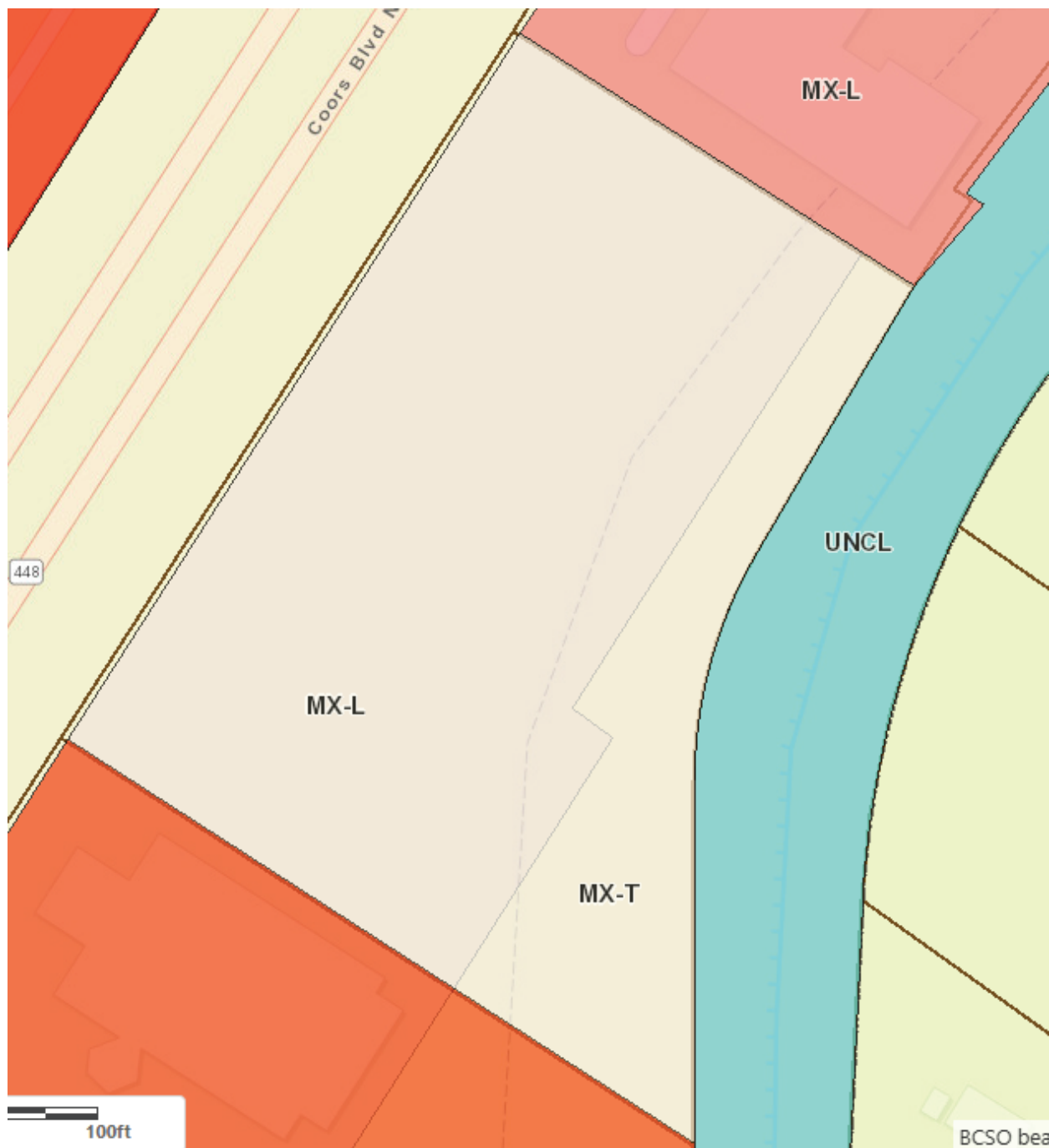
Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN



10120 Coors Blvd

Floating Zone
MX-L and MX-T

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 3/4/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(K)**.¹

- ☐ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☒ Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address* 10120 Coors Blvd NW
Location Description _____
2. Property Owner* CDR Holding LLC
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
☒ Zoning Map Amendment EPC _____ (EPC or Council)
☐ Other: _____

Summary of project/request²*: _____

Request to remove floating zone MX-L/MX-T to unified zone MX-L

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: <http://cabq.zoom.us/j/5464729575#success>

¹ Please mark as relevant. See IDO Table 6-1-1 for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

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 and select the option for "Boards, Commissions, and ZHE signs."

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

Preferred project contact name: Penny Dudley

Email: penny@pennydesign.net

Phone: 505-280-5439

Online website or project page: _____

Attachments: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁴ B-14-Z
2. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.4677
2. IDO Zone District MX-L/mx-T
3. Overlay Zone(s) [if applicable] CPO-2
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Alamo Center LLC
13405 Pino Ridge Pl NE
Albuquerque, NM 87111-8274

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

Dear Neighborhood Association Representative,

Penny Design, LLC will be representing CDR Holdings for a Zone Map Amendment. The lot currently has a floating zone of (MX-M) Mixed-Use – Medium Intensity and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) **14-16-6-4(c)** Pre-Application Meeting, we are providing you an opportunity to discuss the zone map amendment application.

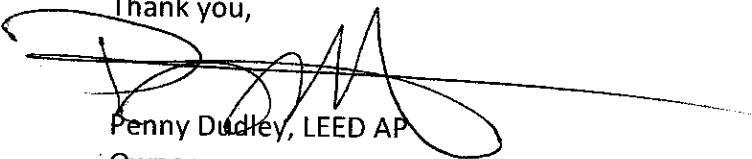
The applicant intends to realign the property 10120 Coors Blvd NW to remove an existing floating zone and place the lot under one single zone of MX-L Mixed-Use Low Intensity. We are providing a Zone Atlas Map page B-14-Z identifying the proposed location of the zone map amendment and an image of the floating zone on the site for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Albert B & Yvonne Bernal
10077 Bosque Cir NW
Albuquerque, NM 87114

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

Dear Neighborhood Association Representative,

Penny Design, LLC will be representing CDR Holdings for a Zone Map Amendment. The lot currently has a floating zone of (MX-M) Mixed-Use – Medium Intensity and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) **14-16-6-4(c)** Pre-Application Meeting, we are providing you an opportunity to discuss the zone map amendment application.

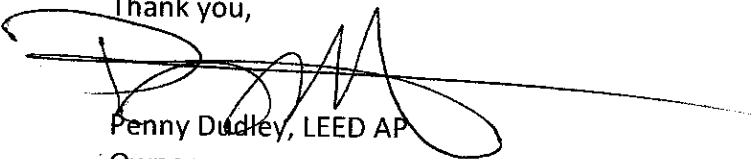
The applicant intends to realign the property 10120 Coors Blvd NW to remove an existing floating zone and place the lot under one single zone of MX-L Mixed-Use Low Intensity. We are providing a Zone Atlas Map page B-14-Z identifying the proposed location of the zone map amendment and an image of the floating zone on the site for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Todd & Beverly M Bowlin
10101 Bosque Cir NW
Albuquerque, NM 87114

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
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PIERSON DEBORAH D
VASQUEZ DOROTHY

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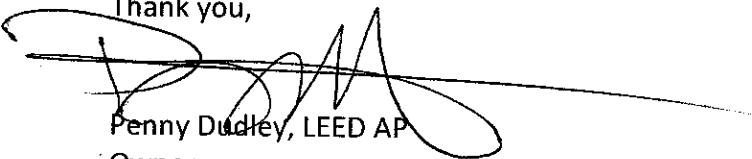
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

CDR Holding LLC

3554 White Horse Dr SE

Rio Rancho, NM 87124-3676

ALAMEDA WEST LTD PROPERTY TAX DEPT

ALAMO CENTER LLC

BERNAL ALBERT B & YVONNE

BOWLIN RUSSELL TODD & BEVERLY M

CDR HOLDING LLC

CDR HOLDING LLC

KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST

LCW NM LP C/O HONG KONG BUFFET

PIERSON DEBORAH D

VASQUEZ DOROTHY

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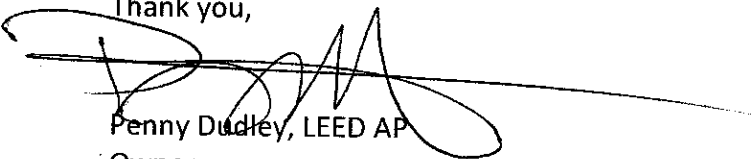
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

LCW NM LP C/O

Hong Kong Buffet

10100 Coors Blvd NW

Albuquerque NM 87114-4022

ALAMEDA WEST LTD PROPERTY TAX DEPT

ALAMO CENTER LLC

BERNAL ALBERT B & YVONNE

BOWLIN RUSSELL TODD & BEVERLY M

CDR HOLDING LLC

CDR HOLDING LLC

KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST

LCW NM LP C/O HONG KONG BUFFET

PIERSON DEBORAH D

VASQUEZ DOROTHY

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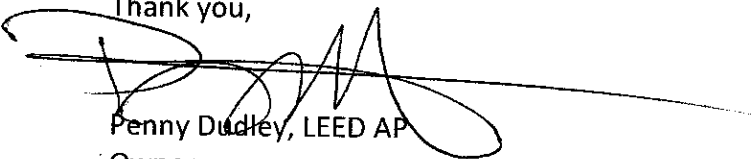
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Tamara S Trustee
Klimaj Family Trust
10125 Bosque Cir NW
Albuquerque, NM 87114-8826

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

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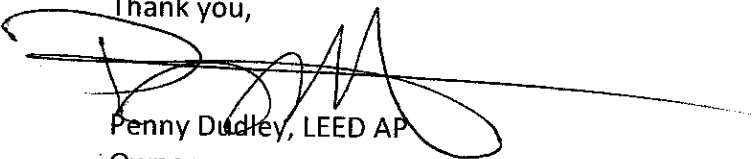
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Deborah Pierson
10138 Bosque Cir NW
Albuquerque, NM 87114

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

Dear Neighborhood Association Representative,

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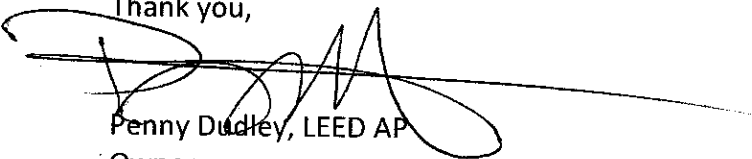
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2024

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Dorothy Vasquez
10113 Bosque Cir NW
Albuquerque, NM 87114-8826

ALAMEDA WEST LTD PROPERTY TAX DEPT
ALAMO CENTER LLC
BERNAL ALBERT B & YVONNE
BOWLIN RUSSELL TODD & BEVERLY M
CDR HOLDING LLC
CDR HOLDING LLC
KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY TRUST
LCW NM LP C/O HONG KONG BUFFET
PIERSON DEBORAH D
VASQUEZ DOROTHY

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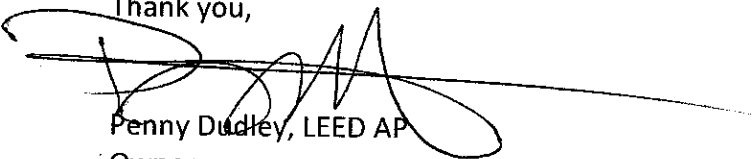
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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6533 97

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6533 97

CDR HOLDINGS LLC
3554 WHITE HORSE DR SE
RIO RANCHO NM 87124-3676

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6533 59

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6533 59

ALAMEDA WEST LTD PROPERTY TAX
DEPT
7830 ORLANDO AVE
LUBBOCK TX 79423-1942

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6534 03

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6534 03

KLIMAJ TAMARA S TRUSTEE KLIMAJ
FAMILY TRUST
10125 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8826

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6533 66

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6533 66

ALAMO CENTER LLC
13405 PINO RIDGE PL NE
ALBUQUERQUE NM 87111-8274

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6534 10

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6534 10

LCW NM LP C/O HONG KONG BUFFET
10100 COORS BLVD NW
ALBUQUERQUE NM 87114-4022

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6533 73

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6533 73

BERNAL ALBERT B & YVONNE
10077 BOSQUE CIR NW
ALBUQUERQUE NM 87114

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6534 27

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6534 27

PIERSON DEBORAH D
10138 BOSQUE CIR NW
ALBUQUERQUE NM 87114

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM
MAR 04, 2025
\$5.58
S2324D501362-8

RDC 99

9589 0710 5270 2583 6533 80

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



9589 0710 5270 2583 6533 80

BOWLIN RUSSELL TODD & BEVERLY M
10101 BOSQUE CIR NW
ALBUQUERQUE NM 87114

Penny Design
400 GOLD AVE SW
SUITE 850
ABQ, NM 87102

Retail



87124

RDC 99

U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
MAR 04, 2025

\$5.58

S2324D501362-8

9589 0710 5270 2583 6533 97

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 2583 6533 97

VASQUEZ DOROTHY
10113 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8826

March 4, 2025

PO Box 194

Laguna Pueblo, NM 87026

Governor@pol-nsn.gov

505.552.6654

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Antonio, Jr.,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

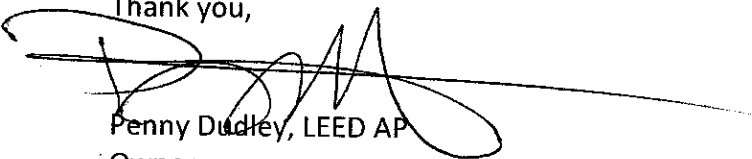
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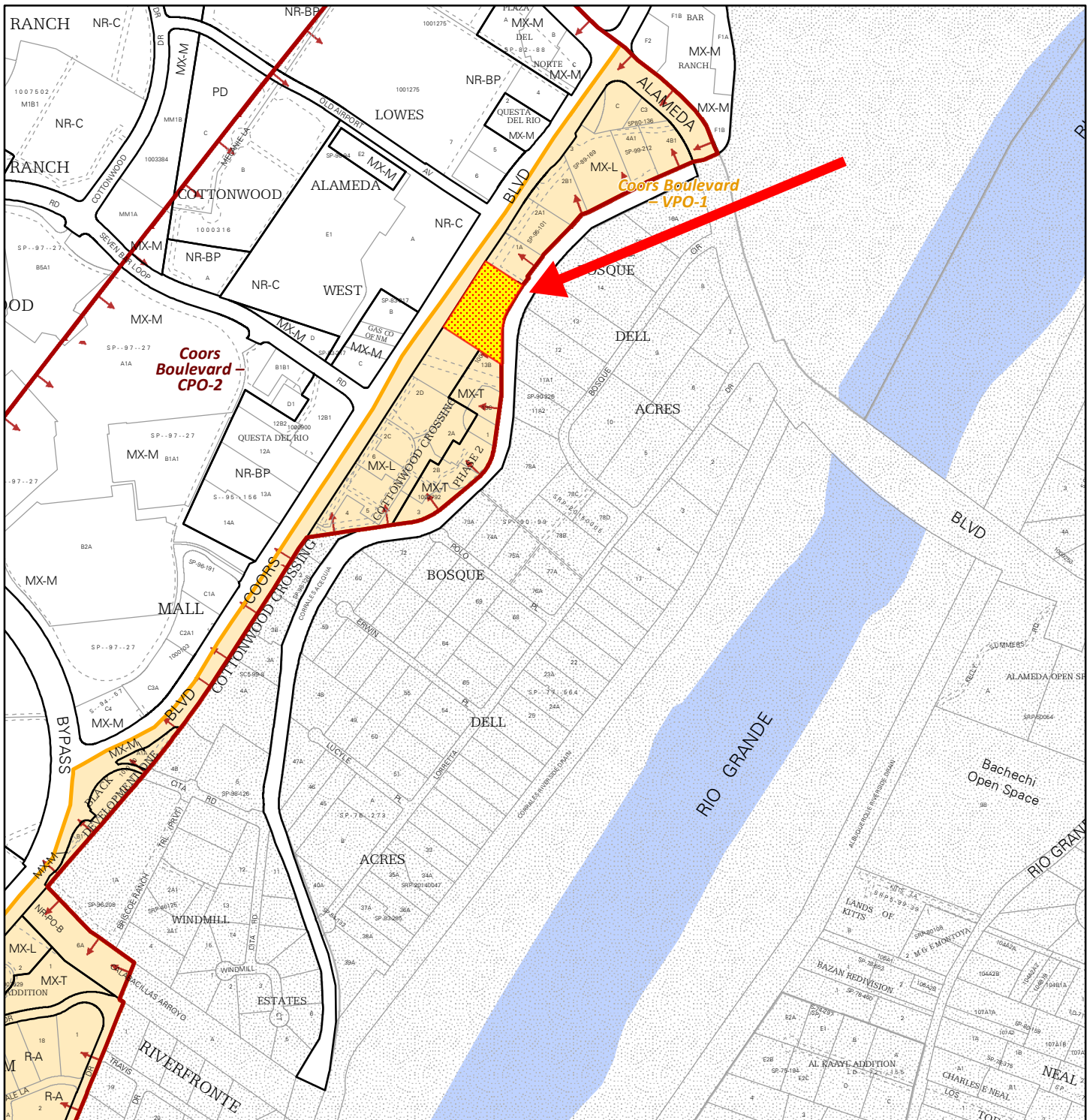
Penny Dudley, LEED AP

Owner

Penny Design, LLC

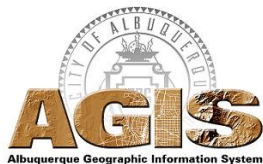
D

DESIGN

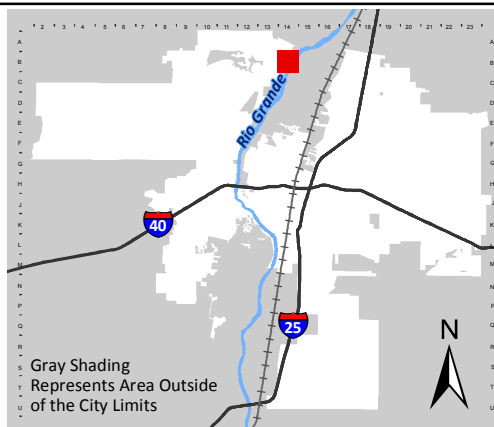


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



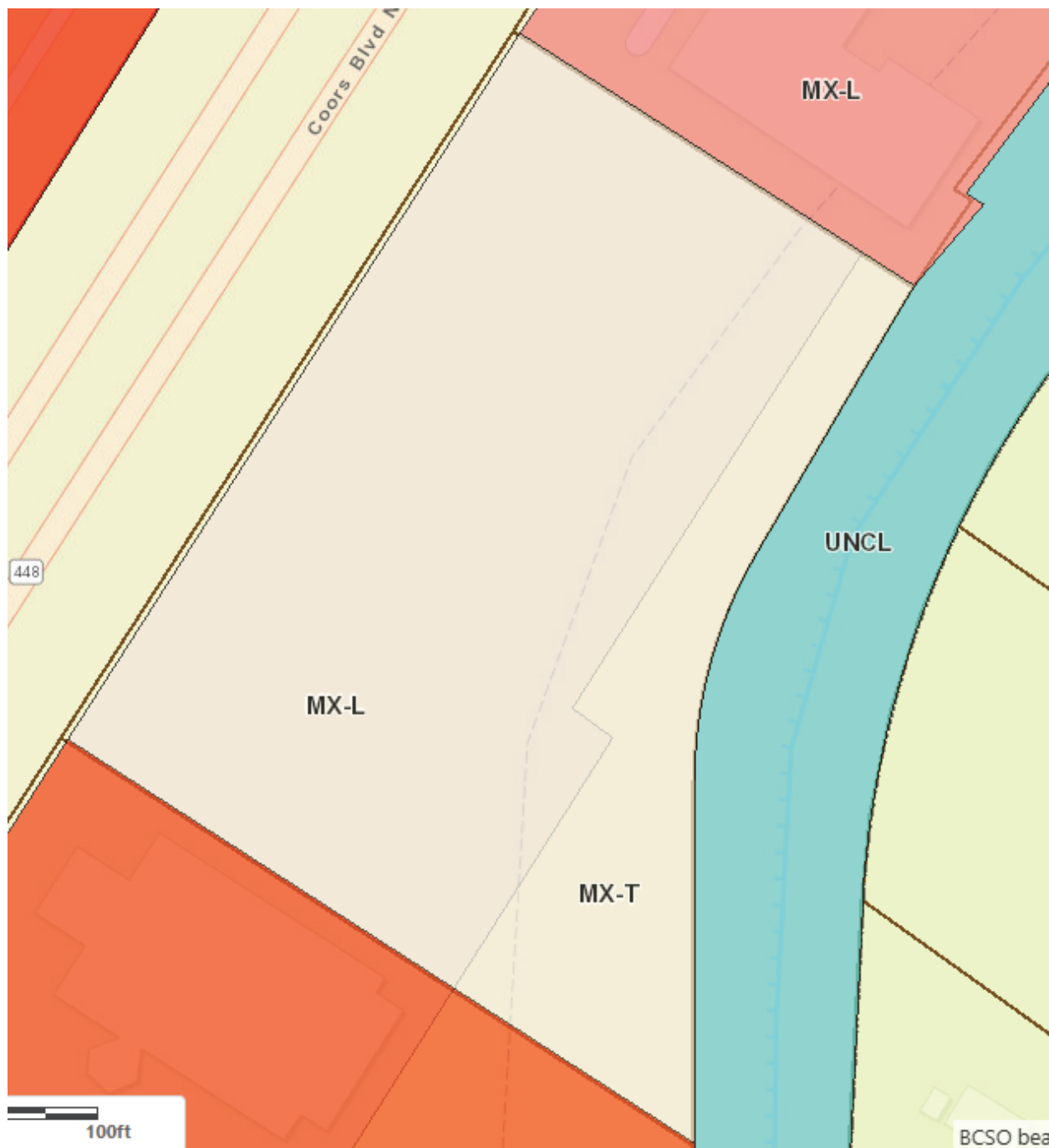
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-14-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

0 250 500 1,000 Feet



10120 Coors Blvd

Floating Zone
MX-L and MX-T

March 4, 2025

2 Dove Road

Santa Ana Pueblo, NM 87004

Governor@Santaana-nsn.gov

505.771.6700

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Armijo,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 7440

Window Rock, AZ 86515

presidentnygren@navajo-nsn.gov

President.BuuNygren@navajo-nsn.gov

928.871.7915

Re: Meeting Request about Zone Map Amendment Application

Dear President Nygren,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

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Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

481 Sandia Loop

Bernalillo, NM 87004

snmontoya@sandiapueblo.nsn.us

505.867.9235

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Chavez,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

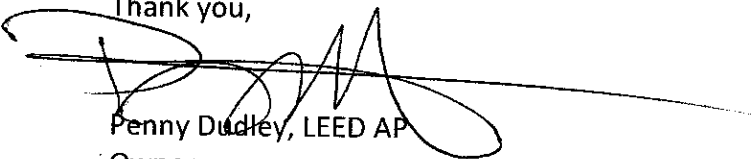
The applicant intends to realign the property 10120 Coors Blvd NW to remove the floating zone and place the lot under one single zone of MX-L. The applicant intends to realign the property 10120 Coors Blvd NW to remove an existing floating zone and place the lot under one single zone of MX-L Mixed-Use Low Intensity. We are providing a Zone Atlas Map page B-14-Z identifying the proposed location of the zone map amendment and an image of the floating zone on the site for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 1846

Taos, NM 87571

Governor@taospueblo.com

575.758.4604

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Concha,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

The applicant intends to realign the property 10120 Coors Blvd NW to remove the floating zone and place the lot under one single zone of MX-L. The applicant intends to realign the property 10120 Coors Blvd NW to remove an existing floating zone and place the lot under one single zone of MX-L Mixed-Use Low Intensity. We are providing a Zone Atlas Map page B-14-Z identifying the proposed location of the zone map amendment and an image of the floating zone on the site for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 3390
Window Rock, AZ 86515
928.871.7160

Re: Meeting Request about Zone Map Amendment Application

Dear Ms Curley,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

Rt. 2, Box 121

Apache, Ok 73006

fsat@fortsillapache-nsn.gov

580.588.2298

Re: Meeting Request about Zone Map Amendment Application

Dear President Heminokeky,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

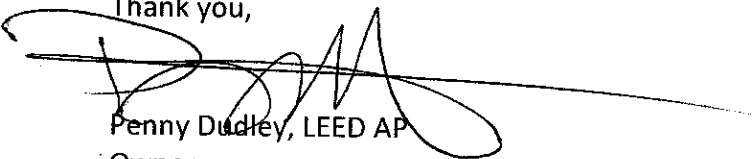
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 70

Cochiti Pueblo, NM 87072

Governor@cochiti.org

505.629.4284

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Herrera,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

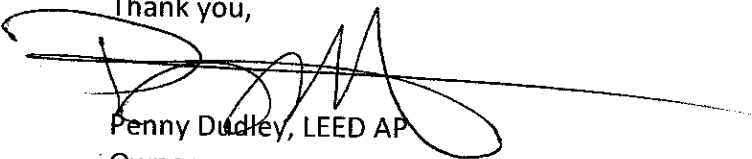
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 1270

Isleta Pueblo, NM 87022

Eugene.Jiron@Isletapueblo.com

505.869.3111

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Jiron,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

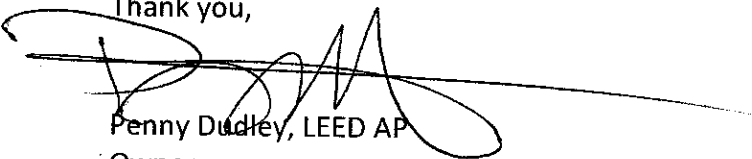
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 339

Zuni, NM 87327

Arden.Kucate@ashiwi.org

505.782.7202

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Kucate,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

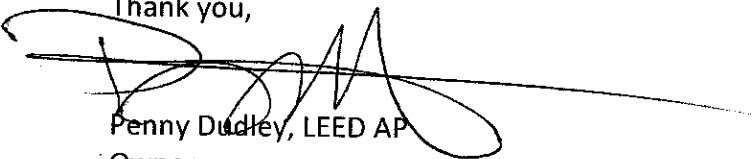
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 1099

San Juan Pueblo, NM 87566

governor@ohkay.org

505.852.440

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Lujan,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 99

Santo Domingo Pueblo, NM 87052

Governor@Kewa-nsn.us

505.465.2214

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Marquino, Jr.,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 13, 2025

02 Tunyo Po

Santa Fe, NM 87506

Governor@SanIppueblo.org

505.455.2273

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Moquino,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

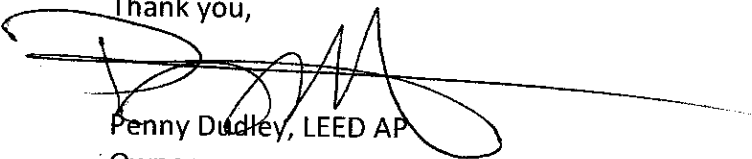
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

2401 12th Street, NW
Albuquerque, NM 87104
James.Mountain@exec.nm.gov
505.212.7041

Re: Meeting Request about Zone Map Amendment Application

Dear Chairman Mountain,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

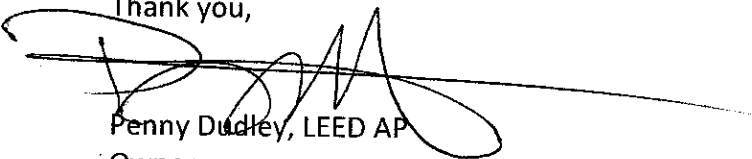
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 580

Española, NM 87532

Governor@Santaclarapueblo.org

505.753.7330

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Naranjo,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

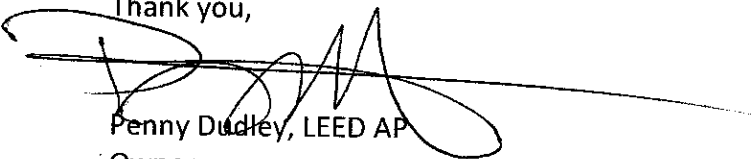
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 507

Dulce, NM 87528

Adrian.notsinneh@janadmin.com

575.759.3242

Re: Meeting Request about Zone Map Amendment Application

Dear President Notsinneh,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

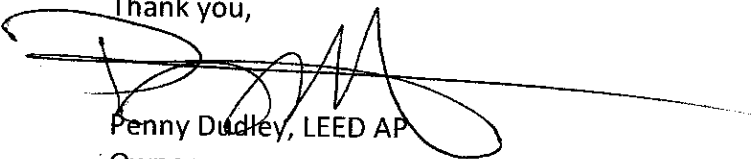
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 4339

San Felipe Pueblo, NM 87001

Gov.AOrtiz@sfpueblo.com

505.867.3381

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Ortiz,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

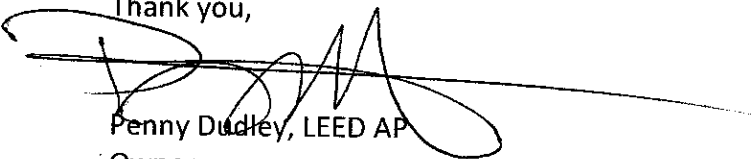
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 227

Mescalero, NM 88340

Tpadilla@mescaleroapachetribe.com

575.464.4494

Re: Meeting Request about Zone Map Amendment Application

Dear President Padilla,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

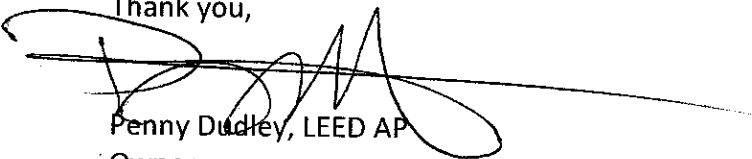
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 13, 2025

135 Capitol Square Dr

Zia Pueblo, NM 87053

Governor@ziapueblo.org

505.867.3304

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Pino,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

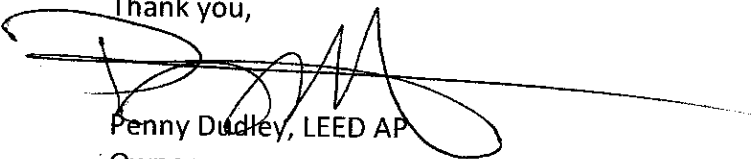
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 13, 2025

15A NP102 West

Santa Fe, NM 87506

Governor@Nambepueblo.org

505.455.4410

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Porter,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

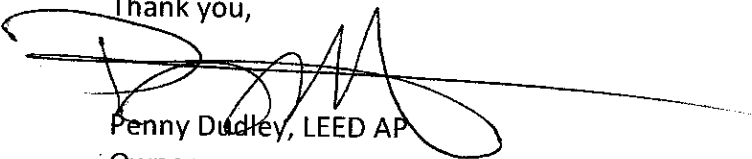
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 309

Acoma, NM 87034

Govenor@poamail.org

505.552.6604

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Riley,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

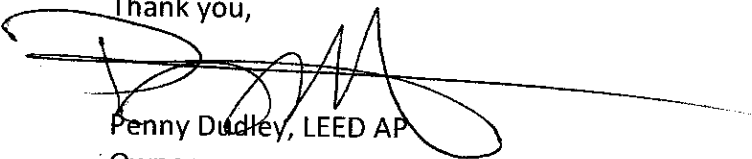
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
JCroybal@pojoaque.org
505.455.5052

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Roybal,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

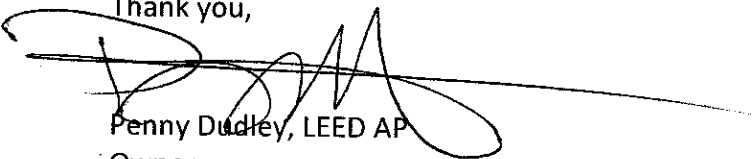
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

20 TP828

Santa Fe, NM 87506

governor@pueblooftesuque.org

505.983.2667

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Samuel,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

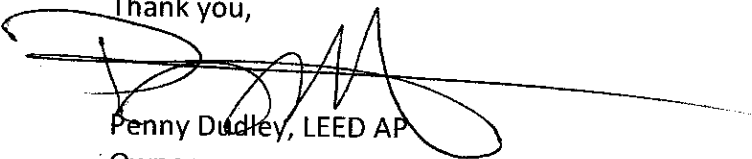
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 13, 2025

PO Box 3398

To'Hajiilee, NM 87026

Physical Address: 117 Tribal Rd N7071

jsecatero@naataanii.org

tohajiilee@navajochapters.org

nmorris@naataanii.org

Re: Meeting Request about Zone Map Amendment Application

Dear President Secatero and Vice President Morris,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

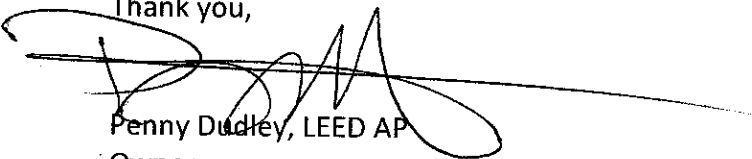
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 13, 2025

PO Box 100

Jemez Pueblo, NM 87024

George.Shendo@jemezpuablo.org

575.834.7359

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Shendo, Jr.,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

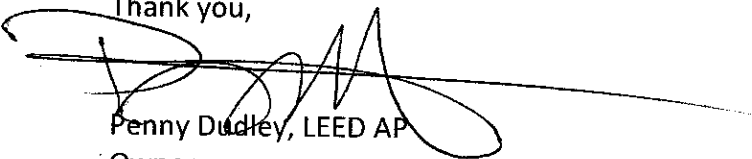
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

PO Box 127

Penasco, NM 87553

governor@picurispueblo.org

575.587.2519

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Yazza,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

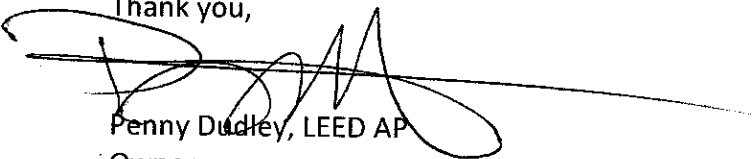
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,



Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

March 4, 2025

117 S. Old Pueblo Road, PO Box 17579

El Paso, Tx 79907

Michael.Silvas@dsp-nsn.gov

915.859.8053

Re: Meeting Request about Zone Map Amendment Application

Dear Governor Silvas,

Penny Design, LLC will be representing CDR Holding LLC for a Zone Map Amendment. The lot currently has a floating zone of (MX-T) Mixed-Use – Transition Zone District and (MX-L) Mixed-Use Low Intensity. We will request the entire lot be zoned (MX-L) Mixed-Use Low Intensity.

In accordance with the City of Albuquerque IDO Subsection **6-4(B)(1)(b)** The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or Tribal Land, we are providing you an opportunity to discuss the zone map amendment application. Per IDO Subsection **6-4(B)(4)** The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

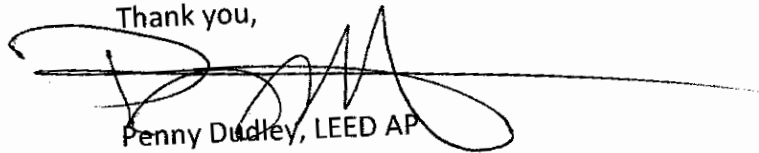
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Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a meeting. We will submit our application thereafter.

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Thank you,

A handwritten signature in black ink, appearing to read 'Penny Dudley', written over a horizontal line.

Penny Dudley, LEED AP

Owner

Penny Design, LLC

D

DESIGN

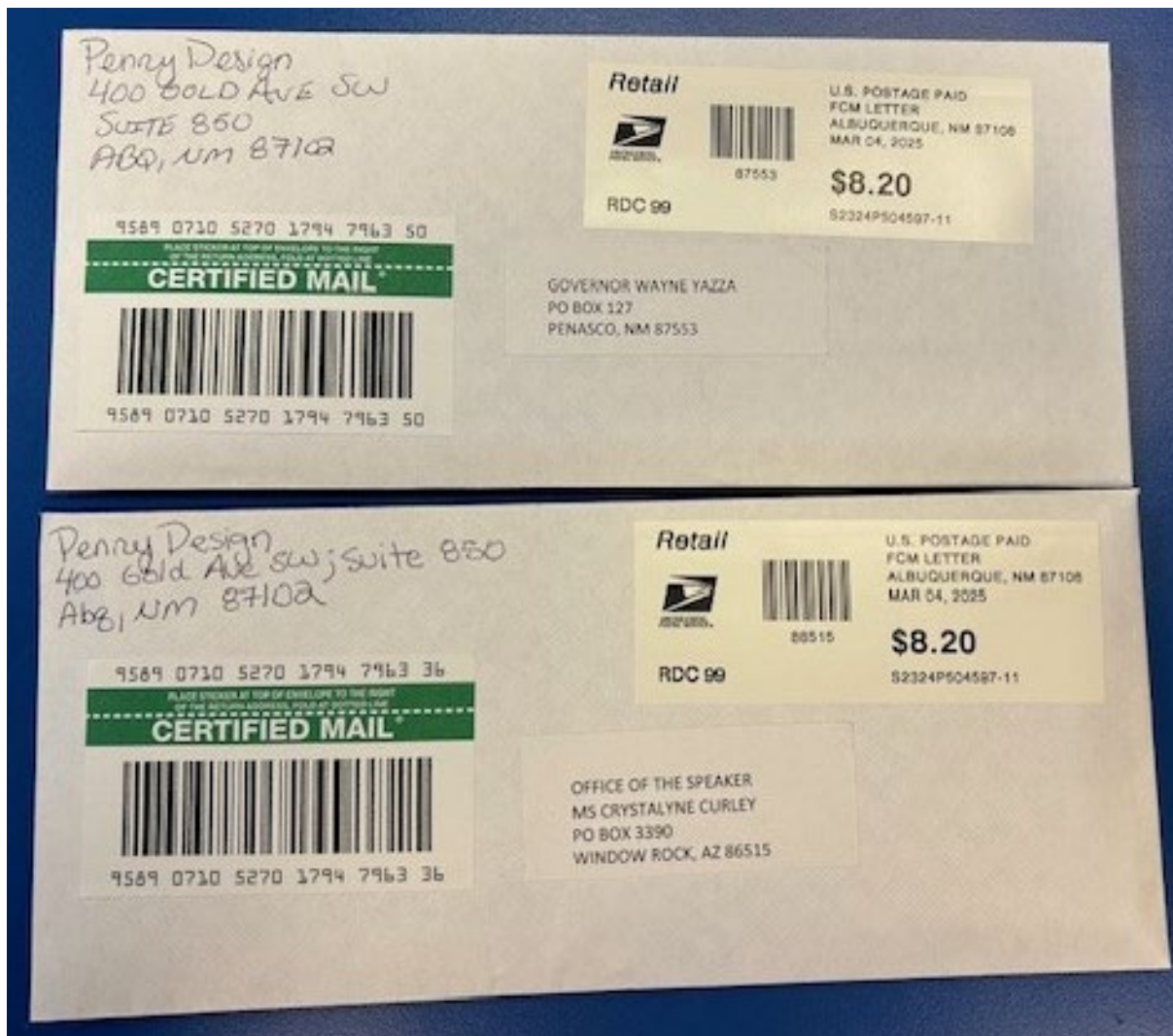
Certified Mail to Tribal contacts



Certified Mail to Tribal contacts



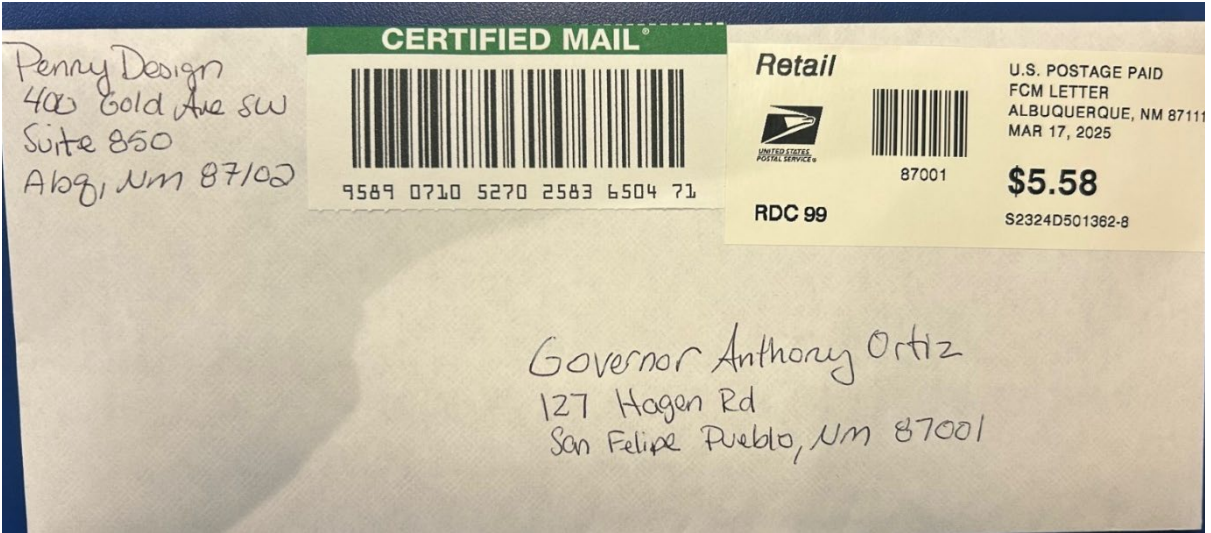
Certified Mail to Tribal contacts



Certified Mail to Tribal contacts



Certified Mail to Tribal contacts



New Mexico Tribes & Leaders List 2025

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory | Indian Affairs \(bia.gov\)](#)

NM Pueblos directory: [New Mexico Pueblos | NM Indian Affairs Department \(state.nm.us\)](#)

NAVAJO NATION

Navajo Nation

President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: **(928) 871-7915**
Phone: **(928) 871-7000**
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Executive Assistant, Gary Lewis
Email: Gary.Lewis@navajo-nsn.gov

Navajo Nation Council

Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: **(928) 871-7160**
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Jimmy Secatero
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: jrs_58_sr@yahoo.com
jsecatero@naataanii.org
Primary - tohajiilee@navajochapters.org
Phone: **(505) 908-2732**
Vice President, Nora J. Morris
Email: nmorris@naataanii.org

New Mexico Tribes & Leaders List 2025

PUEBLOS

Pueblo of Acoma

Governor Charles Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: [\(505\) 552-6604](tel:(505)552-6604)
Fax: (505) 552-7204
1st Lt. Gov. Loren Aragon
2nd Lt. Gov. Ted Ortiz
Tribal Secretary, Ardell Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org

Pueblo of Cochiti

Governor Joseph B. Herrera
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: [\(505\) 629-4284](tel:(505)629-4284)
Fax: (505) 465-1135
Lt. Gov. Jeff Suina
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org

Pueblo of Isleta

Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: [\(505\) 869-3111](tel:(505)869-3111)
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
2nd Lt. Gov. Juan Rey Abeita
Executive Secretary Elaine Montoya
Email: elaine.montoya@isletapueblo.com

Pueblo of Jemez

Governor George Shendo, Jr.
P.O. Box 100
Jemez Pueblo, NM 87024

New Mexico Tribes & Leaders List 2025

Email: George.Shendo@jemezueblo.org
Executive Assistant Lynn Toledo
Email: Ltoledo@jemezueblo.org
Vincent Toya, Tribal Administrator
Vince.A.Toya@jemezueblo.org
Executive Assistant, Jaime Loretto
Email: Jaime.Loretto@jemezueblo.org
Phone: **(575) 834-7359**
Fax: (575) 834-7331
1st Lt. Gov. Carnell Chosa
Email: Carnell.Chosa@jemezueblo.org
2nd Lt. Gov. Mathew Gachupin, Jr.
Email: Matthew.Gachupin@jemezueblo.org

Pueblo of Laguna

Governor Harry Antonio, Jr.
P.O. Box 194
Laguna Pueblo, NM 87026
Email: Governor@pol-nsn.gov
Phone: **(505) 552-6654**
Executive Assistant Antonette Silva-Jose
Phone: (505) 552-5760
Email: asilva-jose@pol-nsn.gov
Fax: (505) 552-6941
1st Lt. Gov. Ronald Sarracino, Sr.
2nd Lt. Gov. Wilfred Herrera, Jr.
Interim Director Government Affairs Office Kip Bobroff
Email: kbobroff@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel Porter
15A NP102 West
Santa Fe, NM 87506
Email: Governor@Nambepueblo.org
Governor's Office: **(505) 455-4410**
Phone: **(505) 455-2036**
Executive Assistant, Anni Martinez
Email: Dmartinez@Nambepueblo.org
Fax: (505) 455-2038
Lt. Gov. Natividad "Nat" Herrera

Ohkay Owingeh

Governor Benny J. Lujan.
P.O. Box 1099
San Juan Pueblo, NM 87566

New Mexico Tribes & Leaders List 2025

Email: governor@ohkay.org
Executive Assistant Lisa Lopez
Email: executiveassistant@ohkay.org
Phone: [\(505\) 852-4400](tel:(505)852-4400)
Fax: (505) 852-4820
1st Lt. Gov. Mathew Martinez
2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Wayne Yazza
P.O. Box 127
Penasco, NM 87553
Email: governor@picurispueblo.org
Tribal Secretary Ashley Pyne
Email: tribalsecretary@picurispueblo.org
Phone: [\(575\) 587-2519](tel:(575)587-2519)
Fax: (575) 587-1071
Lt. Gov. Craig Quanchello

Pueblo of Pojoaque

Governor Jenelle Roybal
Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
Email: JCroybal@pojoaque.org
Executive Assistant Lois Edwards
Email: Ledwards@pojoaque.org
Governor's Office: [\(505\) 455-5052](tel:(505)455-5052)
Phone: [\(505\) 455-4500](tel:(505)455-4500)
Fax: (505) 455-0174
Lt. Gov. Jamie Viarrial
Email: javiarrial@pojoaque.org
Tribal Secretary, Annette Hooper
Email: ahooper@pojoaque.org

Pueblo of San Felipe

Governor Anthony Ortiz
P.O. Box 4339
San Felipe Pueblo, NM 87001
Email: Gov.AOrtiz@sfpueblo.com
Executive Assistant Janine Drywater
Email: jdrywater@sfpueblo.com
Phone: [\(505\) 867-3381](tel:(505)867-3381)
Fax: (505) 867-3383
Lt. Gov. James Tenorio

New Mexico Tribes & Leaders List 2025

Pueblo of San Ildefonso

Governor Christopher Moquino
02 Tunyo Po
Santa Fe, NM 87506
Email: Governor@Sanlpueblo.org
Executive Assistant, Kitty Montoya
Phone: [\(505\) 455-4101](tel:(505)455-4101)
Email: governorsassistant@Sanlpueblo.org
Tribal Phone: [\(505\) 455-2273](tel:(505)455-2273)
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez

Pueblo of Sandia

Governor Felix Chaves
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: [\(505\) 867-3317](tel:(505)867-3317)
Fax: (505) 867-9235
Lt. Gov. Tristan Paisano

Pueblo of Santa Ana

Governor Myron Armijo
Yearly Election
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: Governor@Santaana-nsn.gov
Phone: [\(505\) 771-6700](tel:(505)771-6700)
Executive Assistant Joe Pena
Fax: (505) 771-6783
Lt. Gov. Kevin Montoya
Email: Ltgov@Santaana-nsn.gov

Pueblo of Santa Clara

Governor James Naranjo
P.O. Box 580
Espanola, NM 87532
Email: Governor@Santacclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santacclarapueblo.org
Phone: [\(505\) 753-7330](tel:(505)753-7330)
Fax: (505) 753-8988
Lt. Gov. Charles Suazo

New Mexico Tribes & Leaders List 2025

Pueblo of Santo Domingo

Governor Thomas Moquino, Jr.
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant, Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
Phone: [\(505\) 465-2214](tel:(505)465-2214) / [\(505\) 465-2215](tel:(505)465-2215)
Fax: (505) 465-2688
Lt. Gov. Orlando Crespín
Email: Lt.governor@kewa-nsn.us

Pueblo of Taos

Governor Edwin Concha
P.O. Box 1846
Taos, NM 87571
Email: Governor@taospueblo.com
Executive Secretary, Tina Romero
Email: Tromero@taospueblo.com
Phone: [\(575\) 758-9593](tel:(575)758-9593)
Fax: (575) 758-4604
Lt. Gov. Robert Espinosa
Tribal Secretary, Jeremy S. Lujan

Pueblo of Tesuque

Governor Earl Samuel
20 TP828
Santa Fe, NM 87506
Email: governor@pueblooftesuque.org
Executive Secretary, Audra Platero
Email: audrap@pueblooftesuque.org
Phone: [\(505\) 983-2667](tel:(505)983-2667)
Fax: (505) 820-7783
Lt. Gov. Daniel Hena

Pueblo of Zia

Governor Lambert Pino
135 Capitol Square Dr.
Zia Pueblo, NM 87053
Email: Governor@Ziapueblo.org
Executive Secretary, Ursula Toribio
Email: Ursula.Toribio@Ziapueblo.org

New Mexico Tribes & Leaders List 2025

Phone: [\(505\) 867-3304](tel:(505)867-3304)
Fax: (505) 867-3308
Lt. Gov. Byron Shije
Email: Ltgovernor@Ziapueblo.org

Pueblo of Zuni

Governor Arden Kucate
P.O. Box 339
Zuni, NM 87327
Email: Arden.Kucate@ashiwi.org
Executive Secretary Vanessa Ukestine
Email: Vanessa.Ukestine@ashiwi.org
Phone: [\(505\) 782-7000](tel:(505)782-7000)
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee

Ysleta Del Sur (APCG Member)

Governor E. Michael Silvas
117 S. Old Pueblo Road, P.O. Box 17579
El Paso, TX 79907
Email: Michael.Silvas@ydsp-nsn.gov
Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
Phone: [\(915\) 859-8053](tel:(915)859-8053)
Fax: (915) 859-4252
Lt. Gov. Adam Torres

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors

Chairman, James Mountain
Vice-Chairman, Dominic Gachupin
Secretary, Arden Kucate
2401 12th Street, NW
Albuquerque, NM 87104
Email: James.Mountain@exec.nm.gov
Executive Director, Dr. DeeJay Chino
Email: DChino@indianpueblo.org
APCG Staff Tyla Chopito
Email: tlchopito@indianpueblo.org
Phone: [\(505\) 212-7041](tel:(505)212-7041)
Fax: (505) 883-7682

New Mexico Tribes & Leaders List 2025

APACHE TRIBES

Jicarilla Apache Nation

President Adrian Notsinneh

P.O. Box 507

Dulce, NM 87528

Email: Adrian.notsinneh@janadmin.com

Phone: **(575) 759-3242**

Fax: (575) 759-3005

Vice President Jimmy Garcia

Executive Assistant

Email: onotsinneh@janadmin.com

Mescalero Apache Tribe

President Thora Welsh Padilla

P.O. Box 227

Mescalero, NM 88340

Email: Tpadilla@mescaleroapachetribe.com

Phone: **(575) 464-4494**

Fax: (575) 464-9191

Vice President Duane Duffy

Executive Assistant Tazalynn Cochise

Email: Tcochise@mescaleroapachetribe.com

Fort Sill Apache Tribe

Chairwoman Jennifer M. Heminokeky

Rt. 2, Box 121

Apache, OK 73006

Tribe Email: fsat@fortsillapache-nsn.gov

Phone: **(580) 588-2298**

Fax: (580) 588-3133

Vice-Chairman Zane Regan

April 19, 2025

Re: Neighborhood Meeting Request about Zone Map Amendment Application

Dorothy Vasquez
10113 Bosque Cir NW
Albuquerque, NM 87114-8826

Dear Ms Vasquez,

Thank you for requesting a meeting. Per the City of Albuquerque IDO, a formal request must be made through the city. Please see the information below to make a formal request. I look forward to seeing you.

6-4(K)(1) Requesting a Post-submittal Facilitated Meeting

6-4(K)(1)(b) Requests for a post-submittal facilitated meeting shall be submitted to the Planning Director **in writing and must include, at a minimum, the following:**

1. Why a post-submittal facilitated meeting is being requested.
2. What specific items are requested to be discussed.
3. What outcomes are wanted from the discussion.
4. A commitment to negotiating with the applicant in good faith about how the proposed development could be changed to lessen anticipated negative impacts on the surrounding area in ways that can reasonably be accommodated by the proposed development.

6-4(K)(1)(c) The Planning Director shall notify the applicant of a request for a post-submittal facilitated meeting, if requested by a party other than the applicant, within 2 business days.

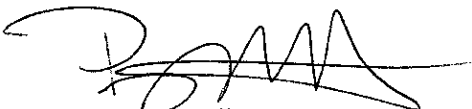
The contact information for the planning director is:

Megan Jones
mdjones@cabq.gov
505-924-3352

A zoom link to the monthly scheduled EPC meetings is provided for your convenience:

Zoom Link: <https://cabq.zoom.us/j/5464729575#success>

Thank you,



Penny Dudley, LEED AP
penny@pennydesign.net
505-280-5439
Penny Design, LLC

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 3/4/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) IDO §14-16-6-4(K).¹

- ☐ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☒ Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 10120 Coors Blvd NW
Location Description _____
2. Property Owner* CDR Holding LLC
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
☒ Zoning Map Amendment EPC (EPC or Council)
☐ Other: _____

Summary of project/request²*: _____

Request to remove floating zone MX-L/MX-T to unified zone MX-L

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: Zoom

¹ Please mark as relevant. See IDO Table 6-1-1 for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

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 and select the option for "Boards, Commissions, and ZHE signs."

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

Preferred project contact name: Penny Dudley

Email: penny@pennydesign.net

Phone: 505-280-5439

Online website or project page: _____

Attachments: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 B-14-Z

2. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.4677

2. IDO Zone District MX-L / MX-T

3. Overlay Zone(s) [if applicable] CPO-2

4. Center or Corridor Area [if applicable] _____

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

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Dudley - 400 Gold; suite 850
~~1013 Bosque Cir NW~~
Abq, NM 87107

CERTIFIED MAIL®



9589 0710 5270 2583 6294 60

Ms Dorothy Vasquez
1013 Bosque Cir NW
Abq, NM 87114

RDC 99



Retail

87114



S2324P507580-8

\$5.58

U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
APR 19, 2025

Dudley - 400 Gold; suite 850
~~1013 Bosque Cir NW~~
Abq, NM 87107

CERTIFIED MAIL®



9589 0710 5270 2583 6294 60

Ms Dorothy Vasquez
1013 Bosque Cir NW
Abq, NM 87114

RDC 99



Retail

87114



S2324P507580-8

\$5.58

U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87111
APR 19, 2025

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING - ADMINISTRATIVE SITE PLAN APPLICATION

All persons making application to the City under the requirements and procedures established by the City Zoning Code (IDO) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Zoning Front Counter to pick up the required sign(s).

The applicant is responsible for ensuring that the signs are posted as required for the initial 5 days and remain posted throughout the 15-day appeal period. Failure to maintain the signs during the required periods may be cause for additional time for appeals for the Site Plan approval. Replacement signs for those lost or damaged are available from the Zoning 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.

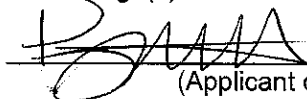
4. TIME


- A. Signs will be posted for at least 5 calendar days after the permit has been applied for

April 30, 2025 To May 30, 2025

- B. **THE SIGN MUST BE POSTED FOR 15 DAYS AFTER THE PERMIT IS APPROVED.**
The appeal period is 15 days after the permit issued.

I have read this sheet and discussed it with the Zoning Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for at least (5) days after a permit is requested and for (15) days after the permit is issued and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

P.D.  4.29.25
(Date)

I issued 1 signs for this application 04/28/25
Date)

Korrina Christensen
(Staff Member)

PERMIT NUMBER: ZMA-2025-00003

REQUEST

ZONING AMENDMENT (ZMA)-
FROM MX-M/MX-T to MX-M
TO ELIMINATE A FLOATING ZONE LINE ON THE
PROPERTY

The City of Albuquerque Environmental Planning Commission will hold a
public hearing ^{Zoom Link} <https://zoom.us/j/5464737575> or Call +1-669-444-9771
^{546 473 7575}
Meeting ID, on May 15, 2025 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from April 30, 2025 to May 30, 2025
by CDP Holding (Aest. Proj. Design, LLC) 505-280-5439
applicant/agent phone

REFER TO FILE# ZMA-2025-00003

It is illegal for an unauthorized person to remove or tamper with this sign.

REQUEST

ZONING AMENDMENT (ZMA)
FROM MX-M/MX-T to MX-M
TO ELIMINATE A FLOATING ZONE LINE ON THE
PROPERTY

The City of Albuquerque Environmental Planning Commission will hold a
public hearing ^{Zoom Link} HTTPS://zoom.us/j/5464729575 or Call: +1-669-444-9171

^{Meeting ID} 546 472 9575, on May 15, 20 25 at 8:30 AM. All Persons

have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.

Required to be posted from April 30, 2025 to May 30, 2025
by CDR Holding (Agent: Penny Dargatzis, LLC) 505-280-5439
applicant/agent phone

REFER TO FILE# ZMA-2025-00003

It is illegal for an unauthorized person to remove or tamper with this sign



F) NEIGHBORHOOD MEETING REPORT

City Of Albuquerque Land Use Facilitation Program

NO MEETING REPORT, revised

Project #: 10120 Coors Blvd NW
Submitted: 11 April 2025
Facilitator: Philip Crump
Parties: Pueblo of San Felipe, CDR Holdings, Inc.

Summary:

Following a visit to the site on 28 March 2025, representatives of San Felipe Pueblo indicated that no further meeting was required.

The site meeting was held in lieu of an online facilitated meeting and included agent representatives and representatives of San Felipe Pueblo.

During the site meeting, the agent representatives agreed to notify San Felipe Pueblo should any archaeological or cultural resources be found on the site.