

Agenda Number: 01 Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Staff Report

Applicant

CABQ Council Services

Amendment to the Integrated
Development Ordinance (IDO)
Text – Small Area for the 2025
Biennial Update

Martineztown/Santa Barbara
Character Protection Overlay

Zone (CPO-7)

Summary of Analysis

The request is for a text amendment to the IDO in order to change the boundary of the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7).

The applicant is requesting to remove two parcels on the southwestern edge of the CPO along Lomas Blvd. NE between Broadway Blvd. NE and the BNSF Railroad.

The amendment would remove approximately 3.7 acres from the CPO-7 boundary. The removed parcels would then be regulated by the development standards for the underlying zone districts.

The applicant has adequately justified the request pursuant to the IDO Review and Decision Criteria for Small Area Text Amendments in IDO § 14-16-6-7(E)(3), and staff's analysis shows that the amendment furthers a preponderance of applicable goals and policies in the ABC Comp Plan.

The applicant notified Neighborhood Associations within 660 feet of the CPO-7 Boundary and all property owners in and within 100 feet of the CPO-7 boundary, as required. The applicant held a neighborhood meeting with the Martineztown/Santa Barbara Neighborhood Association on September 9, 2025.

Staff is aware of one entity in opposition of this request.

Staff Recommendation

That a recommendation of APPROVAL regarding PLAN # TA-2025-00001 based on FINDINGS 1-20 beginning on page 24, be forwarded to the City Council

Staff Planners:

Megan Jones, Principal Planner William Steele, Senior Planner

CPO-7 Boundary Map



Table of Contents

I.	MAPS	1
	FIGURE 1: CPO-7 BOUNDARY (SUBJECT AREA)	1
	FIGURE 2: SUBJECT SITES	
	Figure 3: IDO Zoning	3
	FIGURE 4: DEVELOPMENT AREAS	4
	Figure 5: Land Use	5
II.	INTRODUCTION	6
	Request/Background	6
	EPC ROLE	7
	IDO Background	7
	Context	7
	HISTORY	7
	Subject Area – Martineztown/Santa Barbara CPO-7	7
	Subject Sites – 101 Lomas Blvd. NE and 229 Broadway Blvd. NE	8
	Roadway System	8
	Bikeways / Trails	9
	Transit	9
	DOWNTOWN 2025 METROPOLITAN REDEVELOPMENT AREA	10
	Housing Needs Assessment	10
III.	ANALYSIS OF CITY PLANS AND ORDINANCES	11
	CHARTER OF THE CITY OF ALBUQUERQUE	11
	Article I, Incorporation and Powers	11
	Article IX, Environmental Protection	11
	Article XVII, Planning	12
	ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1)	
	City Development Areas	
	Center & Corridor Designations	
	Community Planning Area (CPA)	13
	Applicable Goals & Policies	13
	INTEGRATED DEVELOPMENT ORDINANCE (IDO)	16
	IDO Zoning	16
	Overlay Zones	
	Definitions	16
	INTEGRATED DEVELOPMENT ORDINANCE (IDO) – 14-16-6-7(E) AMENDMENT TO	
	MALL AREAS	
V	DISCUSSION	21

VI.	AGENCY & NEIGHBORHOOD CONCERNS	22		
	REVIEWING AGENCIES	22		
	NEIGHBORHOOD/PUBLIC			
	NEIGHBORHOOD MEETING	23		
VII.	CONCLUSION	23		
RECOMMENDED FINDINGS – TEXT AMENDMENT TO THE IDO – SMALL AREA, OCTOBER 28,				
	202524			
REC	RECOMMENDATION			
	ATTACHMENTS			
A)	PHOTOGRAPHS	A		
B)	APPLICATION INFORMATION	В		
C)	STAFF INFORMATION	C		
D)	PUBLIC NOTICE	D		
E)	NEIGHBORHOOD MEETING REPORT	Е		
E \	DURIC COMMENT	_		

Page 1

I. Maps

Figure 1: CPO-7 Boundary (subject area)

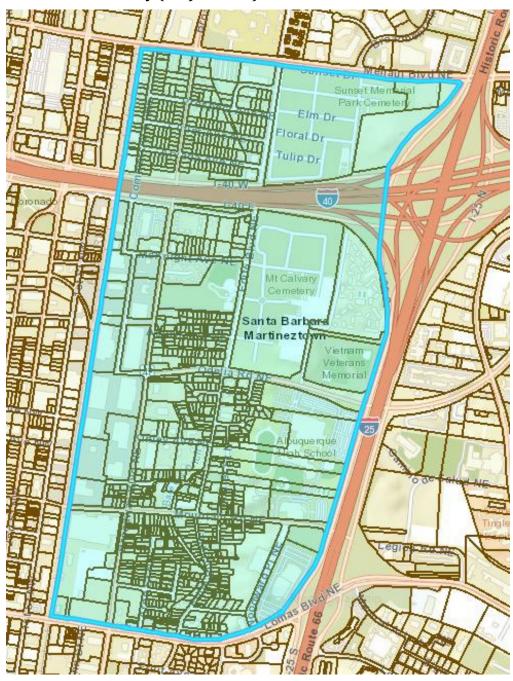


Figure 2: Subject Sites

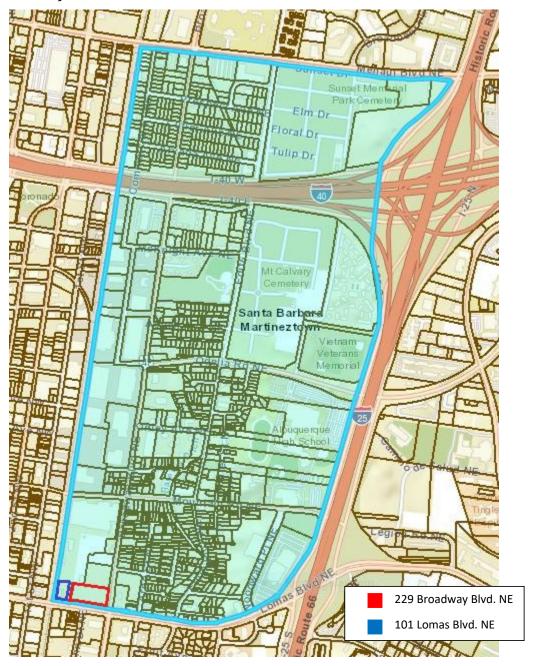


Figure 3: IDO Zoning

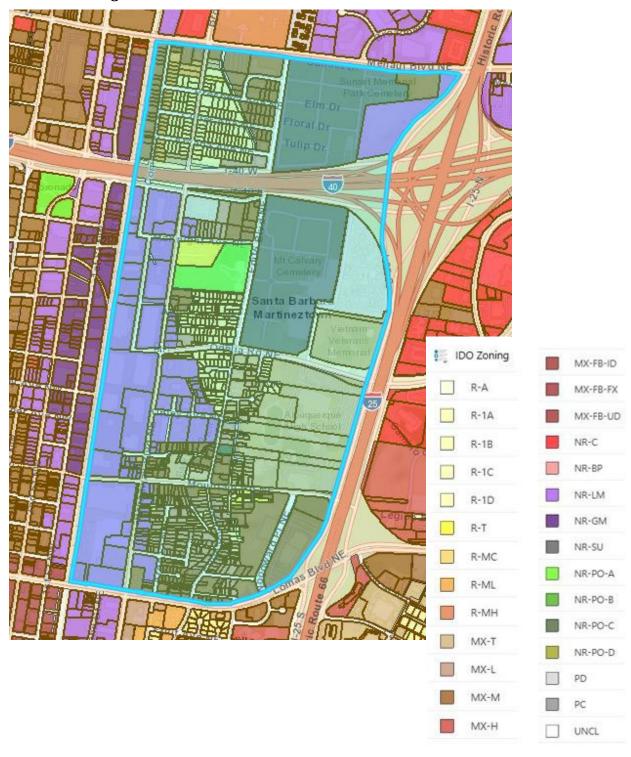


Figure 4: Development Areas

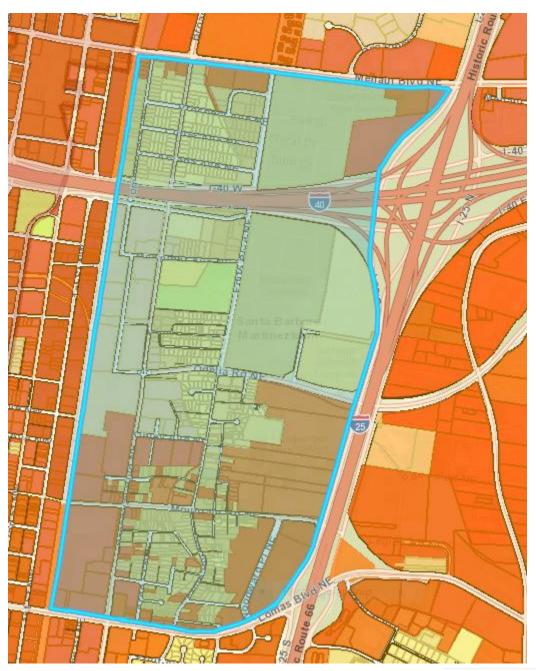
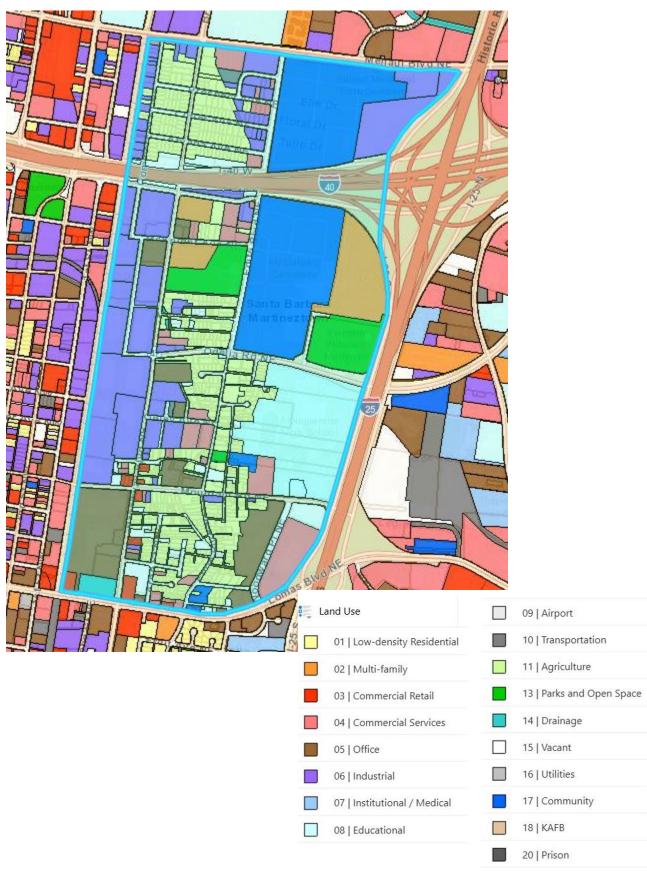




Figure 5: Land Use



Hearing Date: October 28, 2025

Page 6

II. Introduction

Request/Background

This request is for a Text Amendment to the Integrated Development Ordinance (IDO) for a Small Area in tandem with the Biennial IDO update ($\underline{\text{TA-2025-00002}}$) required by $\underline{\text{IDO}}$ §14-16-6-3(D). The proposed text amendment affects the Martineztown/Santa Barbara Character Protection Overlay zone (CPO – 7, the "subject area") as established in $\underline{\text{IDO}}$ §14-16-3-4(H) (See Figure 1).

The proposed amendment would change the boundary of the Martineztown/Santa Barbara CPO – 7. The amendment would remove all or a portion of the following parcels (the "subject sites"):

- Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A, located at 229 Broadway Blvd. NE, comprised of approximately 2.8 acres.
- Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 101 Lomas Blvd. NE, comprised of approximately 1.0 acre.

229 Broadway Blvd. NE is a vacant lot, and 101 Lomas Blvd. NE is an existing restaurant with a drive-through.

The intent of the request is to proactively facilitate the development of high-density residential uses in this area, specifically the vacant site. Currently, the zoning doesn't allow residential development, but Councilor Baca intends to submit a Zoning Map Amendment to change the zoning to allow residential or mixed-use development in the future.

This request would support the recent Metropolitan Redevelopment Area (MRA) amendment (R-25-123) to expand the Downtown 2025 MRA boundary to include McClellan Park, Railroad MRA, and the two subject sites. The Metropolitan Redevelopment Agency has plans that designate this area for more housing to help meet recommendations in the Albuquerque Region Housing Needs Assessment (2024).

The subject sites are zoned NR-LM. The applicant will need to rezone to a Mixed-use or Residential zoning district to accommodate any potential future development of residential dwelling units. Within the CPO-7 boundary, Residential and Mixed-use zone districts are limited to 26 feet on project sites less than 5 acres [IDO § 14-16-3-4(H)(4)], and building height bonuses do not apply [IDO § 14-16-3-1(C)]. Removing the subject sites from CPO-7 will allow building heights greater than 26 feet.

This application was submitted September 16, 2025 and is being reviewed using the IDO effective as of April 2025.

Hearing Date: October 28, 2025

Page 7

EPC Role

The EPC is hearing this case pursuant to IDO §14-16-6-7(E), Amendment to IDO Text – Small Area. The EPC's role is to review the changes proposed and make a recommendation to the City Council. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a quasi-judicial matter.

IDO Background

When it became effective in May 2018, the Integrated Development Ordinance (IDO) established a regular update process. IDO §14-16-6-3(D) requires the Planning Department to prepare and submit amendments to the text of the IDO every other year for an EPC hearing in October during odd years. The IDO Biennial update process provides a predictable opportunity for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified since the previous update.

Changes that apply citywide are legislative [IDO § 14-16-6-7(D) Amendment to IDO Text – Citywide]. Text amendments to smaller areas within the city apply only to those areas and require a quasi-judicial review process [§ 14-16-6-7(E) Amendment to IDO Text – Small Area].

The proposed IDO text amendment applies to a small area within the City of Albuquerque municipal boundaries. The IDO does not apply to lands controlled by another jurisdiction, such as the State of New Mexico, or to Federal lands.

Context

A small portion of the Martineztown/Santa Barbara CPO-7 extends north of I-40 to Menaul Blvd. NE. Interstate-25 is the CPO-7 border to the east, and the Burlington Northern and Santa Fe (BNSF) Railroad is the border to the west. Lomas Blvd. NE is the border to the south.

History

Subject Area – Martineztown/Santa Barbara CPO-7

The Martineztown/Santa Barbara CPO-7 (the "subject area") was established in 2017 as one of 13 Character Protection Overlay zones in the IDO. The subject sites are located in southwestern portion of CPO-7 near the intersection of Broadway Blvd. NE and Lomas Blvd. NE. Lomas Blvd. is a Major Transit Corridor as designated by the Comprehensive Plan.

The CPO-7 boundary is the same as a Sector Development Plan for Martineztown/Santa Barbara, adopted in 1990 and rescinded when the IDO became effective. The Plan area was approximately 600 acres.

The Sector Development Plan envisioned reinvestment in residential areas and economic revitalization of businesses, including goals, policies, and zoning to implement that vision.

Hearing Date: October 28, 2025

Page 8

When the City first adopted zoning 1959, much of Martineztown/Santa Barbara was zoned for commercial uses and light manufacturing to allow the expansion of downtown. The downtown core didn't expand as anticipated. Instead, vacant land attracted manufacturing, open storage and warehousing, rather than commercial or government office uses typically associated with downtown development. This resulted in encroachment of commercial uses into residential areas, discouraging residential development and reinvestment. The Sector Development Plan adopted zoning that established Residential zoning for newer subdivisions, a version of mixed-use zoning for the older neighborhood area south of Mountain Rd. and east of Broadway, and heavy manufacturing closest to the railroad, and a mix of light manufacturing and heavy commercial between the heavy manufacturing and more residential areas east of Broadway. The industrial area along Broadway Blvd. has primarily developed as a warehouse and light manufacturing district.

In 2002 the Sector Development Plan was amended to prohibit new commercial surface parking lots in the Heavy Commercial, Manufacturing and Heavy Manufacturing zones.

When the IDO was adopted in 2017, the SU-2 zone districts established by the Martineztown/Santa Barbara Sector Development Plan were converted to the closest matching IDO zone districts in terms of allowable uses and development standards. The IDO carried over development standards established in the Martineztown/Santa Barbara Sector Development Plans into the Martineztown/Santa Barbara Character Protection Overlay (CPO-7).

Martineztown/Santa Barbara was established as an agricultural settlement in the 1850s. The neighborhood center sits below a mesa ridge. Much of the community maintains the look and feel of a small village: winding streets, small, low houses, and narrow and irregularly shaped lots. In many cases, land in the area has been handed down through generations, tying family, tradition, and culture to the land.

Subject Sites - 101 Lomas Blvd. NE and 229 Broadway Blvd. NE

The parcel at 229 Broadway Blvd. NE is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. No other history for this parcel is known.

The parcel at 101 Lomas has a restaurant with a drive-through, which has been developed since at least 1996 based on City Aerial Maps. No other site history is known.

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 Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials.

Hearing Date: October 28, 2025

Page 9

Mountain Rd. NE and Pan American Freeway NE (West) are designated by the LRRS as Existing Major Collectors.

Menaul Blvd. NE is designated as an Existing Community Principal Arterial by the LRRS.

The LRRS designates Odelia Rd. NE/Indian School Rd. NE as Existing Minor Arterials.

Interstate 40 (I-40) and Interstate 25 (I-25) are designated by the LRRS as Existing Interstates.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates I-40, I-25, and Lomas Blvd. as Primary Freight Corridors.

Bikeways / Trails

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

The LRBS shows an existing bike lane on Broadway from Odelia Rd NE north to Menaul Blvd. NE.

An existing bike lane is identified on Odelia Rd NE going east under Interstate-25.

The LRBS shows a proposed protected bike lane on Lomas Blvd. NE.

The LRBS shows a proposed protected bike lanes on Lomas Blvd. NE, Broadway Blvd. NE (to Menaul Blvd), and Odelia Rd NE (running east under I-25).

A proposed bike boulevard is identified by the LRBS on Edith Blvd. NE.

An existing paved trail is identified on Menaul Blvd. NE between Broadway Blvd. NE and Edith Blvd. NE.

The LBRS shows a proposed paved trail along the Burlington Northern and Santa Fe Railroad (BNSF).

A proposed paved trail is identified by the LRBS on Odelia Rd NE from the BNSF to Broadway Blvd.

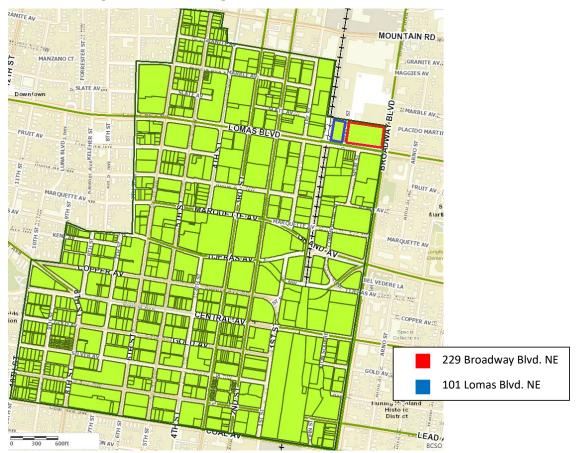
The LBRS identifies a proposed paved trail on Indian School Rd NE.

Transit

There are multiple bus stops near the subject sites and throughout Martineztown/Santa Barbara CPO-7. There are bus stops on Broadway Blvd., Lomas Blvd., Odelia Rd. NE/Indian School Rd. NE, and Menaul Blvd. NE. Located near the subject sites are bus stops for routes going east and westbound on Lomas Blvd. NE near the intersection of Lomas Blvd. NE and Broadway Blvd. NE. Broadway Blvd. NE has bus stops near its intersection with Lomas Blvd. NE for routes going north and southbound.

Page 10

Downtown 2025 Metropolitan Redevelopment Area



Housing Needs Assessment

In addition to analyzing Comprehensive Plan's goals and policies the applicant referenced the <u>Albuquerque Region Housing Needs Assessment</u> as integral in supporting the need for this request. The study analyzes changes between 2010 and 2022 and shows that the Central ABQ Community Planning Area (CPA) had the 3rd highest number (29,832) of jobs of all CPAs but a decrease in population of 2.6%.

The majority of the oldest neighborhoods are in this CPA, and a high percentage contain single-family homes. The applicant believes it is important for people to live near a major job center. Albuquerque's Downtown serves as a regional hub for concentrated job and commercial activity supported by high-density housing and has the potential of vacant land to accommodate housing growth. A recommendation in the Housing Needs Assessment is to change zoning allowances by amending zoning regulations to prohibit exclusively single-family developments and allow for higher-density and mixed-use developments. The vacant subject site is an ideal location to help meet the need for housing in the Downtown area, and the request is the first step in the process of removing

Hearing Date: October 28, 2025

Page 11

the CPO-7 height limit and support the Downtown 2025 Metropolitan Redevelopment Area.

III. Analysis of City Plans and Ordinances

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971.

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending CPO-7 via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised CPO-7 boundary will help implement goals and policies in the Comprehensive Plan. (See Staff Policy analysis in Section III of this staff report).

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air, and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority, and staff sufficient to effectively administer city policy in this area.

The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque's citizens and thereby promote improved quality of life. The proposed small area text amendment to the IDO would allow the subject sites to follow the development standards of the underlying NR-LM zone district in the IDO without being subject to the CPO-7 regulations in IDO § 14-16-3-4(H). The IDO was established to implement the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, and ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council; therefore, Commissions, Boards, and Committees would be able to facilitate effective administration of City policy in this area with the approval of this amendment.

Hearing Date: October 28, 2025

Page 12

Article XVII, Planning

Section 1. The Council is the City's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the City's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the CPO-7 boundary through a small text amendment is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO's purpose is to implement the Comprehensive Plan and ensure that development in the city is consistent with the intent of any other plans and ordinances that the Council adopts. This text amendment furthers a preponderance of Comp Plan goals and policies; therefore, the Council would be able to implement the Comp Plan with the approval of this amendment.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

Amending the existing boundary of CPO-7 through a small text amendment is intended to help implement the Comprehensive Plan vision for future growth and development and to help with the enforcement and administration of land use plans. This text amendment furthers a preponderance of Comp Plan goals and policies; therefore, the Mayor would be able to implement land use plans with the approval of this amendment.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject sites are located in an Area of Change as designated by the Comprehensive 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, 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.

Center & Corridor Designations

The subject sites border Lomas Blvd. NE and are within 660 feet of the Lomas Blvd. Major Transit Corridor. 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. The subject sites are not within a designated center.

Hearing Date: October 28, 2025

Page 13

Community Planning Area (CPA)

The subject sites are within the Central ABQ CPA. Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods. The Central ABQ CPA includes concentrated urban development Downtown with retail and commercial activity along relatively narrow streets. Design characteristics include building fronts with wide sidewalks along Central Avenue, glass storefronts, and pedestrian entrances onto the street. Within the Central ABQ CPA, transit connects Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, and the South Broadway Cultural Center. The CPA has varying architectural styles and building scale, depending on the historical era of each neighborhood. It contains small residential lots and a mix of land uses and proximity of residential and non-residential uses. The CPA assessment was conducted in 2022-2023, and City Council accepted the Central ABQ CPA Assessment Report in 2024.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

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 subject sites border and are located within 660 feet of the Lomas Blvd Major Transit Corridor. Although the subject sites are not within the Downtown Center, they are directly adjacent to its eastern boundary. The text amendment would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors, which would be accessible to the surrounding area because the subject sites would allow more flexible development options. The request furthers Goal 5.1 Centers & Corridors.

POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within $\frac{1}{2}$ mile of transit stops and stations.

This request would continue the momentum in encouraging higher-density residential development near transit stops and stations because there are approximately 14 bus stops within ¼ mile of the subject sites. These bus routes run in all directions throughout Downtown and have connections to other parts of the City. The request would be a step forward to ensure development of residential uses

Hearing Date: October 28, 2025

Page 14

with a higher maximum building height than what would be allowed in CPO-7. New higher-density residential development within ¼ mile of transit stops encourage opportunities for pedestrians to access the transit system. The request furthers Policy 5.1.10 and Sub-Policy 5.1.10.a.

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

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

SUB-POLICY 5.2.1.m: Encourage more productive use of vacant lots, under-utilized lots, including surface parking lots.

This request for a small text amendment proactively initiates the steps to develop the vacant site at 229 Broadway Blvd. NE because it will enable a more productive use of this vacant and under-utilized lot. By taking the steps to prepare the vacant site for future development, it will likely foster complete communities where residents can live, work, learn, shop and play together. The request generally furthers Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, and Sub Policy 5.2.1.m.

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 areas.

The subject sites are located in Areas of Change, where growth is encouraged, directed, expected, and desired. The site at 229 Broadway Blvd. NE is vacant, directly east of the Downtown Center and completely surrounded by Areas of Change. Removing the two parcels from the CPO-7 boundary would encourage facilitation of high-density residential development on the vacant site. This vacant site is a prime location for development because of its location and its proximity to the Downtown Center. This request to remove the subject sites from CPO-7 would create opportunity for direct growth on a vacant site next to the other subject site at 101 Lomas Blvd. NE with an active existing use in an Area of Change. **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 subject sites are in Areas of Change, and the text amendment would facilitate the process to develop the subject site. In May 2025, City Council approved an amendment to expand the Downtown 2025 Metropolitan Redevelopment Area (MRA) boundary to include the McClellan Park and Railroad Metropolitan Redevelopment Areas and properties at Lomas and Broadway (R-25-123). The

Hearing Date: October 28, 2025

Page 15

vacant site at 229 Broadway Blvd. NE is now part of the MRA and is an ideal site for redevelopment. The request to remove the subject sites from CPO-7 aligns with the amended boundaries of the MRA to encourage more intense growth in the form of higher-density residential development. **The request furthers Policy 5.6.2 Areas of Change.**

SUB-POLICY 5.6.2.d: Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The small area text amendment would advance the housing objectives in the Downtown 2025 MRA and the <u>Albuquerque Region Housing Needs Assessment</u>. The ability to encourage higher-density residential development on a vacant site (229 Broadway Blvd. NE) as an appropriate land use would be accomplished by the rezoning of the site from NR-LM (Non-residential – Light Manufacturing) to a residential or mixed-used zoning district. The location of the vacant site is near transit and commercial retail uses which will be advantageous for residents of any future residential and or mixed-use development on the vacant site. **The request generally furthers Sub-Policy 5.6.2.d.**

CHAPTER 8: ECONOMIC DEVELOPMENT

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The text amendment would encourage higher-density residential development, fostering diversity in the Downtown 2025 MRA. Removing the subject sites from the CPO-7 would allow the building scale of any future residential development to be higher than the current 26 feet maximum building height limit in Residential and Mixed-use zone districts on project sites less than 5 acres [IDO § 14-16- 3-4(H)(4)(a)]. Any future residential development would encourage economic development opportunities by having available housing downtown close to where people work. The request furthers Policy 8.1.1 Diverse Places.

CHAPTER 9: HOUSING

POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The small area text amendment would encourage higher density, multi-unit housing development along the Lomas Blvd Major Transit Corridor, where such growth is desired. The subject sites are within the Downtown 2025 MRA and just east of the Downtown Center. Any future high density development such as residential and or mixed-use on the vacant site at 229 Broadway Blvd. NE is anticipated to encourage

Hearing Date: October 28, 2025

Page 16

and capture growth Downtown. **The request generally furthers Policy 9.3.1 Centers and Corridors.**

Integrated Development Ordinance (IDO)

IDO Zoning

SUBJECT AREA

The subject area, CPO-7, is primarily zoned NR-LM (Non-residential — Light Manufacturing) from Lomas Blvd. north to I-40 and from the BSNF Railroad east to Broadway Blvd NW. From the east side of Broadway Blvd west to I-25, zoning is mixed, consisting of NR-LM (e.g., industrial), MX-L (e.g., residential and office uses), MX-M (e.g., residential and commercial uses), MX-T (e.g., Albuquerque High School), NR-PO-A (e.g., park). R-1 zoning is generally north of Kinley and east of Broadway Blvd. for the portion of the area south of I-40. North of I-40 to Menaul Blvd. NE is primarily Residential zoning surrounded by MX-M, MX-T, and NR-LM. NR-SU (e.g., cemetery) and NR-LM (e.g., recycling) are near the interchange of I-40 and I-25.

SUBJECT SITES

Both parcels are zoned NR-LM (Non-residential – Light Manufacturing). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

Overlay Zones

The subject sites are in Martineztown/Santa Barbara CPO-7. The purpose of Character Protection Overlay (CPO) zones is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Definitions

<u>Adjacent:</u> Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., "kitty corner" or "catty corner" or "caddy corner") are not considered. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

<u>Building Height:</u> Building Height The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless

Hearing Date: October 28, 2025

Page 17

specified otherwise in this IDO. See also Building, Building Height Bonus, Finished Grade, and Measurement Definitions for Grade and Ground Floor Clear Height.

<u>Center:</u> An area designated as a Center in the ABC Comp Plan, as amended, excluding Old Town. For the purposes of this IDO if any portion of a lot is within a Center, Center regulations apply to the entire lot.

<u>Corridor</u>: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also Measurement Definitions for Corridor Area.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

<u>Metropolitan Redevelopment Area:</u> An area that has been designated for targeted initiatives, incentives, or public and/or private investment in order to promote the repurposing or expansion of existing structures to accommodate new economic uses, or to promote the demolition, remediation, and/or redevelopment of sites to accommodate new economic uses.

<u>Residential Zone District:</u> Any zone district categorized as Residential in Part 14-16-2 of this IDO.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

IV. Integrated Development Ordinance (IDO) – 14-16-6-7(E) Amendment to IDO Text – Small Areas

The proposed small area text amendment meets the review and decision criteria for Amendment to IDO Text – Small Area in IDO § 14-16-6-7(E)(3)(a-e).

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

Applicant Response: The proposed small-mapped area boundary amendment is being requested to ensure that a city-owned piece of land is able to be developed at its highest and best use, which is not in line with IDO Section 6-4(H). Instead, the development should be in line with other standards set forth by the Comprehensive Plan Centers and Corridors framework due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor. The location also presents a strong opportunity to create a Gateway entrance for Downtown, showcasing the beginning of Albuquerque's premier urban realm.

Hearing Date: October 28, 2025

Page 18

This amendment furthers Goal 5.1 Centers and Corridors in the Comprehensive Plan because it looks to remove a regulation that would prohibit the highest and best use for the property. Under Goal 5.1, Policy 5.1.10.a) states "Encourage higher-density residential developments within ¼ mile of transit stops and stations." The current regulations under CPO-7, state that, for properties under 5 acres and that are in residential or mixed-use districts, the maximum height of a structure is 26 feet. To achieve the necessary density for frequent public transit and to ensure a larger population can benefit from the amenities found in the downtown area, the property needs the ability to build taller than 2 stories.

Goal 5.2 Complete Communities, states "Foster communities where residents can live, work, learn, shop, and play together." Under Policy 5.2.1, Sub Policy 5.2.1.m) states "Encourage more productive use of vacant lots, under-utilized lots, including surface parking lots." This CPO amendment is a proactive approach to activating the vacant lot at 229 Broadway Blvd. NE, as the height restrictions under the CPO do not allow the highest and best use for the site and limit the possibilities of what could be developed on the site in the future.

Sub Policy 5.5.5.g) states "Accommodate new growth through infill and compact development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured." The vacant portion of this small-mapped area amendment at 229 Broadway Blvd. NE is directly to the east of the Downtown Center, where many high rise towers already exist and are conforming to the Downtown Form-based code in the IDO. This vacant property would continue the neighborhood fabric found to the west of it and would hopefully improve upon the industrial and commercial fabric found to the east, south and north. The portion of the boundary amendment under 101 Lomas Blvd. NE helps to create a clean boundary map and brings in the other property that is included in the Downtown MRA boundary.

<u>Staff Response:</u> As previously shown in responses to applicable Goals and Policies, the proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended. The request would create a boundary that identical to the approved MRA and provide incentive for the vacant subject site to be developed.

Applicable citations: Goal 5.1 Centers & Corridors, Policy 5.1.10 Major Transit Corridors, Policy 5.1.10.a Centers & Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Sub-policy 5.2.1.m, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Sub-policy 5.6.2.d, Policy 8.1.1 Diverse Places, Policy 9.3.1 Centers and Corridors. The request meets Criterion A.

Hearing Date: October 28, 2025

Page 19

Criterion § 14-16-6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

- 1. There has been a significant change in neighborhood or community conditions affecting the small area.
- 2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: The property being proposed to be removed from the CPO-7 boundary is fully within an Area of Change. Goal 5.6 City Development Areas states "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 areas." Due to the properties being with an Area of change, Policy 5.6.2 is relevant and states "Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged." Due to 229 Broadway Blvd. being vacant, the hope would be to encourage a smart growth development on the site, which is within a Major Transit corridor and meets the expectations of Policy 5.6.2.

Sub Policy 5.6.2.d) also states "Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses." Major Transit corridors have a frequency of 15 minutes or faster for public transit, which encourages high density housing in close proximity for the members of the public to take full advantage of the access to these bus stops.

<u>Staff Response</u>: The subject site is located wholly in an Area of Change, so this criterion does not apply. **The response to Criterion B is sufficient**.

Criterion § 14-16-6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.

<u>Applicant Response:</u> The property in question was formerly a detention pond and when the new pump station was constructed across the street it doubled the areas capacity

Hearing Date: October 28, 2025

Page 20

for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.

2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

<u>Applicant Response:</u> The applicant position is that, by amending the CPO-7 boundary, greater flexibility in zoning will be opened to 229 Broadway Blvd. NE. This in turn will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis and furthers Policy 9.3.1, which states "Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas."

<u>Staff Response:</u> The location is wholly in an area of change. The small area amendment meets Criterion 1 because the vacant site conditions changed in the community. The vacant site was a former detention pond and was filled in when the need for it was eliminated because of a new pump station across Broadway Blvd. NE. The vacant property has been utilized for many temporary uses and was recently included in the amended MRA boundaries. The MRA has plans that align with the <u>Albuquerque Region Housing Needs Assessment</u> and has designated this area for more housing. Removing the subject sites could be more advantageous to the community by enabling the vacant site to be developed without the building height restrictions of CPO-7.

The request also meets Criterion 2 because the applicant's policy-based analysis demonstrates the request would further a preponderance of applicable Comprehensive Plan Goals and Policies from Chapters 5: Land Use, Chapter 8: Economic Development, and Chapter 9: Housing of the ABC Comp Plan, therefore would be more advantageous to the community than remaining in the CPO-7 boundary. The applicant also provided responses to the analysis based on the goals and policies of the Comprehensive Plan and the MRA and Housing Needs Assessment relative to the request. **The response to Criterion C is sufficient.**

Criterion § 14-16-6-7(E)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Hearing Date: October 28, 2025

Page 21

<u>Applicant Response</u>: This amendment does not alter allowable uses and does not change the zone district for the property being removed from the CPO-7 boundary.

<u>Staff Response:</u> The proposed amendment will not change allowable uses or allow permissible uses that would be harmful to the community because the NR-LM zoning is to remain on the subject sites. Any future rezoning action after the removal of the subject sites from the CPO-7 would be to downzone to allow residential development on the vacant site. Any future rezoning would be subject to a separate EPC review and decision pursuant to IDO § 14-16-6-7(G). **The response to Criterion D is sufficient.**

Criterion § 14-16-6-7(E)(3)(e) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

<u>Applicant Response:</u> The applicant feels that it's important to distinguish the meaning of Economic and Economic Development. Under Chapter 8 Economic Development in the Comp Plan, Policy 8.1.1 states "Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities." The applicant feels that the current regulations placed on 229 Broadway Blvd. by CPO-7 limits the property and the potential of creating diverse experiences and amenities in the area.

<u>Staff Response:</u> Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies and does not conflict with them. The request to remove the subject sites from the CPO-7 boundaries would enable the building height standards on vacant subject site to be less restrictive and more aligned with the MRA and any future high density residential development on the site. **The response to Criterion E is sufficient.**

V. Discussion

The purpose of the proposed small text amendment is to remove the subject sites from the CPO-7 boundary due to limitations placed on mixed use and residential development. Currently, the CPO-7 allows only for a maximum building height of 26 feet in Residential and Mixed-use zone districts less than 5 acres, pursuant to IDO § 14-16-3-4(H). Although the vacant subject site is not zoned residential or mixed use, the applicant intends to change the zoning as a next step to allow residential development on the site. It is the applicant's intention to propose building a high density residential development on the vacant site at 229 Broadway Blvd. NE that exceeds the current 26 feet height limit on the vacant site. The subject sites have been recently amended to be included in the MRA boundary. This will allow the sites, particularly the vacant subject site to be developed in a way that is aligned with the Downtown 2025 MRA, Housing Need Assessment, and furthers goals and policies outline in the Comprehensive Plan.

Hearing Date: October 28, 2025

Page 22

VI. Agency & Neighborhood Concerns

Reviewing Agencies

No outstanding issues that affect the request were received. Please refer to the agency comments at the end of the staff report.

The Department of Municipal Development, Transportation Section commented that per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan): less than a 1,500 ft-radius from the Lomas and Broadway intersection are designated roads that are part of the City's Prioritized High Fatal and Injury Network (HFIN). Zoning that supports land use for increased multimodal and transit-oriented development is an important component to help work toward the City's Vision Zero goal because it supports the creation of more transportation options in addition to private automobile travel.

Neighborhood/Public Notice & Comments

One email of support was sent to Council Staff form a property owner within the area.

Before Council Staff met with the Martineztown/Santa Barbara Neighborhood Association (MSBNA) on September 9, 2025 the Neighborhood Association emailed a request on August 28, 2025 to the Councilor and Council staff requesting, (1) that the amendment be taken off the EPC agenda and that Council staff propose a zoning amendment for the property to be zoned Mixed-use; (2) that the Neighborhood Association have direct input into the design of the property and that it should be developed by a local affordable housing developer.

Planning Staff received emails on November 9th and 10th 2025 via email from the SBMTNA requesting a facilitated Meeting which outlined their concerns about not being included in the discussion to change the boundary of the CPO-7 and stated that they are uninterested in changing the boundary of the historic neighborhood. The SBMTNA states that this matter is one of racial inequities and discrimination based on the Equity and Inclusion Resolution. The Neighborhood Association is requesting a deferral to allow more time for a facilitated meeting. Planning staff responded via email to inform the SBMTNA that the request for a post-submittal facilitated meeting is not required, therefore the applicant can choose not to accept (See attachments.) A facilitated meeting is not required for this type of request pursuant to IDO § 14-16-6-4(K) and the applicant already met with the NA per their request. (See Neighborhood Meeting section below.)

Public notice requirements have been met as established in IDO Table 6-1-1 and IDO § 14-16-6-4(J) Public Notice. Neighborhood Association (NA) representatives within 660 feet of the subject area were notified as required. Property owners within 100 feet of the subject site and subject area were notified by the applicant, as required.

The applicant was not required to offer a tribal meeting, and the City was not required to refer the case for tribal comment, because the subject area is not within 660 feet of Major Public Open Space or tribal land.

Hearing Date: October 28, 2025

Page 23

Neighborhood Meeting

On September 9, 2025 Council Planning staff and the District 2 Policy Analyst met with the Martineztown/Santa Barbara Neighborhood Association to discuss the Martineztown/Santa Barbara CPO-7 boundary amendment. Please see Attachments for the complete notes from the Neighborhood Meeting. There were 9 members of the association present at the meeting.

Council Planning staff provided an information sheet that highlighted the reasons for the amendment, the height restrictions tied to CPO-7, as well as the increased usable open space requirements for residential units.

The Neighborhood Association was frustrated that the Council office did not engage with them prior to the decision to amend the boundary, that this decision would remove Gross Receipt Tax revenue from the neighborhood's future MRA plans, and that this decision would contribute to displacement in the neighborhood.

Council staff explained the reasoning for the amendment and the timeline associated with the IDO Biennial update. The Neighborhood questioned why the boundary amendment was the best path forward and not a variance to work around the height restrictions. Staff explained that, per City policy, variances should be avoided, as it means that a regulation is wrong or broken and if there is another path to take, that it should be approached that way, versus a variance. This is the reason for the boundary amendment versus a variance to get around the height restrictions.

Council staff tried to reiterate was that this amendment does not affect the boundary of the Downtown Metropolitan Redevelopment Area. When the Downtown MRA was going through Council approval (R-25-123), it was amended to also include the lots at 101 Lomas Blvd. NE and 229 Broadway Blvd. NE, which is where Council staff believes the misinterpretation was coming from.

VII. Conclusion

This request is for a Text Amendment to the IDO for a Small Area in tandem with the Biennial IDO update (<u>TA-2025-00002</u>) required by IDO § 14-16-6-3(D). The proposed text amendment affects the town/Santa Barbara Character Protection Overlay zone (CPO-7) as established in IDO § 14-16-3-4(H) (Figure 1).

The proposed amendment would change the boundary of the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7). It would remove the subject sites located at 229 Broadway Blvd. NE and 101 Lomas Blvd. NE from the CPO-7 boundary.

The intent of the request is to proactively facilitate the development of multi-family housing in this area. The zoning currently doesn't allow residential development, but the applicant intends to submit a Zoning Map Amendment to change the zoning to allow residential or mixed-use development.

Hearing Date: October 28, 2025

Page 24

This request will support the recent amendment (R-25-123) to expand the Downtown 2025 Metropolitan Redevelopment Area boundary to include the subject sites. The request would support the pathway to meet the Housing Needs Assessment recommendations for housing for the vacant site.

The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended.

Neighborhood Associations within 660 feet and property owners within 100 feet of the subject site were notified of the request. Staff is aware of opposition from the Martineztown/Santa Barbara Neighborhood Association. Staff recommends that the EPC forward a recommendation of approval to City Council for the request.

Recommended Findings – Text Amendment to the IDO – Small Area, October 28, 2025

Plan #: TA-2025-00001

- The request is for a Text Amendment to the Integrated Development Ordinance (IDO) for a Small Area in tandem with the Biennial IDO update (<u>TA-2025-00002</u>) required by <u>IDO</u> §14-16-6-3(D). The proposed text amendment affects the Martineztown/Santa Barbara Character Protection Overlay zone (CPO – 7, the "subject area") as established in <u>IDO</u> §14-16-3-4(H).
- 2. The proposed amendment would change the boundary of the Martineztown/Santa Barbara CPO 7 to remove all or a portion of two parcels (the "subject sites"):
 - A. Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A, located at 229 Broadway Blvd. NE, comprised of approximately 2.8 acres.
 - B. Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 101 Lomas Blvd. NE, comprised of approximately 1.0 acre.
- 3. The parcel at 229 Broadway Blvd. NE is a vacant lot, and the parcel at 101 Lomas Blvd. NE is an existing restaurant with a drive-through.
- 4. The EPC is hearing this case pursuant to IDO §14-16-6-7(E), Amendment to IDO Text Small Area. The EPC's role is to review the proposed changes and make a recommendation to the City Council. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a quasi-judicial matter.
- The City Charter, Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO), <u>Albuquerque Region Housing</u> <u>Needs Assessment</u>, and Downtown 2025 Metropolitan Redevelopment Area, as amended

Hearing Date: October 28, 2025

Page 25

(R-25-123), are incorporated herein by reference and made part of the record for all purposes.

- 6. The intent of the request is to proactively facilitate the development of high-density residential uses in this area, specifically the vacant site. Currently, the zoning doesn't allow residential development, but the applicant intends to submit a Zoning Map Amendment to change the zoning to allow residential or mixed-use development in the future.
- 7. The Martineztown/Santa Barbara CPO-7 was established in 2017 as one of 13 Character Protection Overlay (CPO) zones. The subject sites are located in southwestern portion of CPO-7 near the intersection of Broadway Blvd. NE and Lomas Blvd. NE. Lomas Blvd. is a Major Transit Corridor as designated by the Comprehensive Plan and is the southern boundary of CPO-7.
- 8. The subject sites are located within the Central ABQ Community Planning Area (CPA) as designated by the Comprehensive Plan.
- 9. The subject sites border Lomas Blvd. NE and are within 660 feet of the Lomas Blvd Major Transit Corridor.
- 10. The subject sites are within an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
- 11. The request is consistent with the following Goals and Policies related to Centers, Corridors, Complete Communities, Development, and Areas of Change., Identity, and Design from 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 subject sites border and are located within 660 feet of the Lomas Blvd Major Transit Corridor. Although the subject sites are not within the Downtown Center, they are directly adjacent to its eastern boundary. The text amendment would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors, which would be accessible to the surrounding area because the subject sites would allow more flexible development options.
 - B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
 - SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops and stations.

Hearing Date: October 28, 2025

Page 26

This request would continue the momentum in encouraging higher-density residential development near transit stops and stations because there are approximately 14 bus stops within ¼ mile of the subject sites. These bus routes run in all directions throughout Downtown and have connections to other parts of the City. The request would be a step forward to ensure development of residential uses with a higher maximum building height than what would be allowed in CPO-7. New higher-density residential development within ¼ mile of transit stops encourage opportunities for pedestrians to access the transit system.

- C. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.
 - POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
 - SUB-POLICY 5.2.1.m: Encourage more productive use of vacant lots, under-utilized lots, including surface parking lots.
 - This request for a small text amendment proactively initiates the steps to develop the vacant site at 229 Broadway Blvd. NE because it will enable a more productive use of this vacant and under-utilized lot. By taking the steps to prepare the vacant site for future development, it will likely foster complete communities where residents can live, work, learn, shop and play together.
- D. 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 areas.
 - The subject sites are located in Areas of Change, where growth is encouraged, directed, expected, and desired. The site at 229 Broadway Blvd. NE is vacant, directly east of the Downtown Center and completely surrounded by Areas of Change. Removing the two parcels from the CPO-7 boundary would encourage facilitation of high-density residential development on the vacant site. This vacant site is a prime location for development because of its location and its proximity to the Downtown Center. This request to remove the subject sites from CPO-7 would create opportunity for direct growth on a vacant site next to the other subject site at 101 Lomas Blvd. NE with an active existing use in an Area of Change.
- E. 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 subject sites are in Areas of Change, and the text amendment would facilitate the process to develop the subject site. In May 2025, City Council approved an amendment to expand the Downtown 2025 Metropolitan Redevelopment Area (MRA) boundary to include the McClellan Park and Railroad Metropolitan

Hearing Date: October 28, 2025

Page 27

Redevelopment Areas and properties at Lomas and Broadway (R-25-123). The vacant site at 229 Broadway Blvd. NE is now part of the MRA and is an ideal site for redevelopment. The request to remove the subject sites from CPO-7 aligns with the amended boundaries of the MRA to encourage more intense growth in the form of higher-density residential development. SUB-POLICY 5.6.2.d: Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The small area text amendment would advance the housing objectives in the Downtown 2025 MRA and the <u>Albuquerque Region Housing Needs Assessment</u>. The ability to encourage higher-density residential development on a vacant site (229 Broadway Blvd. NE) as an appropriate land use would be accomplished by the rezoning of the site from NR-LM (Non-residential – Light Manufacturing) to a residential or mixed-used zoning district. The location of the vacant site is near transit and commercial retail uses which will be advantageous for residents of any future residential and or mixed-use development on the vacant site.

12. The request is consistent with the POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities, from Comprehensive Plan Chapter 8: Economic Development.

The text amendment would encourage higher-density residential development, fostering diversity in the Downtown 2025 MRA. Removing the subject sites from the CPO-7 would allow the building scale of any future residential development to be higher than the current 26 feet maximum building height limit in Residential and Mixed-use zone districts on project sites less than 5 acres [IDO § 14-16-3-4(H)(4)(a)]. Any future residential development would encourage economic development opportunities by having available housing downtown close to where people work.

13. The request is consistent with POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas, from Comprehensive Plan Chapter 9: Housing.

The small area text amendment would encourage higher density, multi-unit housing development along the Lomas Blvd Major Transit Corridor, where such growth is desired. The subject sites are within the Downtown 2025 MRA and just east of the Downtown Center. Any future high density development such as residential and or mixed-use on the vacant site at 229 Broadway Blvd. NE is anticipated to encourage and capture growth Downtown.

14. The proposed small area text amendment meets the review and decision criteria for Amendment to IDO Text – Small Area in IDO Subsection 14-16-6-7(E)(3)(a-e).

Hearing Date: October 28, 2025

Page 28

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

As previously shown in responses to applicable Goals and Policies, the proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended. The request would create a boundary that identical to the approved MRA and provide incentive for the vacant subject site to be developed.

Applicable citations: Goal 5.1 Centers & Corridors, Policy 5.1.10 Major Transit Corridors, Policy 5.1.10.a Centers & Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Sub-policy 5.2.1.m, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Sub-policy 5.6.2.d, Policy 8.1.1 Diverse Places, Policy 9.3.1 Centers and Corridors. The request meets Criterion A.

- B. Criterion 14-16-6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:
 - 1. There has been a significant change in neighborhood or community conditions affecting the small area.
 - 2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located wholly in an Area of Change, so this criterion does not apply. The response to Criterion B is sufficient.

- C. Criterion 14-16-6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:
 - 1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
 - 2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of

Hearing Date: October 28, 2025

Page 29

patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The location is wholly in an area of change. The small area amendment meets Criterion 1 because the vacant site conditions changed in the community. The vacant site was a former detention pond and was filled in when the need for it was eliminated because of a new pump station across Broadway Blvd. NE. The vacant property has been utilized for many temporary uses and was recently included in the amended MRA boundaries. The MRA has plans that align with the Albuquerque Region Housing Needs Assessment and has designated this area for more housing. Removing the subject sites could be more advantageous to the community by enabling the vacant site to be developed without the building height restrictions of CPO-7.

The request also meets Criterion 2 because the applicant's policy-based analysis demonstrates the request would further a preponderance of applicable Comprehensive Plan Goals and Policies from Chapters 5: Land Use, Chapter 8: Economic Development, and Chapter 9: Housing of the ABC Comp Plan, therefore would be more advantageous to the community than remaining in the CPO-7 boundary. The applicant also provided responses to the analysis based on the goals and policies of the Comprehensive Plan and the MRA and Housing Needs Assessment relative to the request. The response to Criterion C is sufficient.

- D. Criterion 14-16-6-7(E)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.
 - The proposed amendment will not change allowable uses or allow permissible uses that would be harmful to the community because the NR-LM zoning is to remain on the subject sites. Any future rezoning action after the removal of the subject sites from the CPO-7 would be to downzone to allow residential development on the vacant site. Any future rezoning would be subject to a separate EPC review and decision pursuant to IDO § 14-16-6-7(G). The response to Criterion D is sufficient.
- E. Criterion 14-16-6-7(E)(3)(e) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.
 - Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies and does not conflict with them. The request to remove the subject sites from the CPO-7 boundaries would enable the building height standards on vacant subject site to be less restrictive and more aligned with

Hearing Date: October 28, 2025

Page 30

the MRA and any future high density residential development on the site. <u>The response to Criterion E is sufficient.</u>

- 15. Council Planning staff and the District 2 Policy Analyst met with the Martineztown/
 Santa Barbara Neighborhood Association on September 9, 2025 to discuss their concerns, which included not being engaged before the amendment was submitted, potentially losing Gross Receipt Tax revenue from future MRA plans, and displacement caused by future development. When the Neighborhood questioned why a variance would not work to get around the height restrictions, Staff explained that variances should be avoided, as it means that a regulation is wrong or broken and that the boundary amendment was a more appropriate approach. Council staff explained that this amendment does not affect the boundary of the Downtown Metropolitan Redevelopment Area, which was recently amended (R-25-123), to also include the subject sites.
- 16. The Martineztown/Santa Barbara Neighborhood Association sent emails to the Councilor, Council Planning Staff, and Planning Staff opposing the text amendment and requested the amendment be deferred to a future hearing to allow time for a facilitated meeting with City Council Planning Staff. Planning Staff responded via email to their concerns on October, 10 2025 and informed the NA that a request for a facilitated meeting is not required for this application type [IDO 14-16-6-4(K)] and the applicant can choose not to accept. In this case, the applicant already held a neighborhood meeting with the NA.
- 17. The City Planning Department referred the case for Agency comments.
 - A. The Department of Municipal Development, Transportation Section commented that per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan): less than a 1,500-foot radius from the Lomas and Broadway intersection are designated roads that are part of the City's Prioritized High Fatal and Injury Network (HFIN). Zoning that supports land use for increased multimodal and transit-oriented development is an important component to help work toward the City's Vision Zero goal because it supports the creation of more transportation options in addition to private automobile travel.
 - B. AMAFCA commented that there is an existing agreement between AMAFCA and the City of Albuquerque regarding this site (Martineztown Flood Relief Agreement for Acquisition and Construction of the Post Office Interim Stormwater Detention Pond dated October 28, 2008) and AMAFCA is a joint legal owner of this property. The terms of that agreement (including use or quitclaim of AMAFCA interest in the property) are still valid and coordination between AMAFCA and the City of Albuquerque on this property is required.
- 18. Neighborhood Association representatives within 660 feet of the subject area were notified as required.
- 19. Property owners within 100 feet of the subject sites and subject area were notified by the applicant, as required. One letter of support was received.

Hearing Date: October 28, 2025

Page 31

20. The applicant was not required to offer a tribal meeting, and the City was not required to refer the case for tribal comments. The subject area is not within 660 feet of Major Public Open Space or tribal land.

Recommendation

APPROVAL of Plan #: TA-2025-00001, a request to amend the text of the Integrated Development Ordinance (IDO) for the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) Small Area, based on the preceding Findings.

The proposed amendment would change the boundary of the Martineztown/Santa Barbara CPO - 7. The amendment would remove all or a portion of two parcels (the "subject sites"):

- Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A, located at 229 Broadway Blvd. NE, comprised of approximately 2.8 acres.
- Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 101 Lomas Blvd. NE, comprised of approximately 1.0 acre.

Megan Jones

Megan Jones

Principal Planner

William Steele Staff Planner

William Steele

Notice of Decision cc list:

ABQCore Neighborhood Association, Ken Sears ken@cbm-wellness.com, abqcorena@gmail.com

ABQCore Neighborhood Association, Pam Candelaria pcandelaria@gmail.com, abqcorena@gmail.com

Citizens Information Committee of Martineztown, Renee Martinez

martinez.renee@gmail.com, cicofmartineztown@proton.me

Citizens Information Committee of Martineztown, Jess Martinez jessmartinez@comcast.net, cicofmartineztown@proton.me

Near North Valley NA, Joe Sabatini, jsabatini423@gmail.com, nearnorthvalleyna@gmail.com Near North Valley NA, Marit Tully, nearnorthvalleyna@gmail.com,

nearnorthvalleyna@gmail.com

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com, nvcabq@gmail.com North Valley Coalition, James Salazar, jasalazarnm@gmail.com, nvcabq@gmail.com Santa Barbara Martineztown NA, Andrew Tafoya Leverett, salamdezia@gmail.com, sbmartineztown@gmail.com

Santa Barbara Martineztown NA, Loretta Naranjo Lopez, naranjolopez2010@gmail.com, sbmartineztown@gmail.com

Wells Park NA, Doreen McKnight, doreenmcknightnm@gmail.com, wellsparkna@gmail.com Wells Park NA Edwina, Kiro glma.kiro@gmail.com, wellsparkna@gmail.com Council Services, Senior Principal Planner, Matthew Cox, mcox@cabq.gov Legal, acoon@cabq.gov EPC file

Hearing Date: October 28, 2025

Page 32

Agency Comments

PLANNING DEPARTMENT

Hydrology

No Comment

Fire Department

No Comment

Zoning

No Comment

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health

No Comment

CABQ Municipal Development/Transportation

Plan # TA-2025-00001 Text Amendments to Integrated Development Ordinance (IDO)—CPO-7 Small Area

(*City Council Services requests to amend the text of the Integrated Development Ordinance (IDO) for the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) Small Area. This amendment would remove 229 Broadway Blvd. NE from the CPO-7 boundary.)

Transportation Section Comments:

Per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan): less than a 1,500ft-radius from the Lomas and Broadway intersection contains the following designated roads as part of the City's Prioritized High Fatal and Injury Network (HFIN): Mountain Road, Lomas Blvd., Dr. Martin Luther King Jr Ave NE, 2nd Street, and Broadway Blvd. The segment of Lomas Blvd. extending from Broadway Blvd to Carlisle Blvd. NE is ranked a top priority, HFIN Priority Tier 1, along with Mountain Rd. and 2nd Street.

Zoning that supports land use for increased multimodal and transit-oriented development is an important component to help work toward the City's Vision Zero goal because it supports the creation of more transportation options in addition to private automobile travel. According to the 2022 National Household Travel Survey 3.8% of all automobile trips in the United States are half a mile or less, 16.4% of all automobile trips are for one mile or less.

One of the Action Plan's Thematic Goals is also relevant: "Walking and Rolling: Increase opportunities for people throughout the city to safely walk, ride a bicycle, use mobility

Hearing Date: October 28, 2025

Page 33

devices, and take transit." Supporting Action 4 of the Action Plan states: "Consider the HFIN, vulnerability index, safety, land use, and development context when designing new or retrofitting existing roadways, and incorporate design principles to discourage drivers from speeding."

The City is currently investigating safety improvements and multi-modal transportation options on Broadway between Lomas and Coal which is complimentary to this proposal.

The site location is characterized by a Social Vulnerability Index (SVI) score ranging from >0.4 to 0.6. Just east of the site, east of Broadway Blvd SE has an SVI score between >0.8 and 1. The SVI ranges from 0 to 1, with higher values indicating populations with greater vulnerability and increased exposure to traffic safety risks.

These conditions further reinforce the need for context-sensitive zoning and roadway design interventions in this corridor.

*Vulnerability Index Working with the City's Office of Equity and Inclusion and the New Mexico Community Data Collaborative, staff identified eight (8) indicators likely to impact transportation vulnerability: per capita income, population 65+, population 17 and under, people with a disability, non-white population, limited English proficiency, multi-family (10+ units), and households with no vehicle. Higher populations in the categories listed above indicate a higher level of vulnerability to traffic violence and fewer transportation and mobility options.

Solid Waste

No Comment

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the text amendment to the IDO for the Martineztown/Santa Barbara CPO-7 Small Area. There is an existing agreement between AMAFCA and the City of Albuquerque regarding this site (Martineztown Flood Relief Agreement for Acquisition and Construction of the Post Office Interim Stormwater Detention Pond dated October 28, 2008) and AMAFCA is a joint legal owner of this property. The terms of that agreement (including use or quitclaim of AMAFCA interest in the property) are still valid and coordination between AMAFCA and the City of Albuquerque on this property is required.

The owners of this property should be aware that there is a Flood Hazard Zone Shaded X overlying a portion of this property. This zone indicates a 0.2 percent chance of flooding each year. Flood insurance is not mandatory for this property, but it is recommended.

ENVIRONMENTAL PLANNING COMMISSION Plan # TA-2025-00001

Hearing Date: October 28, 2025

Page 34

Site History:

- In response to flooding in the early 2000s, AMAFCA and the City entered into an
 agreement to purchase the subject property (referred to as the Post Office Pond
 Property). A prior study identified that a pond at that location would help
 alleviate flooding in the area but not provide a permanent solution. AMAFCA
 and the City are joint property owners of the property.
- As a result of that agreement, AMAFCA and the City developed the Mid Valley Drainage Management Plan (2011) which identified that the future Marble Arno Pump Station would address the flooding and capacity issues at the Broadway Pump Station.
- Between 2011 and 2020, the City progressed with the design of the Marble Arno facility, entering into a cost share agreement with AMAFCA for the facility and amending the agreement for the cost of construction of the facility.
- During the construction of the Marble Arno facility, the Post Office Pond was used as a storage yard, and subsequently filled in.
- After construction of Marble Arno, the City completed a Letter of Map Revision to amend the FEMA floodplain affecting the area, showing that the new facility as reduced (but not eliminated) the flood risk at the Post Office Pond (per the terms of the Marble Arno agreement).

Albuquerque Public Schools (APS)

Project #TA-2025-00001

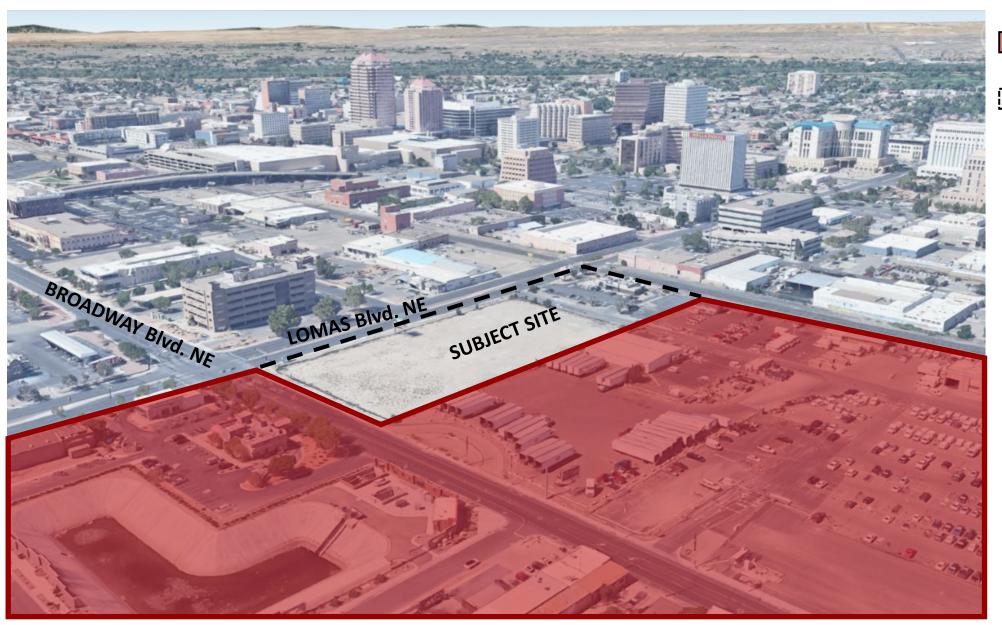
- a. EPC Description: Text Amendments to Integrated Development Ordinance (IDO)—CPO-7 Small Area.
- b. Site Information: Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) Small Area.
- c. Location: 229 Broadway Blvd. NE, Albuquerque, NM.
- d. Request Description: Amendment would remove 229 Broadway Blvd. NE from the CPO-7 boundary.
- e. No comment.

ENVIRONMENTAL PLANNING COMMISSION Plan #: TA-2025-00001

Hearing Date: October 28, 2025

Page A

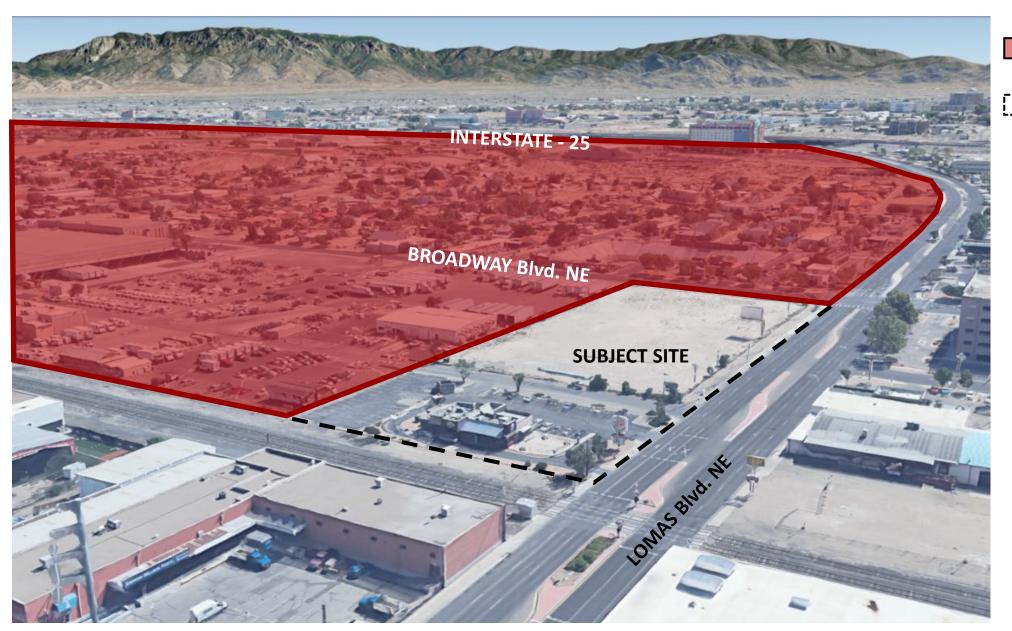
A) PHOTOGRAPHS



CPO - 7

Area to be removed

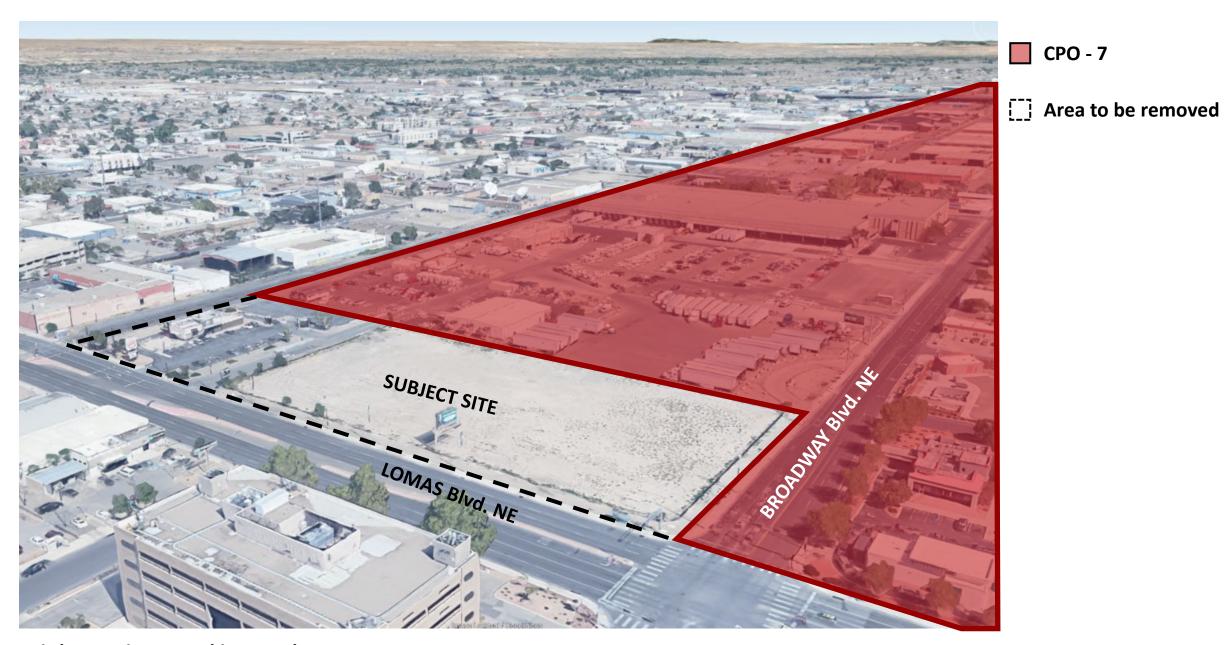
Birds Eye View – Looking South West



CPO - 7

[] Area to be removed

Birds Eye View – Looking East



Birds Eye View – Looking North West



On Lomas Blvd NE – Looking North East at 101 Lomas Blvd. NE on the Left and 229 Broadway Blvd. NE on the right.



On Lomas Blvd. NE – Looking North at the subject sites.



On Broadway Blvd. NE – Looking West at the subject sites.



Broadway Blvd. NE / Lomas Blvd. NE - Looking North West toward the subject sites.

ENVIRONMENTAL PLANNING COMMISSION

Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Page B

B) APPLICATION INFORMATION



CITY OF ALBUQUERQUE

MEMORANDUM

TO: Daniel Aragon, EPC Chair

FROM: Matthew Cox, Principal Council Planner

SUBJECT: CPO-7 Small-Mapped Area Amendment

DATE: October 28th, 2025

Dear Chair Aragon,

The City of Albuquerque's Council Services Department submits this application to the Environmental Planning Commission for an Integrated Development Ordinance (IDO) Small-mapped area amendment to amend the Martineztown/Santa Barbara Character Protection Overlay (CPO-7) boundary and remove 229 Broadway Blvd. NE & 101 Lomas Blvd NE from the CPO. Please see image below for location reference:



The purpose of this proposed amendment is to remove this city-owned piece of land (229 Broadway Blvd NE) and the Burger King (101 Lomas Blvd NE) from the

regulations that it's currently held to under CPO-7. These regulations can be found under Section 14-16-3-4(H) and range from lot dimensional standards, usable open space, building height and signs. More than anything, the applicant feels that the building height limit in Residential and Mixed-Use zone districts is prohibitive at 26 feet for project sites that are less than 5 acres. The approximate size of the city-owned property (229 Broadway Blvd. NE) is 2.8 acres and the site with Burger King (101 Lomas Blvd. NE) is approximately .93 acres and would be limited in its future development potential by this height limit, even whilst it lies on a Major Transit Corridor (Lomas Blvd), within a ¼ mile of a Main Street Corridor (Broadway Blvd) and a half block away from the Downtown Center, which contains a form-based code that has no height restrictions.

The applicant understands that housing is not possible with the current zone district that exists on the properties included in the amendment but has every intention of rezoning the property to be permissive with housing. The reason for the timing of the small-mapped area amendment is for it to be heard at the same time as the IDO annual update, as that has been the path that small-mapped area amendments out of Council have followed since 2017 and the IDO's adoption. This amendment is a proactive approach to prepare the city's property for a housing development, as the applicant has deemed that a residential use is the most appropriate use for the property, especially under the current housing crisis that looms over Albuquerque at this time.

The amendment is in line with many city policies and goals laid out in the Comprehensive Plan but also believes that the *Housing Needs Assessment* should be considered when reviewing this proposal. The properties in question lie within the Central CPA boundary and per the *Housing Needs Assessment*, this CPA had a 2.6% decline in population between 2010 to 2022 yet has the 3rd most jobs of all CPAs. These two numbers present an interesting story. The Central CPA is generally made up of old housing stock, containing a majority of the oldest neighborhoods in the City, with a high percentage of these homes being single-family. This fact, coupled with a 6% increase in peoples 65+ since 2010, there aren't many housing units for younger peoples, entering the workforce to live near a major job center. To revive the Central core of Albuquerque, it's been clear that housing is a top priority, which is why the applicant believes this site plays a part in contributing to the gap that exists in the area. One barrier that stands in the way of narrowing the gap to a greater extent is the 26' height limit that is required per CPO-7, the same height limit that is the maximum for the general R-1 District.

The intersection of Broadway and Lomas has the potential to play a pivotal role in the future growth of Central Albuquerque. Just to the west of the properties is the future location of the Rail Trail, 1st and Lomas is being transformed into a Theatre District and just to the north of the site is already considered a Brewery District of sorts, spurring the

transformation of former industrial land into an active, small-business environment. We submit this amendment in hopes of continuing positive growth in the area, while also avoiding the infiltration of the historic neighborhoods found in the Central area by focusing dense growth along the corridors.

Please see our response to the IDO's criteria below:

6-7(E)(3) Review and Decision Criteria

An application for an Amendment to IDO Text – Small Area shall be approved if it meets all of the following criteria.

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

The proposed small-mapped area boundary amendment is being requested to ensure that a city-owned piece of land is able to be developed at its highest and best use, which is not line with IDO Section 6-4(H). Instead the development should be in line with other standards set forth by the Comprehensive Plan Centers and Corridors framework due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor. The location also present a strong opportunity to create a Gateway entrance for Downtown, showcasing the beginning of Albuquerque's premier urban realm.

This amendment furthers Goal 5.1 Centers and Corridors in the Comprehensive Plan because it looks to remove a regulation that would prohibit the highest and best use for the property. Under Goal 5.1, Policy 5.1.10.a) states "Encourage higher-density residential developments within ¼ mile of transit stops and stations." The current regulations under CPO-7, state that, for properties under 5 acres and that are in residential or mixed-use districts, the maximum height of a structure is 26 feet. To achieve the necessary density for frequent public transit and to ensure a larger population can benefit from the amenities found in the downtown area, the property needs the ability to build taller than 2 stories.

Goal 5.2 Complete Communities, states "Foster communities where residents can live, work, learn, shop, and play together." Under Policy 5.2.1, Sub Policy 5.2.1.m) states "Encourage more productive use of vacant lots, under-utilized lots, including surface parking lots." This CPO amendment is a proactive approach to activating the vacant lot at 229 Broadway Blvd. NE, as the height restrictions under the CPO do not allow the

highest and best use for the site and limit the possibilities of what could be developed on the site in the future.

Sub Policy 5.5.5.g) states "Accommodate new growth through infill and compact development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured." The vacant portion of this small-mapped area amendment at 229 Broadway Blvd NE is directly to the east of the Downtown Center, where many high rise towers already exist and are conforming to the Downtown Form-based code in the IDO. This vacant property would continue the neighborhood fabric found to the west of it and would hopefully improve upon the industrial and commercial fabric found to the east, south and north. The portion of the boundary amendment under 101 Lomas Blvd. NE helps to create a clean boundary map and brings in the other property that is included in the Downtown MRA boundary.

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

The property being proposed to be removed from the CPO-7 boundary is fully within an Area of Change. Goal 5.6 City Development Areas states "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 areas." Due to the properties being with an Area of change, Policy 5.6.2 is relevant and states "Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged." Due to 229 Broadway Blvd. being vacant, the hope would be to encourage a smart growth development on the site, which is within a Major Transit corridor and meets the expectations of Policy 5.6.2.

Sub Policy 5.6.2.d) also states "Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses." Major Transit corridors have a frequency of 15 minutes or faster for public transit, which encourages high density housing in close proximity for the members of the public to take full advantage of the access to these bus stops.

- 6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning regulations are inappropriate because they meet at least 1 of the following criteria.
 - 1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.

The property in question was formerly a detention pond and when the new pump station was constructed across the street it doubled the areas capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.

2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The applicant position is that, by amending the CPO-7 boundary, greater flexibility in zoning will be opened to 229 Broadway Blvd. NE. This in turn will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis and furthers Policy 9.3.1, which states "Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas."

6-7(E)(3)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or

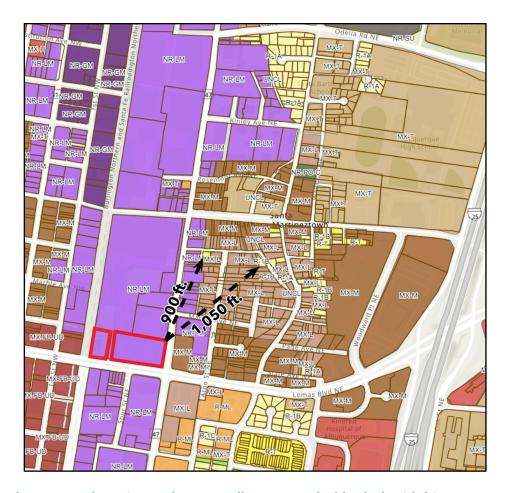
the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

This amendment does not alter allowable uses and does not change the zone district for the property being removed from the CPO-7 boundary.

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

The applicant feels that it's important to distinguish the meaning of *Economic* and *Economic Development*. Under Chapter 8 Economic Development in the Comp Plan, Policy 8.1.1 states "Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities." The applicant feels that the current regulations placed on 229 Broadway Blvd. by CPO-7 limits the property and the potential of creating diverse experiences and amenities in the area.

It also feels important to state that 229 Broadway Blvd. is approximately 900 feet away from the nearest low-density residential zone district and is generally surrounded by MX and NR zone districts.



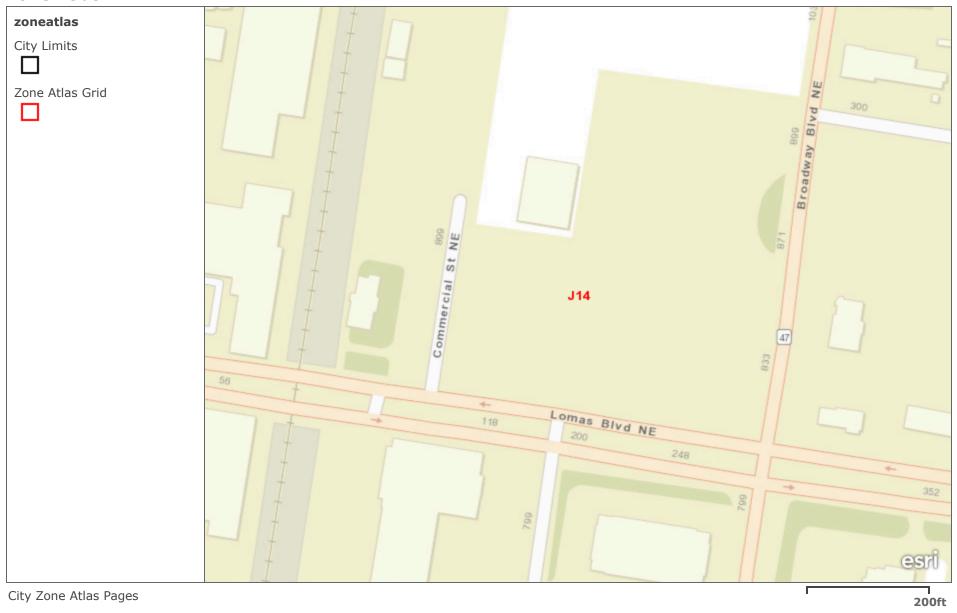
The boundary amendment area is generally surrounded by industrial type uses on the north side, a paint shop on the west side, a drive-thru coffee shop on the east and a 5-storey office building and rental car company on the south side. This amendment would allow the property to follow the relative high intensity character that surrounds it currently rather than adhering to regulations that feel more in line with a neighborhood character found a couple blocks to the east of it.

Sincerely,



Matthew Cox, AICP | Council Principal Planner Albuquerque City Council Services Office: (505) 768-3186 8/12/25, 1:40 PM Zone Atlas

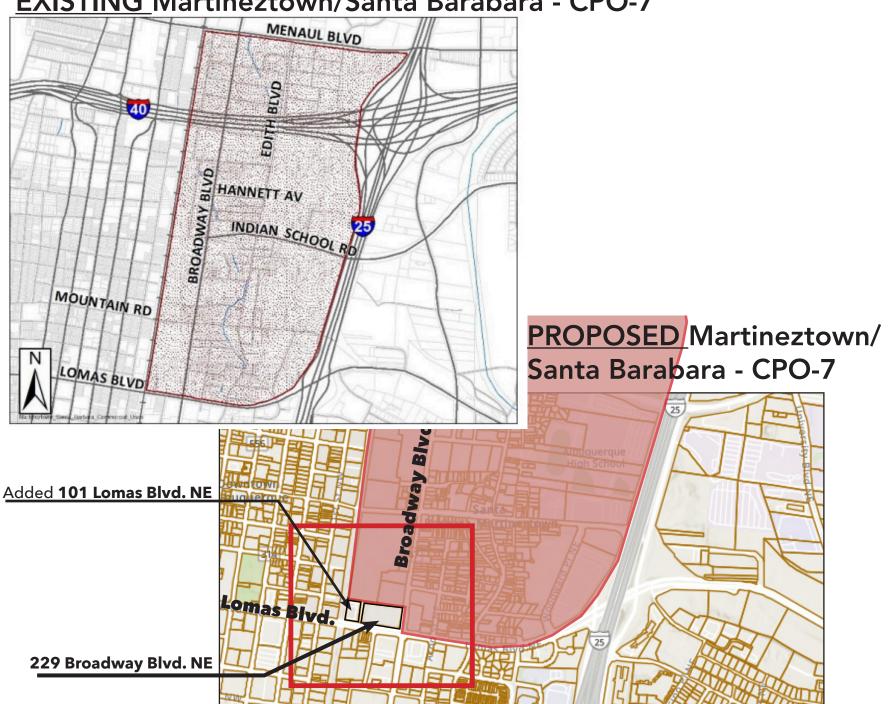
Zone Atlas



City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

EXHIBIT A

EXISTING Martineztown/Santa Barabara - CPO-7



Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Page C

C) STAFF INFORMATION

Amended Project Memo

TO: Matthew Cox, Council Services

FROM: William Steele, Senior Planner

Megan Jones, Principal Planner

UD&D, City of Albuquerque Planning Department

CONTACT: mdjones@cabq.gov, wsteele@cabq.gov

DATE: September 23, 2025

RE: Plan # TA-2025-00001 IDO small area Text Amendment Martinez Town/Santa Barbara

CPO-7

1. Introduction & Justification:

A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

- B. It is our understanding that this IDO small area amendment would change the Martineztown/Santa Barbara Character Protection Overlay boundary (CPO-7) by removing the property at the northwest corner of Lomas and Broadway (229 Broadway Blvd NE).
 - a. The purpose of this amendment is to allow the subject property to adhere to the development standard regulations and the underlying NR-LM zone district standards in the IDO without being subject to the CPO-7 regulations in IDO 14-16-3-4(H).
- C. Is there anything else you can tell us about this request? We see in the justification letter that the main reason is to allow greater than 26-feet of building height at the subject site. Is there plans for mutli-family development?
- D. Small Area amendments are quasi-judicial. This request will be a recommendation to City Council.

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:
 - a. the EPC Special hearing is Tuesday, October 28, 2025. Final staff reports will be available one week prior, on Tuesday October 21, 2025.
- C. Agency comments will be distributed after October 10, 2025. We will email you a copy of the comments.

3. Notification

- A. Notice to property owners within the CPO-7 and within 100-feet of the boundary will need to be renotified if any changes to the application are made. If so, please also include a copy of attachments sent to the property owners along with the public hearing form. Please submit the renotification to us no later than 8:30 AM on Friday, October 10, 2025 due to the October 13th Holiday
 - i. If renotification is going to be sent, please let us know and please submit the invoice again.
- B. Please submit proof of emailed notice to Neighborhood Associations within 660-feet of the CPO-7 boundary with the letter from ONC. The public notice form also needs to be included.

4. Justification Letter

- A. Please submit any changes to the Justification letter to Planning Staff by: October 1, 2025
- B. If any changes to the application are made, please include the expanded request in the letter.
- C. IDO Criteria for Small Area Text Amendments 6-7(E)(3) Review and Decision Criteria
 - i. Please update the Justification letter to include a list and response to applicable Comp plan goals and policies.
 - ii. Criterion A:

The responses shall reflect how the amendment is consistent with the health, safety, and general welfare of the city as shown by **furthering** (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan

iii. Criterion C, 2: Please elaborate.

ENVIRONMENTAL PLANNING COMMISSION

Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Page D

D) PUBLIC NOTICE

Subject: RE: CPO-7 Amendment

Date: Tuesday, August 26, 2025 at 11:47:13 AM Central Daylight Time

From: Flores, Suzanna A.

To: Cox, Matthew D.

Attachments: image001.png, image002.png

Hey Matt,

Please see the list of neighborhood associations within 660 ft of SBMNA.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
ABQCore Neighborhood Association	abqcorena@gmail.com	Ken	Sears	ken@cbm-wellness.com	400 Gold Ave SW,
ABQCore Neighborhood Association	abqcorena@gmail.com	Pam	Candelaria	pcandelaria@gmail.com	PO Box 1674
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Renee	Martinez	martinez.renee@gmail.com	515 Edith Bouleva
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Jess	Martinez	jessmartinez@comcast.net	501 Edith BLVD N
Near North Valley NA	nearnorthvalleyna@gmail.com	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street N
Near North Valley NA	nearnorthvalleyna@gmail.com	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street I
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarnm@gmail.com	5025 Guadalupe 1
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD N
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE
Wells Park NA	wellsparkna@gmail.com	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street N
Wells Park NA	wellsparkna@gmail.com	Edwina	Kiro	glma.kiro@gmail.com	1015 Lynch Court

Suzie

From: Flores, Suzanna A.

Sent: Tuesday, July 22, 2025 3:12 PM
To: Cox, Matthew D. <mcox@cabq.gov>
Cc: Molina, Nathan A. <namolina@cabq.gov>

Subject: RE: CPO-7 Amendment

Hi Matt,

Attached is a list containing 828 property owners with mailing addresses and below is the contact information for the neighborhood association.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	S
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	Ν
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	Ν

If additional info is needed, please let me know.

Suzie

From: Cox, Matthew D. <mcox@cabq.gov>
Sent: Tuesday, July 22, 2025 2:01 PM

To: Flores, Suzanna A. <<u>Suzannaflores@cabq.gov</u>> **Cc:** Molina, Nathan A. <<u>namolina@cabq.gov</u>>

Subject: CPO-7 Amendment

Hey Suzy,

Could you send me all addresses needed for an amendment to Martineztown/Santa Barbara - CPO-7? The notice requirements are below:

6-4(J)(3)(d) Notice for Amendment to IDO Text - Small Area

Where Table 6-1-1 requires mailed notice for an application for an Amendment to IDO Text – Small Area, the applicant shall mail a notice to all of the following, in addition to Neighborhood Associations pursuant to Subsection 14-16-6-4(J)(3)(b):

- 1. The owners of the properties within the small area.
- All owners, as listed in the records of the Bernalillo County Assessor, of property located partially or completely within 100 feet in any direction of the proposed small area. Where the edge of that 100-foot buffer area falls within any public right-of-way, adjacent properties shall be included.

Please let me know if you have any questions regarding this request.

All the best,



Matthew Cox, AICP | Council Principal Planner

Albuquerque City Council Services Office: (505) 768-3186 Subject: CPO Amendment Notification

Date: Tuesday, August 26, 2025 at 12:26:17 PM Mountain Daylight Time

From: Cox, Matthew D.

To: ABQCore Admin, cicofmartineztown@proton.me, Near North Valley Neighborhood Association,

nvcabq@gmail.com, SBMTNA, wellsparkna@gmail.com

Attachments: image001.png, Notification Letter.pdf

Hello all,

City Council Services has submitted a small-mapped area boundary amendment for CPO-7 (Martineztown/Santa Barbara) to remove 229 Broadway Blvd. NE from the boundary. This email is required to meet the IDO Emailed Notice 6-4(J)(2). On top of this email, letters have been sent to all property owners within the CPO boundaries, as well as those within 100' of the CPO boundary.

The item will be heard at the <u>October 28th Environmental Planning Commission Meeting</u>. All details are included in the notification letter attached to this email. Please feel free to reach out to me with any questions you may have.

All the best,



Matthew Cox, AICP | Council Principal Planner

Albuquerque City Council Services Office: (505) 768-3186 Subject: Notification Correction (CPO-7 Amendment)

Date: Friday, October 3, 2025 at 2:53:28 PM Central Daylight Time

From: Cox, Matthew D.

To: Chavez, Stephen, Molina, Nathan A., Coulloudon, Julia G.

BCC: ken@cbm-wellness.com, pcandelaria@gmail.com, martinez.renee@gmail.com,

jessmartinez@comcast.net, NearNorthValleyNA@gmail.com, jsabatini423@gmail.com, jasalazarnm@gmail.com, salamdezia@gmail.com, naranjolopez2010@gmail.com,

doreenmcknightnm@gmail.com, glma.kiro@gmail.com

Attachments: image001.png, Justification Letter V3.pdf, Notification Letter_3rd Edition_MC.pdf, Info Sheet.pdf,

Boundary Summary.pdf

Hi all,

Many of you have already received an email from me regarding a small-mapped area amendment for CPO-7, as I have sent it to your neighborhood association email address, but I blanked on sending it to the contacts on record for each Neighborhood Association and would like to thank North Valley NA for putting me on the right path.

Sorry for overloading your emails, but this email contains a notification for a boundary amendment to CPO-7 that will be heard at the October 28th, 2025 EPC meeting, along with the rest of the IDO annual update packet.

Included with the notification letter, I have also included the Justification letter and some info sheets in hopes of answering some of your questions.

Please reach out if you have any further inquiries and thanks for your patience.

All the best,



Matthew Cox, AICP | Council Principal Planner

Albuquerque City Council Services

Office: (505) 768-3186

Subject: MAILING

Date: Tuesday, August 12, 2025 at 1:32:13 PM Mountain Daylight Time

From: English, Larry D.

To: Barraza, Nyvia

CC: Cox, Matthew D., Chavez, Isaac L.

Priority: High

Attachments: image001.gif, image002.jpg, image004.jpg

HI NYVIA

HERE IS PIECE 829 PRICE \$613.46

 PIECE COUNT
 829

 PRICE
 X \$0.74

 TOTAL
 \$613.46

THANK YOU 🍪





LARRY D. ENGLISH

office services worker/ purchasing/ office services

o 505.768.2647

e ldenglish@cabq.gov/dfas/purchasing

Owner	OWNADD	OWNADD2	SITUSADD	SITUSADD2
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	BROADWAY BLVD NE	87103ADD2 87102 9996
CITY OF ALBOQUERQUE	FO BOX 1293	ALBOQUENQUE NIVI 87 103-1293	BROADWAT BLVD NL	ALBUQUERQUE NM
KIMBALL NICHOLAS	PO BOX 3712	TAOS NM 87571-3712	317 MC KNIGHT AVE NE	
				ALBUQUERQUE NM
CALLISTER GREGORY K & VERLEEN D	508 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102	508 SAN IGNACIO CT NE	87102
GLOVER MERRITT & GLOVER STEVEN M & CAMMON			2200 BROADWAY BLVD	ALBUQUERQUE NM
SALLYJ	2200 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1108	NE	87102
			2209 BROADWAY BLVD	ALBUQUERQUE NM
DE LA LUZ HERRERA MARIA	2209 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1107	NE	87102
MONTANO VALERIE L	1508 HIGH ST NE	ALBUQUERQUE NM 87102	1508 HIGH ST NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	N/A	87102
			1522 BROADWAY BLVD	
CHAVEZ CHARLENE H	306 ODELIA RD NE	ALBUQUERQUE NM 87102	NE	87102
STATE OF NEW MEXICO GENERAL SERVICES DEPT				ALBUQUERQUE NM
FACILITIES MGMT DIVISION	2542 CERRILLOS RD	SANTA FE NM 87505-3294	1250 MENAUL BLVD NE	
CANDOVAL DAVAGOND ANTHONY & DEDODALLAND	OOF ARMO CT NE	AL DUOLIEDOUE NINA 074 03 2402	OOF ADMOST NE	ALBUQUERQUE NN
SANDOVAL RAYMOND ANTHONY & DEBORAH ANN	905 ARNO ST NE	ALBUQUERQUE NM 87102-2403	905 ARNO ST NE	87102
HARPER CHRISTIAN & WEWERKA MICHAEL	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2324
GARCIA EDWARD T	PO BOX 26207	ALBUQUERQUE NM 87125-6207	423 ODELIA RD NE	87102 2324 87102
SANCHEZ PATRICIA B & BACA FILODELFIO R	616 PAGE AVE NE	ALBUQUERQUE NM 87102-2464	616 PAGE AVE NE	87102
REYES ALBERT	1516 HIGH ST NE	ALBUQUERQUE NM 87102	1516 HIGH ST NE	87102
TELES / LEDERT	131011101131112	AEBOQOENQOE INVIOVIOE	2420 BROADWAY BLVD	
MITCHELL JERRY V R	2420 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1112	NE	87102
GALARNEAU CAROL A & JAMES C	1611 EDITH BLVD NE	ALBUQUERQUE NM 87102-1613	1613 EDITH BLVD NE	87102
			405 PLACIDO	ALBUQUERQUE NM
OTHOLE KEVIN R & CATHY J AHIYITE	405 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102	MARTINEZ CT NE	87102
SECRETARY OF HUD	2000 N CLASSEN E 110	OKLAHOMA CITY OK 73106-6016	1011 ARNO ST NE	87102
RODRIGUEZ ANTHONY L & GONZALES DANIELLE A	1512 HIGH ST NE	ALBUQUERQUE NM 87102-1628	1512 HIGH ST NE	87102
RAEL JAMES J & AMAYA DOLORES P	314 ARVADA AVE NE	ALBUQUERQUE NM 87107	314 ARVADA AVE NE	87102
JEWLS INVESTMENTS LLC & LOMAS ARNO LLC C/O				ALBUQUERQUE NN
JOESEPH STEVEN PADILLA	5392 CIANI CIANI CTSW	ALBUQUERQUE NM 87121-6990	EDITH BLVD NE	87102
HALL ELISABETH M & GARCIA JOHN P	515 SPRUNK RD NE	ALBUQUERQUE NM 87102	515 SPRUNK RD NE	87102
			409 PLACIDO	ALBUQUERQUE NM
GRIEGO MICHAEL N & BROWN BRADLEY GENE	409 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87106-2524	MARTINEZ CT NE	87102
AMERSHI ARIF & SHELLINA	8924 HELMICK PL NE	ALBUQUERQUE NM 87122-4229	419 ASPEN AVE NE	87102 1508
LOPEZ MARCUS	335 CUTLER AVE NE	ALBUQUERQUE NM 87107-1125	335 CUTLER AVE NE	87102
SEGURA JOSEPH ANTHONY JR	310 CUTLER AVE NE	ALBUQUERQUE NM 87102-1126	310 CUTLER AVE NE	87102
MIDYETTE MONTY & JOANNA YVONNE	1409 EDITH BLVD NE	ALBUQUERQUE NM 87102-1609	1415 EDITH BLVD NE	87102
MCCOLLUM THOMAS & JEFFREY C/O TOM				ALBUQUERQUE NN
MCCOLLUM	11000 BERMUDA DUNES NE	ALBUQUERQUE NM 87111-6555	101 LOMAS BLVD NE	87102 2348
COOK CRECORY A S LUZ	4346 BBOADWAY BLVD 115	AL BUIGLIEDOUE NIN 4 0.74 0.3	310 5 ROSEMONT AVE	ALBUQUERQUE NN
COOK GREGORY A & LUZ	1216 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102 1522
TRIANGLE REALTY PARTNERS LLC	1138 MARIGOLD DR NE	ALBUQUERQUE NM 87122-1113	406 CUTLER AVE NE	87102

FILEDURY AND DELV	424 DOSEN 40NT AVE NE	AL DUOLIED OUE NIN 4 0 7 4 0 2 4 5 2 2	424 DOCEMONT AVENE	07400
ELLSBURY ANDREW	431 ROSEMONT AVE NE	ALBUQUERQUE NM 87102-1523	431 ROSEMONT AVE NE	
NM STATE HIGHWAY & TRANSPORTATION DEPT	PO BOX 1149	SANTA FE NM 87504-1149	BROADWAY BLVD NE	87102
MANDEDDY ELODENCE I	F20 CAN ICNIACIO CTNIC	ALDUQUEDOUE NIM 07402 4675	F 30 CAN I CNACIO CT NE	ALBUQUERQUE NM
MAYBERRY FLORENCE J	520 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	520 SAN IGNACIO CT NE	
PADILLA DEBORAH	PO BOX 72910	ALBUQUERQUE NM 87195-2910	311 MARBLE AVE NE	87102
MEDINA MARIA DANETTE	PO BOX 10066	ALBUQUERQUE NM 87184-0066	501 ASPEN AVE NE	87102
GRIEGO LILLIAN	639 RESERVIOR ST	SOCORRO NM 87801-4332	619 MARBLE AVE NE	87102
MONTOYA ERNEST P TRUSTEE MONTOYA RVT	PO BOX 25227	ALBUQUERQUE NM 87125	1118 EDITH RD NE	87102
MARTINEZ ERNESTO S	505 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1509	505 GOMEZ NE	87102
ILLGEN THERESA	214 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1130	214 PROSPECT AVE NE	87102
SECOND PRESBYTERIAN CHURCH	812 EDITH BLVD NE	ALBUQUERQUE NM 87102	812 EDITH BLVD NE	87102 2322
GARCIA SILVESTRE & GUADALUPE GUTIERREZ	311 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	311 GRANITE AVE NE	87102
VASQUEZ ARMANDO	515 CRESPIN AVE NE	ALBUQUERQUE NM 87102-1632	509 CRESPIN NE	87102
			2318 COMMERCIAL ST	ALBUQUERQUE NM
NAVARRO BLANCA E RAMIREZ	2318 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1118	NE	87102
MERHI NABIL M & POUTSMA PETRONELLA J	77 VALLECITOS DR	TIJERAS NM 87058-7302		87102
MOSLEY JAMES T	614 MARBLE AVE NE	ALBUQUERQUE NM 87102-2433	614 MARBLE AVE NE	87102
MONTOYA TOBY L	403 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	403 ROSEMONT AVE NE	87102
MONTOYA LARRY	320 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2435	320 MOUNTAIN RD NE	87102
			2409 FRANCISCAN ST	ALBUQUERQUE NM
BROWN DANNY	8421 CHERRY HILLS RD NE	ALBUQUERQUE NM 87111-1070	NE	87102
MARTINEZ ROSALIE	507 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	507 ROSEMONT AVE NE	87102
			1014 BROADWAY BLVD	ALBUQUERQUE NM
RAMOS HUMBERTO	1014 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2326	NE	87102
PINTO DESIGNS LLC	PO BOX 1385	CORRALES NM 87048-1385	404 PROSPECT AVE NE	87102
MONTANO NEVIN D SR & MONICA C	10531 COYOTE CANYON PL NW	ALBUQUERQUE NM 87114-5949	2317 EDITH	87102
			1005 FRANCISCAN ST	ALBUQUERQUE NM
ZAGONE DEAN ANTHONY	1005 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2417	NE	87102
SALAZAR ALBERT F & REGINA M RODRIGUEZ				ALBUQUERQUE NM
SALAZAR	2378 CAMINO MELITON	SANTA FE NM 87507-3233	420 ODELIA RD NE	87102
ATKINS AMY L & ARAUJO MARY S	1610 LOS ALAMOS AVE SW	ALBUQUERQUE NM 87104-1122	200 ROSEMONT AVE NE	
ATKLINS AMY L & ARAUJO MARY S	1610 LOS ALAMOS AVESW	ALBUQUERQUE NM 87104-1122	204 ROSEMONT AVE NE	
UNITED STATES POSTAL SERVICE REALTY ASSET	1010 E03 ALAWO3 AVE 3W	, 125 QOLINGOL MIVIO/ 104-1122	229 BROADWAY BLVD	0,102
MANAGEMENT	160 INVERNESS DR W SUITE 400	ENGLEWOOD CO 80112-5005	NE	ALBUQUERQUE 87102
MONTOYA TOBY	403 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	315 ROSEMONT AVE NE	
MONTOTA TODI	TOO NOOLIVION I AVEING	ALBOQUENQUE NIVI 67 102	1000 WOODWARD PL	ALBUQUERQUE NM
JDHQ HOTELS LLC ATTN: ATRIUM HOSPITALITY	12735 MORRIS RD SUITE 400 EXT	ALPHARETTA GA 30004-8904	NE	87102 2704
UNITED STATES POSTAL SERVICE REALTY ASSET	12, 33 MOMMS ND 3011L 400 EXT	751 HAILLIA GA 30004-0304	IVL	0,1022,04
MANAGEMENT	160 INVERNESS DR W SUITE 400	ENGLEWOOD CO 80112-5005	915 LOMAS BLVD NE	ALBUQUERQUE 87102
PUTKA SOPHIE	8058 57TH ST APT 1	FLUSHING NY 11385-6721	315 MCKNIGHT AVE NE	
FUINA JUFIIIE	720 CORDERO RD NE		720 CORDERO ST NE	87102 87102
NADANIO MACDALENA T	/ ZULUKUEKU KU NE	ALBUQUERQUE NM 87102-1603	/ ZU CUKDEKU SI NE	
NARANJO MAGDALENA T	720 CONDENO ND NE			
		ALDUQUEDOUE NIM 074 02 4 675	E 1 E CANLLONACIO CTAIE	ALBUQUERQUE NM
STEVENS RITA E	515 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	515 SAN IGNACIO CT NE	87102
		ALBUQUERQUE NM 87102-1675 ALBUQUERQUE NM 87102-1611 ALBUQUERQUE NM 87111	515 SAN IGNACIO CT NE 501 ODELIA AVE NE 1919 EDITH BLVD NE	

			1135 BROADWAY BLVD	AL DI IOLIEDOLIE NIM
U S GOVERNMENT REAL EST DIV/US POSTAL SEV	7500 E 53RD PL RM 1108	DENVER CO 80266-9918	NE	87102 9996
03 00 VENIMIENT NEVE 231 211/031 031/1232V	7500 255115 1 21111 1100	DE. 14 E. 16 GO 200 33 E.	1941 BROADWAY BLVD	
GARCIA QO27 LLC ATTN: EDWARD T GARCIA	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	NE	87102
CHAVEZ ROBERT J & MARY S	312 GRANITE AVE NE	ALBUQUERQUE NM 87102-2475	312 GRANITE AVE NE	87102
CARPENTER PAUL C S TRUSTEE CARPENTER LVT	1650 W GLENDALE AVE APT 4125	PHOENIX AZ 85021-5763	1221 EDITH BLVD NE	87102
			1010 FRANCISCAN ST	ALBUQUERQUE NM
MONTOYA GONZALES MARY ROSALIE	1009 1/2 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	NE	87102
		HUNTINGTON BEACH CA 92605-		ALBUQUERQUE NM
SWEET & COMPANY LLC	PO BOX 3082	3082	523 LOMAS BLVD NE	87102 2437
ROMERO RUDY B & TRUJILLO YOLANDA	BOX 14C HCR 64	MORA NM 87732-9702	318 ARVADA AVE NE	87102
			906 FRANCISCAN AVE	ALBUQUERQUE NM
ABEL RICHARD & DIANE	906 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2416	NE	87102
MERA JORGE & TELLEZ MARIA (ESTATE OF)	301 ASPEN AVE NE	ALBUQUERQUE NM 87102-1501	301 ASPEN AVE NE	87102
			INDIAN SCHOOL RD	ALBUQUERQUE NM
LAWLIS JEFF E	PO BOX 30205	ALBUQUERQUE NM 87190	NW	87102
BELL MONIQUE M & SYLVIE VARENNE	442 RICHMOND PL NE	ALBUQUERQUE NM 87106	1113 EDITH BLVD NE	87102
LOVES HEALING TOUCH LLC	PO BOX 551	VEGUITA NM 87062-0551	BROADWAY BLVD NE	87102
			1218 BROADWAY BLVD	
LOVES HEALING TOUCH LLC	PO BOX 551	VEGUITA NM 87062-0551	NE	87102
PAGAN JASON S	7400 VIVIAN DR NE	ALBUQUERQUE NM 87109-3980	348 CUTLER AVE NE	87102
ETG PROPERTIES LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	517 ODELIA DR NE	87102
GARCIA DANIEL JR	1013 ARNO ST NE	ALBUQUERQUE NM 87102	1013 ARNO ST NE	87102
APODACA JESUS F	PO BOX 25624	ALBUQUERQUE NM 87102-0624	503 MARTINEZ AVE NE	87102
ARCHIBEQUE STEPHEN & ARCHIBEQUE DAVID &				ALBUQUERQUE NM
ARCHIBEQUE JOHN & JONES MARY	1322 EDITH BLVD NE	ALBUQUERQUE NM 87102-1608	1322 EDITH NE	87102
RODRIGUEZ BELIA	1015 EDITH BLVD NE	ALBUQUERQUE NM 87106	916 ARNO ST NE	87102
AMERSHI ARIF & SHELLINA	8924 HELMICK PL NE	ALBUQUERQUE NM 87122-4229	411 ASPEN AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	PO BOX 25624	ALBUQUERQUE NM 87125-5624	401 ASPEN AVE NE	87102 1508
MONTANO NEVIN D & MONICA C	10531 COYOTE CANYON PL NW	ALBUQUERQUE NM 87114-5949	2317 EDITH BLVD NE	87102
BROADMOUNTAIN INTERESTS LLC	2404 S LOCUST	LAS CRUCES NM 88001	201 MOUNTAIN RD NE	87102 2329
BURNS TASHA NICOLE	2404 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1112	2404 BROADWAY BLVD NE	87102
GONZALES HIJINIO & ROMUALDA	306 GRANITE AVE NE		306 GRANITE AVE NE	87102
SERVIZIO JOHN	612 PAGE AVE NW	ALBUQUERQUE NM 87102 ALBUQUERQUE NM 87102-2464	612 PAGE AVE NE	87102
SANCHEZ CATHERINE & GILLIAM GEORGE JR	334 CUTLER AVE NE	ALBUQUERQUE NM 87102-2464 ALBUQUERQUE NM 87102	334 CUTLER AVE NE	87102
SAINCHEZ CATHERINE & GILLIAW GEORGE JR	334 COTLER AVE NE	ALBUQUERQUE NIVI 87 102	2324 BROADWAY BLVD	
LOVATO PAULINE L	2324 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
LUCERO DARRYL A	428 HANNETT AVE NE	ALBUQUERQUE NM 87102	420 HANNETT AVE NE	87102
DANNENMUELLER JOAN	PO BOX 26333	ALBUQUERQUE NM 87125-6333	908 EDITH BLVD NE	87102
BOBROFF-CLAY JASON P	1400 QUINCY ST NE	ALBUQUERQUE NM 87110-5003	214 CUTLER AVE NE	87102
BROADMOUNTAIN INTERESTS LLC	2404 S LOCUST	LAS CRUCES NM 88001	213 MOUNTAIN RD NE	87102
KEITH MARIANNE C & KEITH DONALD SCOTT &	2.34323331	2. 2. 2. 2. 2. 2. 1111 00001	1901 COMMERCIAL ST	ALBUQUERQUE NM
KEITH BRIAN DAVID & ETAL	7116 EDWINA CT NE	ALBUQUERQUE NM 87110-1407	NE	87102 1559
			· - -	

PRESBYTERIAN HEALTHCARE SERVICES ATTN: REAL				ALBUQUERQUE NM
ESTATE DEPT	PO BOX 26666	ALBUQUERQUE NM 87125-6666	101 MOUNTAIN RD NE	87102 2364
2401 EDITH LLC	6532 AZOR LN NW	ALBUQUERQUE NM 87120-7035	2401 EDITH BLVD NE	87102
GALLEGOS ELEANOR	1911 EDITH BLVD NE	ALBUQUERQUE NM 87102	1911 EDITH BLVD NE	87102
GRIEGO PRISCILLA M & GRIEGO WALDO	410 MARBLE AVE NE	ALBUQUERQUE NM 87102-2429	410 MARBLE AVE NE	87102
FORNEY LARRY L & JOYCE L	405 CUTLER AVE NE	ALBUQUERQUE NM 87102-1143	405 CUTLER AVE NE	87102
GARCIA ESTEBAN MARCIANO	707 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	707 MOUNTAIN RD NE	87102
GOMEZ TERESA C	1524 HIGH ST NE	ALBUQUERQUE NM 87102-1628	1524 HIGH ST NE	87102
BIENES & AUTOS LLC C/O JIMENEZ GERARDO				ALBUQUERQUE NM
MESTA & FACIO-MACIEL ALMA Y	321 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1131	321 PROSPECT AVE NE	87102
CHAVEZ VALENTINO REYES	1117 HIGH ST NE	ALBUQUERQUE NM 87102-2425	1118 HIGH ST NE	87102
FINKBEINER WENDELL H & FINKBEINER JUNE D &			919 FRANCISCAN AVE	ALBUQUERQUE NM
ALROY JANET R	4520 CAPRI CT NW	ALBUQUERQUE NM 87114	NE	87102
CORRALEZ ANGELIQUE	916 WALTER ST NE	ALBUQUERQUE NM 87102-2445	916 WALTER ST NE	87102
				ALBUQUERQUE NM
BORUNDA GILBERT & SANDRA	505 SAN IGNACIO CT NE	ALBUQUERQUE NM 87105	505 SAN IGNACIO CT NE	87102
			2425 COMMERCIAL ST	ALBUQUERQUE NM
FELSON JOSEPH F & LAURI J SJOBLOM	25 BISBEE CT SUITE G	SANTA FE NM 87508	NE	87102
ARAGON JOSE EDWARDO	1340 EDITH BLVD NE	ALBUQUERQUE NM 87102-1608		87102
			401 PLACIDO	ALBUQUERQUE NM
PLACIDO MARTINEZ LLC	891 14TH ST UNIT 2603	DENVER CO 80202-3272	MARTINEZ CT NE	87102
ABEYTA ALEX JR & YVONNE	2925 INDIANA ST NE	ALBUQUERQUE NM 87110	203 ARVADA AVE NE	87102
RAMIREZ LUIS CARLOS & CONSUELO	700 CORDERO ST NE	ALBUQUERQUE NM 87102-1603	700 CORDERO ST NE	87102
LUCERO ERLINDA M (ESTATE OF)	428 HANNETT AVE NE	ALBUQUERQUE NM 87107-1570	432 HANNETT AVE NE	87102
MAYA GUILLERMO GUERRERO	610 MARBLE AVE NE	ALBUQUERQUE NM 87102-2433	610 MARBLE AVE NE	87102
DALLAGIACOMA OLIVO	PO BOX 26125	ALBUQUERQUE NM 87125-6125	309 MOUNTAIN RD NE	87102
HUYNH CONNIE & LYNNE CHRISTINE	341 51ST ST NW	ALBUQUERQUE NM 87105-1707	924 EDITH BLVD NE	87102
KINLEY RACCOON LLC	708 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2471	708 MOUNTAIN RD NE	87102
PEREZ RICARDO & SIMBANA MARIA DOLORES	1020 ARNO ST NE	ALBUQUERQUE NM 87102	1020 ARNO ST NE	87102
TOSTADO JACKELYN CORRAL & PONCE JORGE I	8401 SPAIN RD NE APT 10C	ALBUQUERQUE NM 87111-2010	213 ARVADA AVE NE	87102
ARCHDIOCESE SANTA FE CEMETERY CATHOLIC				ALBUQUERQUE NM
SERVICE BLDG	4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1600 EDITH BLVD NE	87102
APODACA VICTOR F & APODACA JESUS F	PO BOX 25624	ALBUQUERQUE NM 87125-5624	405 MARTINEZ DR NE	87102
NORTHERNPOINT LLC	99 JUNIPER HILL LP	CEDAR CREST NM 87008	346 ARVADA AVE NE	87102
ICE GUINEVERE	1512 EDITH BLVD NE	ALBUQUERQUE NM 87102	1512 EDITH BLVD NE	87102
VALENCIA CHRISTOPHER & VALENCIA JOSHUA			1112 BROADWAY BLVD	ALBUQUERQUE NM
ATTN: FRANCES VALENCIA	921 GALISTEO ST	SANTA FE NM 87505-8815	NE	87102
				ALBUQUERQUE NM
LOVELESS THOMAS M	516 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	516 SAN IGNACIO CT NE	87102
MOFFETT DOLORES & ALESHA MYRA DILLANDER	103 E ARAGON RD	BELEN NM 87002-4601	914 MOUNTAIN RD NE	87102
JOHNSON SIDNEY W JR	101 ROSEMONT NE	ALBUQUERQUE NM 87102	EDITH BLVD NE	87102
				ALBUQUERQUE NM
HERRERA DAVID A	528 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	528 SAN IGNACIO CT NE	87102
CURRY GLORIA E	13501 DEER TRAIL PL NE	ALBUQUERQUE NM 87111	501 KINELY AVE NE	87102 1515
BALDERRAMA EMILIO A	322 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	322 ARVADA AVE NE	87102

EVERGUARD PROPERTIES LLC C/O DAVE SIMMONS				ALBUQUERQUE NM
MANAGING PARTNER	512 VERANDA RD NW	ALBUQUERQUE NM 87107-2541	220 MENAUL NE	87102
CITY OF ALPHOLISPOLIS	DO DOV 4202	AL DU OUED OUE NA 4 0 7 4 0 2	1518 BROADWAY BLVD	
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	NE	87102
CRAIG KEITH J & OR ROBIN A	105 KUHN DR	TIJERAS NM 87059-8102	400 MARBLE AVE NE	87102
DEMARIA JAELYN L	1118 EDITH BLVD NE	ALBUQUERQUE NM 87102-2414	1118 EDITH RD NE	87102
CRESPIN ERNEST TRUSTEE CRESPIN RVT	916 FRANCISCAN ST NE	ALBUQUERQUE NM 87102	518 MARBLE ST NE	87102
BRUNO JASON SALVATORE	815 EDITH BLVD NE	ALBUQUERQUE NM 87102-2407	815 EDITH BLVD NE	87102
LOMAS ARNO LLC	333 LOMAS BLVD NE	ALBUQUERQUE NM 87102	807 ARNO ST NE	87102
				ALBUQUERQUE NM
HERN PHILLIP L SR	509 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	509 SAN IGNACIO CT NE	
AGUIRRE GUADALUPE A/K/A MIRANDA				ALBUQUERQUE NM
GUADALUPE	7308 PURPLE CONE RD SW	ALBUQUERQUE NM 87121-6415	303 GRANITE AVE NE	87102
POPE ANTOINETTE G	PO BOX 27104	ALBUQUERQUE NM 87125-7104	335 CUTLER NE	87102
VALENTUE A HARVEY O LOVEE D	740 0500510	DIO DANIGUO NIMAGEAGA	2212 COMMERCIAL ST	
VALENZUELA HARVEY & JOYCE P	740 PECOS LP	RIO RANCHO NM 87124	NE	87102
KELLER MARK A & TERESA	8504 BELLHAVEN AVE NE	ALBUQUERQUE NM 87112-3806	313 MARBLE AVE NE	87102
				ALBUQUERQUE NM
TORRES JUAN C	910 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2416	910 FRANCISCAN RD NE	
MORALEZ RAYMOND JR & ABIGAIL	1117 EDITH BLVD NE	ALBUQUERQUE NM 87102-2413	1117 EDITH BLVD NE	87102
RASCON SONIA	PO BOX 1340	BERNALILLO NM 87004-1340	305 ARVADA AVE NE	87102
FLORES ELIAS TRUSTEE FLORES RVT	PO BOX 15236	PHOENIX AZ 85060-5236	210 CUTLER AVE NE	87102
OWENS GEORGIA	902 EDITH BLVD NE	ALBUQUERQUE NM 87102-2410	902 EDITH BLVD NE	87102
PASCHEL DARLENE & PASCHEL HANS A	337 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1131	337 PROSPECT AVE NE	
RINALDI NICHOLAS J	P O BOX 450	COMO CO 80432-0450	219 ARVADA AVE NE	87102
SANCHEZ CHRISTINE & JOSEPH MARK HURTADO	914 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2416	914 FRANCISCAN ST NE	
			2422 COMMERCIAL ST	
OBRIEN WILLIAM J & REGINA M	2418 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
HPA III ACQUISITIONS 1 LLC ATTN RYAN LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900	412 HANNETT AVE NE	ALBUQUERQUE 87102
TRIANGLE REALTY PARTNERS LLC	1138 MARIGOLD DR NE	ALBUQUERQUE NM 87122-1113	404 CUTLER AVE NE	87102
PIJ PROPERTIES LLC	9400 HOLLY AVE NE BLDG 4	ALBUQUERQUE NM 87122-2948	1011 EDITH ST NE	87102
			1412 FRANCISCAN ST	ALBUQUERQUE NM
CURRY GLORIA E	13501 DEER TRAIL PL NE	ALBUQUERQUE NM 87111	NE	87102
			1016 BROADWAY BLVD	
HARPER CHRISTIAN	416 HERMOSA DR SE	ALBUQUERQUE NM 87108	NE	87102
MAESTAS RONALD B	1204 ATRISCO DR NW	ALBUQUERQUE NM 87105	412 MOUNTAIN RD NE	
RAMIREZ JESSE	1222 STONE ST NE	ALBUQUERQUE NM 87102-1620	1222 STONE ST NE	87102
H & W ENTERPRISES LLC	PO BOX 91823	ALBUQUERQUE NM 87199-1823	308 MENAUL AVE NE	87102
			2207 BROADWAY BLVD	
KAUFMAN GREG E	2207 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1107	NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	800 ODELIA RD NE	87102 1619
			1915 COMMERCIAL ST	
RIO GRANDE GASES LLC	6996 COMMERCE AVE	EL PASO TX 79915-1102	NE	87102 1559
ELEVATED INVESTMENTS LLC	415 ROSEMONT AVE NE	ALBUQUERQUE NM 87102-1533	415 ROSEMONT AVE NE	
SUPECK JASON & FLOYD BOBBY	1021 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1021 EDITH BLVD NE	87102

GRADO LUIS	3126 DRAXTON AVE SW	ALBUQUERQUE NM 87105-2677	318 ROSEMONT AVE NE	
KROSCHE ANDREW J & VANGOIDTSNOVEN DE	71.6 (/ N F	ALDUOLIEDOLIE NIM 97403	716 KIND EV AVE NE	ALBUQUERQUE NM
TORRES KATHERINE L	716 KINLEY AVE NE	ALBUQUERQUE NM 87102	716 KINLEY AVE NE	87102
SECOND PRESBYTERIAN CHURCH	812 EDITH BLVD NE	ALBUQUERQUE NM 87102	EDITH BLVD NE	87102
REYES LILIANA	401 LOMAS BLVD NE	ALBUQUERQUE NM 87102-2451	401 LOMAS BLVD NE	2451
ROSALES ALBERTO & GLORIA	1013 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	EDITH ST NE	87102
RODRIGUEZ JESUS	200 ALAMO AVE SE	ALBUQUERQUE NM 87102	N/A	87102
SANCHEZ-ARMIJO ROBERT & SANDRA D	8209 GUADALUPE TRL NW	ALBUQUERQUE NM 87114	308 MOUNTAIN RD NE	
			2216 COMMERCIAL ST	ALBUQUERQUE NM
MEJIA JOSE E SR & LOERA-DEMEJIA MARIA J	2216 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1116	NE	87102
MARCUM JAMES & PAMELA	407 DOLORES DR NW	ALBUQUERQUE NM 87105-1443	310 ASPEN AVE NW	87102
PRICE PABLO & PRICE ROBERT (ESTATE OF)	330 GRANITE AVE NE	ALBUQUERQUE NM 87102-2475	330 GRANITE AVE NE	87102
COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT	1522 EDITH BLVD NE	ALBUQUERQUE NM 87102-1634	1516 5 HIGH ST NE	87102
MARTINEZ FLORA C	6201 PONDEROSA AVE NE	ALBUQUERQUE NM 87110-1335	1431 EDITH BLVD NE	87102
ARCHDIOCESE OF SANTA FE REAL ESTATE				ALBUQUERQUE NM
CORPORATION	4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1212 STONE ST NE	87102 1619
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	BROADWAY ST NE	87102
GOLDSTON OLAN G	PO BOX 26356	ALBUQUERQUE NM 87125-6356	1925 EDITH BLVD NE	87102 1626
	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
GRANITE 300 LLC	101	ALBUQUERQUE NM 87107-5268	317 GRANITE AVE NE	87102
CHACON NANIBAH D	607 PAGE AVE NE	ALBUQUERQUE NM 87102-2476	607 PAGE AVE NE	87102
SANCHEZ EDWIN	337 ARVADA AVE NE	ALBUQUERQUE NM 87102	337 ARVADA AVE NW	87102
CORDOVA MIKE J & BRENDA K	520 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1512	520 GOMEZ AVE NE	87102
BARRERAS S E EST OF	2907 ADAMS ST NE	ALBUQUERQUE NM 87110	1022 MAGGIES NE	87102
MELENDEZ JESUS M REYES & REYES DOLORES	919 ARNO ST NE	ALBUQUERQUE NM 87102-2403	908 ARNO ST NE	87102
GARCIA FRANCES B	520 TULANE PL NE	ALBUQUERQUE NM 87106-1345	324 5 GRANITE AVE NE	87102 2475
BACA CARLOS RAY	618 MARBLE AVE NE	ALBUQUERQUE NM 87102	618 MARBLE NE	87102
			1217 BROADWAY BLVD	ALBUQUERQUE NM
ATKINS AMY L & ARAUJO MARY S	1610 LOS ALAMOS AVE SW	ALBUQUERQUE NM 87104-1122	NE	87102
				ALBUQUERQUE NM
TSIAMIS VASILLOS C/O CASITAS CLARKE LLC	1324 6TH ST NW	ALBUQUERQUE NM 87102-1340	313 MC KNIGHT AVE NE	87102
MONTOYA ERNEST	PO BOX 25012	ALBUQUERQUE NM 87125	EDITH BLVD NE	87102
GOMEZ CAMILO F & ANGELA L CAMPBELL	1320 EDITH BLVD NE	ALBUQUERQUE NM 87102-1608	1320 EDITH BLVD NE	1623
			419 PLACIDO	ALBUQUERQUE NM
MCDONALD LAWRENCE DAVID	419 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2524	MARTINEZ CT NE	87102
EVERAGE DANIEL W & BEATRICE	215 CUTLER AVE NE	ALBUQUERQUE NM 87102	215 CUTLER AVE NE	87102
			2210 COMMERCIAL ST	ALBUQUERQUE NM
NARUM KATELYN	2210 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1116	NE	87102
LEYBA ANDREA	220 CUTLER AVE NE	ALBUQUERQUE NM 87102-1124	220 CUTLER AVE NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	ARNO ST NE	87102
CANDELARIA AGUEDA	921 ARNO ST NE	ALBUQUERQUE NM 87102-2403	921 ARNO ST NE	87102
CRESPIN ERNEST TRUSTEE CRESPIN RVT	916 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2416	916 FRANCISCAN ST NE	
MARCUM JAMES & PAMELA	407 DOLORES DR NW	ALBUQUERQUE NM 87105-1443	301 GOMEZ RD NE	87102
The state of the s			601 MARBLE AVE NE	ALBUQUERQUE NM
ORTIZ CARLA CHAVEZ	605 MARBLE AVE NE	ALBUQUERQUE NM 87102-2432	605	87102

			1823 COMMERCIAL ST	AL DI IOLIEDOLIE NIM
1823 COMMERCIAL LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695	NE	87102 1558
WINNING BUSINESS ENTERPRISES LLC	1112 SAN PEDRO DR NE 289	ALBUQUERQUE NM 87110-6724	1508 EDITH BLVD NE	87102 1338
WINNING BOSINESS ENTER RISES EEC	TITZ SANT EDRO DICHE 203	AEBOQUENQUE NIVIO7110 0724	912 BROADWAY BLVD	ALBUQUERQUE NM
HARPER CHRISTIAN & WEWERKA MICHAEL	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	NE	87102 2324
TRUJILLO VICTOR E & MONICA A	903 ARNO ST NE	ALBUQUERQUE NM 87102-2403	903 ARNO ST NE	87102
CLARK STEVEN J & LAVIS STELLA A	PO BOX 1108	PERALTA NM 87042-1108	1316 WALTER ST NE	87102
CENTRAL CENTRA	10 B0X 1100	1 210 (21) (14) (14) (17) (17)	1215 BROADWAY BLVD	
ATKINS AMY L & ARAUJO MARY S	1610 LOS ALAMOS AVE SW	ALBUQUERQUE NM 87104-1122	NE NE	87102 1541
JEWLS INVESTMENTS LLC & LOMAS ARNO LLC C/O	1010100712071	7.250 Q02.1Q02.111.07.10.1.1122		ALBUQUERQUE NM
JOSEPH STEVEN PADILLA	5392 CIANI CIANI CT SW	ALBUQUERQUE NM 87121-6990	427 LOMAS BLVD NE	87102 2451
DARBY RICHARD JAMES	318 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2435	318 MOUNTAIN RD NE	87102
			2201 BROADWAY BLVD	
2201 BROADWAY LLC	PO BOX 55	CAZADERO CA 95421-0055	NE	87102
GARCIA SANDY	301 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	301 GRANITE AVE NE	87102
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	404 TOWER NE	87102
BAUER ASHLEY	614 PAGE AVE NE	ALBUQUERQUE NM 87102-2464	614 PAGE AVE NE	87102
			2108 COMMERCIAL ST	ALBUQUERQUE NM
TAPIA JAZMIN	2108 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1114	NE	87102
SCOTT KIMBLE L	318 CUTLER AVE NE	ALBUQUERQUE NM 87102-1126	318 CUTLER AVE NE	87102
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	403 PROSPECT AVE NE	87102
GALAVIZ ANTHONY	9428 LOWER AZUSA RD	TEMPLE CITY CA 91780-4219	525 ODELIA NE	87102
			1416 FRANCISCAN ST	ALBUQUERQUE NM
VALLEJOS RONALD J TRUSTEE VALLEJOS RVT	1416 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-1507	NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	ARNO ST NE	87102
PALO RENDA & CHRISTOPHER	514 ASPEN AVE NE	ALBUQUERQUE NM 87102-1506	514 ASPEN AVE NE	87102
DALLAGIACOMA OLIVO	PO BOX 26125	ALBUQUERQUE NM 87125-6125	1018 WALTER ST NE	87102
				ALBUQUERQUE NM
RIMBERTS JOHN ALEXANDER & GUADALUPE LUCIA	4306 AXTELL ST SE	ALBUQUERQUE NM 87102-0603	326 PROSPECT AVE NE	87102
			2210 BROADWAY BLVD	ALBUQUERQUE NM
KABRICO HOMES LLC	7008 2ND ST NW	ALBUQUERQUE NM 87107-6010	NE	87102
	12231 ACADEMY RD NE NO. 301-			ALBUQUERQUE NM
SAVAGE 1 LLC	183	ALBUQUERQUE NM 87111-7236	216 MENAUL BLVD NE	87102
				ALBUQUERQUE NM
REYES IRMA	519 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	519 SAN IGNACIO CT NE	
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	BROADWAY BLVD NE	87102
BROADMOUNTAIN INTERESTS LLC	2404 S LOCUST	LAS CRUCES NM 88001		87102
			2414 COMMERCIAL ST	
SMITH ALISA	2414 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1120	NE	87102
ARMIJO-SISNEROS BENNINA G & BERNARD G JR				ALBUQUERQUE NM
SISNEROS	341 ARVADA AVE NE	ALBUQUERQUE NM 87102	341 ARVADA AVE NE	87102
LSF9 MASTER PARTICIPATION TRUST ATTN:	2704 DECENT DI VID CUITE 200	IDV/INC TV 75062 2206	250 ADVADA AVENE	ALBUQUERQUE NM
HUDSON HOMES MANAGEMENT LLC	3701 REGENT BLVD SUITE 200	IRVING TX 75063-2296	350 ARVADA AVE NE	87102
ROMAN CATHOLIC CHURCH REAL ESTATE CORP/	4000 ST JOSEPHS PL NW	ALDI IOLIEDOLE NIM 97130 1714	1224 WALTER ST NE	ALBUQUERQUE NM 87102
SAN IGNACIO	4000 31 JUSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1224 WALIER STINE	0/102

TIPPECONNIC JON & ALBERTA C MONTOYA ERNEST P	346 CUTLER AVE NE PO BOX 25012	ALBUQUERQUE NM 87102-1126 ALBUQUERQUE NM 87125	346 CUTLER AVE NE 1224 EDITH BLVD NE	87102 87102
BANUELOS FRANCHESCA TRUSTEE BANUELOS RVT	1808 NEWTON PL NE	ALBUQUERQUE NM 87106-2527	1418 FRANCISCAN ST NE	ALBUQUERQUE NM 87102
	1717 LOUISIANA BLVD NE SUITE		1617 BROADWAY BLVD	
SPRINGER INDUSTRIAL CENTER INC	111	ALBUQUERQUE NM 87110-7014	NE	87102 1549
TRIANGLE REALTY PARTNERS LLC	1138 MARIGOLD DR NE	ALBUQUERQUE NM 87122-1113		87102
HARPER CHRISTIAN	416 HERMOSA SE	ALBUQUERQUE NM 87108	312 ROSEMONT AVE NE	
MONTOYA TOBY	403 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	321 ROSEMONT AVE NE	
BYRNE JASON D	440 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	440 HANNETT AVE NE	87102
			2204 BROADWAY BLVD	
RASMUSSEN JEFF	8321 CHERRY HILLS RD NE	ALBUQUERQUE NM 87111-1016	NE	87102
MENA MANUEL L & ROSE L	307 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	307 GRANITE AVE NE	87102
MARCUM JAMES	407 DOLORES DR NW	ALBUQUERQUE NM 87105	406 ASPEN AVE NE	87102 1505
HERRINGTON SUSAN J	221 PROSPECT AVE NE	ALBUQUERQUE NM 87102	221 PROSPECT AVE NE	
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	TOWNER AVE NE	87102
			2400 COMMERCIAL ST	ALBUQUERQUE NM
ARGUELLO-TORREZ JUAQUIN	2400 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1120	NE	87102
DE JESUS RIOS MARIA	315 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	315 GRANITE AVE NE	87102
SANCHEZ JOEY J JR & ALMITRA	618 1/2 PAGE AVE NE	ALBUQUERQUE NM 87102	618 PAGE AVE NE	87102
			2306 COMMERCIAL ST	
OBRIEN REGINA M	2418 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
TERRY MATTHEW J	2509 VIRGINIA ST NE SUITE A	ALBUQUERQUE NM 87110-4695	1301 EDITH BLVD NE	87102 1607
EQUITY TRUST COMPANY CUSTODIAN FBO MARIE				ALBUQUERQUE NM
MILLER IRA	1786 MANOR DR	SANTA ROSA CA 95403-4133	1119 EDITH BLVD NE	87102
COLBURN IAN & BELVIN ELIZABETH D	1002 ARNO ST NE	ALBUQUERQUE NM 87102-4402	1002 ARNO ST NE	87102 2406
ROMERO ISABEL A & ROMERO RICHARD J	904 ARNO ST NE	ALBUQUERQUE NM 87102-2404	401 MARBLE ST NE	87102
LOUDERMILK DAVID S & KATHLEEN K	227 JEFFERSON ST NE	ALBUQUERQUE NM 87108-1218	1022 5 EDITH NE	87102
LUCERO JOE P	312 CLARK RD SW	ALBUQUERQUE NM 87105-7586	811 EDITH BLVD NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	N/A	87102
BACA XAVIER RICHARD	354 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	354 ARVADA AVE NE	87102
			2324 COMMERCIAL ST	ALBUQUERQUE NM
VIGIL KAREN C	2324 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1118	NE	87102
LOYA JAVIER & EDELMIRA	218 CUTLER AVE NE	ALBUQUERQUE NM 87102-1124	218 CUTLER AVE NE	87102
			912 BROADWAY BLVD	ALBUQUERQUE NM
HARPER CHRISTIAN & WEWERKA MICHAEL	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	NE	87102 2324
VIGIL ANGELA D & VIGIL E RAYMIE	2714 SANTA CLARA SE	ALBUQUERQUE NM 87106	1405 EDITH BLVD NE	87102
MHC 60 ABQ PORTFOLIO NM LLC PTA-CS# 5820	PO BOX 320099	ALEXANDRIA VA 22320-4099	306 MENAUL BLVD NE	87102
CROCKETT LAWRENCE & WOLFE MARIA	2539 DURANES RD NW	ALBUQUERQUE NM 87104	1115 HIGH ST NE	87102
				ALBUQUERQUE NM
HARRISON LEANN	531 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	531 SAN IGNACIO CT NE	87102
LOPEZ JESSE A & LORETTA A NARANJO-LOPEZ	1127 WALTER ST NE	ALBUQUERQUE NM 87102	1127 WALTER RD NE	87102
SANCHEZ MACARIO TRUSTEE SANCHEZ MACARIO				ALBUQUERQUE NM
RVT	322 GRANITE AVE NE	ALBUQUERQUE NM 87102-2475	322 GRANITE AVE NE	87102
LOPEZ JUAN A & KRAUSE CAROL A	800 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	800 MOUNTAIN RD NE	87102

	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
MARBLE FRANCISCAN LLC	101	ALBUQUERQUE NM 87107-5268	422 MARBLE AVE NE	87102
SECOND PRESBYTERIAN CHURCH	812 EDITH BLVD NE	ALBUQUERQUE NM 87102-2408	508 SLATE AVE NW	87102 2157
		LOS RANCHOS DE ALBUQUERQUE		ALBUQUERQUE NM
RAMIREZ ANNA MARIE	319 WAYNE RD NW	NM 87114-1027	218 PROSPECT AVE NE	87102
ATKINS AMY L & ARAUJO MARY S	1610 LOS ALAMOS AVE SW	ALBUQUERQUE NM 87104-1122	208 ROSEMONT AVE NE	87102
GARZA OSIEL	321 ARVADA AVE NE	ALBUQUERQUE NM 87102-1103	321 ARVADA AVE NE	87102
MENDEZ MIGUEL GONZALEZ	330 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	330 ARVADA AVE NE	87102
			1024 BROADWAY BLVD	ALBUQUERQUE NM
NEW MEXICO GAS COMPANY INC	7120 WYOMING BLVD NE SUITE 20	ALBUQUERQUE NM 87109-4869	NE	87102
MARCUM JAMES & PAMELA	407 DOLORES DR NW	ALBUQUERQUE NM 87105	300 GOMEZ AVE NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	N/A	87102
ESPINOZA JESUS & SALAZAR MELINDA	330 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1132	336 PROSPECT NE	87102
GOOD NEIGHBOR HOMES LLC	2320 POTOSI ST SUITE 130	LAS VEGAS NV 89146-0312	308 PROSPECT AVE NE	87102
			2100 COMMERCIAL ST	ALBUQUERQUE NM
STATE HIGHWAY DEPARTMENT	PO BOX 1149	SANTA FE NM 87504-1149	NE	87102
	3214 BAKERTOWN STATION WAY			ALBUQUERQUE NM
ARELLANO VERONICA A TRUSTEE ARELLANO LVT	#89	KNOXVILLETN 37931-4069	EDITH BLVD NE	87102
MENDOZA ADA ZULEMA	311 MCKNIGHT AVE NE	ALBUQUERQUE NM 87102	311 MCKNIGHT AVE NE	87102
LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN &				ALBUQUERQUE NM
GONZALES PAULINE RACHEL	1700 DEL SUR DR SW	ALBUQUERQUE NM 87105-6014	806 ARNO ST NE	87102
GALLEGOS HELEN	815 EROY AVE SW	ALBUQUERQUE NM 87102	419 ODELIA RD NE	87102
			1410 FRANCISCAN ST	ALBUQUERQUE NM
HERNANDEZ CAROL & SALOME	1410 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-1507	NE	87102
ARAGON STEPHANIE	6620 SECO ST NE	ALBUQUERQUE NM 87121-6983	N/A	87102
G3 INVESTORS LLC C/O EDWARD T GARCIA	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	1015 ARNO ST NE	87102
ADS PROFESSIONAL SERVICES LLC	3039 MULE FARM PL SW	ALBUQUERQUE NM 87105-4946	325 GRANITE AVE NE	87102
CHANNAN JULIE	1130 WALTER ST NE	ALBUQUERQUE NM 87102-2448	1130 WALTER ST NE	87102
MORALEZ CAROLINA	1117 EDITH BLVD NE	ALBUQUERQUE NM 87102-2413	1117 EDITH BLVD NE	87102
MONTANO NEVIN D SR & MONICA C	10531 COYOTE CANYON PL NW	ALBUQUERQUE NM 87114-5949	2317 EDITH AVE NE	87102
SHKIREV IVAN	333 CUTLER AVE NE	ALBUQUERQUE NM 87102-1125	333 CUTLER AVE NE	87102
AMERSHI ARIF & SHELLINA	8924 HELMICK PL NE	ALBUQUERQUE NM 87122-4229	419 ASPEN AVE NE	87102
			2302 COMMERCIAL ST	ALBUQUERQUE NM
CHAVEZ JOHN M	2302 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
			1805 COMMERCIAL ST	ALBUQUERQUE NM
CZ INVESTMENTS LLC	PO BOX 6286	ALBUQUERQUE NM 87197-6286	NE	87102 1558
			1110 BROADWAY BLVD	
ODACREM LLC	800 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2442	NE	87102
APODACA MONSERRATE & CHRISTINA E	517 MARBLE AVE NE	ALBUQUERQUE NM 87102-2430	911 FRANCISCAN ST NE	87102 2415
			416 PLACIDO	ALBUQUERQUE NM
GUTIERREZ JAMES I	416 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2523	MARTINEZ CT NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	800 ODELIA RD NE	87102 1619
MENDOZA CLAUDIA	620 CORDERO ST NE	ALBUQUERQUE NM 87102-1602	620 CORDERO ST NE	87102
SUNWEST SILVER INC	PO BOX 25012	ALBUQUERQUE NM 87125	1211 5 WALTER NE	87102
ADS PROFESSIONAL SERVICES LLC	3039 MULE FARM PL SW	ALBUQUERQUE NM 87105-4946	410 MOUNTAIN RD NE	87102

				ALBUQUERQUE NM
ZARAGOZA PROPERTIES LLC	5203 JUAN TABO BLVD NE SUITE 2B	ALBUQUERQUE NM 87111-2683	1009 EDITH BLVD NE	87102
REYES LOURDES	709 KINLEY AVE NE	ALBUQUERQUE NM 87102-1650	709 KINLEY AVE NE	87102
			2205 BROADWAY BLVD	
RIOS PORFIRIO & CORRINE	6909 JAPURA CT NE	RIO RANCHO NM 87144	NE	87102
MCMULLEN GAYLA C TRUSTEE MCMULLEN RVT	400 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	400 HANNETT AVE NE	87102
JOE REY GRIEGO	1026 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1021 ARNO AVE NE	87102
HERNANDEZ ARNOLDO & MARIA	2244 HENRY RD SW	ALBUQUERQUE NM 87105-6527	415 LOMAS BLVD NE	87102 2451
JCE CONTRACTORS INC	PO BOX 27429	ALBUQUERQUE NM 87125	BROADWAY BLVD NE	87102
OTERO DENISE	1401 EDITH BLVD NE	ALBUQUERQUE NM 87102-1609	1401 EDITH BLVD NE	87102
DINTINO CARRIE A BITTAY	1210 WALTER ST NE	ALBUQUERQUE NM 87102	1210 WALTER ST NE	87102
MOFFETT DOLORES & ALESHA MYRA DILLANDER	103 E ARAGON RD	BELEN NM 87002-4601	MOUNTAIN RD NE	87102
POEHNER WILLIAM	1307 EDITH BLVD NE	ALBUQUERQUE NM 87102-1607	1307 EDITH NE	87102
			2405 BROADWAY BLVD	ALBUQUERQUE NM
OLIVAS GONZALO C & LETICIA T	2405 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
			2401 BROADWAY BLVD	ALBUQUERQUE NM
MONTANO SAMUEL N & ELVIRA	2401 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1111	NE	87102
COTA-LEYVA EVA L C/O TUMOLO BRIAN L	PO BOX 25021	ALBUQUERQUE NM 87125-0021	425 MARBLE ST NE	87102
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	TOWNER AVE NE	87102
SUNSET MEMORIAL PARK	PO BOX 25063	ALBUQUERQUE NM 87125-0063	924 MENAUL NE	87102
OSMAN CHARLES E JR & BEATRICE L	312 CUTLER AVE NE	ALBUQUERQUE NM 87102-1126	312 CUTLER AVE NE	87102
			1020 BROADWAY BLVD	ALBUQUERQUE NM
CARUGATI CONSTRUCTION LLC	5031 SPRUCE FOREST DR	HOUSTON TX 77091-5020	NE	87102
			1714 BROADWAY BLVD	
POPE STEPHANIE	1714 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
POUTSMA P J & NABIL M MERHI	77 VALLECITOS DR	TIJERAS NM 87059-7302	1344 EDITH NE	87102
AUSTIN ALEXANDER J & MOLINAR STEPHANIE M	335 ARVADA AVE NE	ALBUQUERQUE NM 87102-1103	335 ARVADA AVE NE	87102
PEREA IRENE	509 CRESPIN AVE NE	ALBUQUERQUE NM 87102	509 CRESPIN AVE NE	87102
SAIZ FRANK D & SUSAN J	342 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	342 ARVADA AVE NE	87102
			911 9 FRANCISCAN AVE	
HOMEWISE INC	1570 PACHECO ST SUITE A1	SANTA FE NM 87505-3980	NE	87102
LOPEZ JESSE A & NARANJO LOPEZ LORETTA A	1128 WALTER ST NE	ALBUQUERQUE NM 87102	1128 WALTER ST NE	87102
AMERICAN POSTAL WORKERS UNION	PO BOX 25163	ALBUQUERQUE NM 87125-0163	401 KINLEY AVE NE	1513
ABEL RICHARD	720 TRAMWAY LN NE UNIT 1	ALBUQUERQUE NM 87122-1641	903 EDITH BLVD NE	87102
BOARD OF EDUCATION C/O PROPERTY MANAGER	PO BOX 25704	ALBUQUERQUE NM 87125-0704		ALBUQUERQUE 87102
SUGAR SUTTER	311 ROSEMONT AVE NE	ALBUQUERQUE NM 87102-1521	311 ROSEMONT AVE NE	87102
TORRES SOPHIE & VASQUEZ LILLY JEAN	501 SPRUNK RD NE	ALBUQUERQUE NM 87102-1527	501 SPRUNK RD NE	87102
MARTINEZ MICHAEL R & FRANCES	1126 WALTER ST NE	ALBUQUERQUE NM 87102-2448	1126 WALTER ST NE	87102
TALLEY AMANDA L	917 ARNO ST NE	ALBUQUERQUE NM 87102-2403	917 ARNO ST NE	87102
SIMS TIMOTHY P & MARY RICHELLE TRUSTEES SIMS			1751 COMMERCIAL ST	ALBUQUERQUE NM
FAMILY TRUST	PO BOX 36762	ALBUQUERQUE NM 87176	NE	87102 1557
CERICOLA JAMES D & KAREN S	3400 YOSEMITE DR NE	ALBUQUERQUE NM 87111-5441	309 MCKNIGHT AVE NE	87102 1560
				ALBUQUERQUE NM
ZARAGOZA PROPERTIES LLC	5203 JUAN TABO BLVD NE SUITE 2B	ALBUQUERQUE NM 87111-2691	500 MOUNTAIN RD NE	87102

			1222 00000000000000	AL DUIQUEDOUE NIM
ROBINSON KAREN TAFOYA	6548 ARTEMIS CT	WEST LINN OR 97068-2842	1223 BROADWAY BLVD NE	87102
LOVATO PATRICIA A & JAMES MAXINE I &	0340 ARTENIIS CI	WEST ENVIOUS 7,000 2042	IVL	ALBUQUERQUE NM
MARTINEZ ROBERT L	409 MARBLE AVE NE	ALBUQUERQUE NM 87102-2428	409 MARBLE ST NE	87102
			2121 BROADWAY BLVD	
BACA MICHAEL & CHRISTINA V	2121 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1105	NE	87102
HERRERA JOHN D & DOLORES	1612 BLUFFSIDE PL NW	ALBUQUERQUE NM 87105	206 ROSEMONT AVE NE	87102
			2321 BROADWAY BLVD	ALBUQUERQUE NM
HERNANDEZ ROSA E	2321 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1109	NE	87102
VASQUEZ PERFECTO & LYDIA	617 PAGE AVE NE	ALBUQUERQUE NM 87102-2476	617 PAGE AVE NE	87102
CHAVEZ PABLITA R	PO BOX 1956	LAS VEGAS NM 87701-1956	EDITH ST NE	87102
			408 PLACIDO	ALBUQUERQUE NM
DUHIGG NANCY	408 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2523	MARTINEZ CT NE	87102
MARTINEZ MARLIS & LOPEZ JOANA GAYTAN	509 MARTINEZ DR NE	ALBUQUERQUE NM 87102-1566	509 MARTINEZ DR NE	87102
GANBATTE HOLDINGS LLC	3431 MONTE VISTA BLVD NE	ALBUQUERQUE NM 87106-1326	637 PAGE AVE NE	87102
			2406 COMMERCIAL ST	ALBUQUERQUE NM
LANDGRAF LEAH	2820 TRELLIS DR NW	ALBUQUERQUE NM 87107-2934	NE	87102
NEW MEXICO DEPT OF LABOR FINANCIAL MGMT				ALBUQUERQUE NM
BUREAU C/O FACILITY MGMT DIV	PO BOX 6850	SANTA FE NM 87502-6850	414 ROSEMONT AVE NE	87102
LUNDBERG LINDSAY	1525 EDITH BLVD NE	ALBUQUERQUE NM 87102-1611	1525 EDITH BLVD NE	87102
HERNANDEZ DOMINGO & ELVA	500 ODELIA RD NE	ALBUQUERQUE NM 87102	500 ODELIA RD NE	87102
APODACA JESUS F JR	508 ASPEN AVE NE	ALBUQUERQUE NM 87102-1506	508 ASPEN AVE NE	87102
KORBI LUCY C KARWOSKI TRUSTEE ANGELA ROSE			907 5 FRANCISCAN AVE	ALBUQUERQUE NM
FRITZIRRVT	907 1/2 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2415	NE	87102
JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING			1100 WOODWARD PL	ALBUQUERQUE NM
COMPANY	12735 MORRIS RD SUITE 400 EXT	ALPHARETTA GA 30004-8904	NE	87102
CHAVEZ MICHAEL K & SANDOVAL RITA A & CHAVEZ				ALBUQUERQUE NM
RALPH & CHAVEZ STEVEN	400 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2436	400 MOUNTAIN RD NE	
			1018 BROADWAY BLVD	
PIMENTAL ARNULFO	1018 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2326	NE	87102
VILLESCAS FLORA S & BERTHA F RIVERA	807 EDITH BLVD NE	ALBUQUERQUE NM 87102-2407	807 EDITH NE	87102
GARCIA GERALDINE	721 KINLEY AVE NE	ALBUQUERQUE NM 87102-1650	721 KINLEY NE	87102
FORNEY LARRY L & JOYCE L	405 CUTLER AVE NE	ALBUQUERQUE NM 87102-1143	405 CUTLER AVE NE	87102
MARCETAS AL FONCO CERALO A DEPLINA	DO DOV 04.2	CORDALEC NA 4070 40 0042	2114 BROADWAY BLVD	
MAESTAS ALFONSO GERALD & BERLINA	PO BOX 913	CORRALES NM 87048-0913	NE	87102
MONTOYA TOBY ETUX	403 ROSEMONT AVE NE	ALBUQUERQUE NM 87102-1523	411 ROSEMONT AVE NE	
TRUJILLO ARTURO & HELEN	1014 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1014 ARNO ST NE	87102
CORDOVA GLORIA E	2208 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1116	204 ARVADA AVE NE	87102
MACLEOD ALISON	PO BOX 40617	ALBUQUERQUE NM 87196-0617	904 EDITH BLVD NE	87102
HIDE DIANE E	2210 1 /2 PDOADWAY BLVD NE	ALDUQUEDOUE NIM 97103 1100	2319 1/2 BROADWAY	ALBUQUERQUE NM
JURE DIANE E	2319 1/2 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1109	BLVD NE	87102
CABRALES LAURENCIO & LOPEZ ANGELICA ROBLES	221 ABVADA AVENE	ALBUQUERQUE NM 87102-1101	221 ARVADA AVE NE	ALBUQUERQUE NM 87102
BAZAN ANTONIA M	419 ODELIA RD NE	ALBUQUERQUE NM 87102-1101 ALBUQUERQUE NM 87102-1567	417 ODELIA RD NE	87102 87102 1517
PARKER ANTHONY	1029 EDITH BLVD NE	ALBUQUERQUE NM 87102-1367 ALBUQUERQUE NM 87102-2411	1029 EDITH BLVD NE	87102 1317
I CHILLY ANTHONI	1029 LDITII DEVD INL	ALBOQUENQUE MINI 67 102-2411	TOZO EDITII DEVD INE	0,102

2401 EDITH LLC	6532 AZOR LN NW	ALBUQUERQUE NM 87120-7035	2401 EDITH BLVD NE	87102
MONTOYA ERNEST & CLAUDIA	PO BOX 25012	ALBUQUERQUE NM 87125-0012	604 MOUNTAIN RD NE	87102 2439
			2418 COMMERCIAL ST	
OBRIEN REGINA MARIA	2418 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1120	NE	87102
WEWERKA MICHAEL E & CHRISTIAN R HARPER	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	920 5 ARNO ST NE	87102
SMITH CAROLINE	517 MARTINEZ DR NE	ALBUQUERQUE NM 87102-1566	517 MARTINEZ DR NE	87102
SANDOVAL JESUS & JOANN	1800 BASSWOOD CT NW	ALBUQUERQUE NM 87120-4060	1019 ARNO ST NE	87102
ROSALES ALBERTO & GLORIA	1013 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1013 EDITH ST NE	87102
HOLGUIN RAUL & HILDA	1017 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1017 EDITH BLVD NE	87102
TYLER TRAVIS	318 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1132	318 PROSPECT AVE NE	87102
BIENES & AUTOS LLC C/O LOVATO NATHANIEL	3109 16TH AVE SE	RIO RANCHO NM 87124-1757	401 GOMEZ AVE NE	87102
KINLEY BUILDING PARTNERSHIP LLC	500 KINLEY AVE NE	ALBUQUERQUE NM 87102-1516	500 KINLEY AVE NE	87102 1516
AE&FLLC	900 TRUMAN ST NE	ALBUQUERQUE NM 87110-6450	512 SLATE AVE NE	87102
HERRERA JOHN D & DOLORES	1612 BLUFFSIDE PL NW	ALBUQUERQUE NM 87105	210 ROSEMONT AVE NE	87102
SECOND PRESBYTERIAN CHURCH	812 EDITH BLVD NE	ALBUQUERQUE NM 87102-2408	804 EDITH BLVD NE	87102 2408
			912 BROADWAY BLVD	ALBUQUERQUE NM
HARPER CHRISTIAN & WEWERKA MICHAEL	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	NE	87102 2324
OSBORN JOHNN SAMSON LLOYD	701 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	1202 WALTER ST NE	87102
OLIVAS PHILLIP W	1220 WALTER ST NE	ALBUQUERQUE NM 87102	1220 WALTER ST NE	87102
STUBBS INDUSTRIAL PROPERTIES LLC	3001 KERMIT HWY	ODESSA TX 79764-7306	1903 EDITH BLVD NE	87102 1614
ANAYA MARCELLA C	1719 EDITH BLVD NE	ALBUQUERQUE NM 87102-1615	1719 EDITH NE	87102
ALBUQUERQUE MAIL SERVICE INC	101 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	101 ROSEMONT AVE NE	87102 1553
ROBLES-LOPEZ ROGELIO & ROBLES DAISY D	218 ARVADA AVE NE	ALBUQUERQUE NM 87102-1102	218 ARVADA AVE NE	87102
MONTOYA TOBY	403 ROSEMONT AVE NE	ALBUQUERQUE NM 87102	403 ROSEMONT AVE NE	87102
DE LA RIVA JULIAN MARCOS	323 ARVADA AVE NE	ALBUQUERQUE NM 87102-1103	323 ARVADA AVE NE	87102
SALAS KEVAN R	3300 LA LUZ DE CIELO NW	ALBUQUERQUE NM 87120-2734	340 PROSPECT AVE NE	87102
			2208 BROADWAY BLVD	ALBUQUERQUE NM
LARIVEE JAMES & LARIVEE NORMAND	2208 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
SILVA PHILLIP S & MORGAN THERESA	314 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2435	314 MOUNTAIN RD NE	87102
LUCERO DARRYL	420 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	428 HANNETT AVE NE	87102
ROMERO MARTA GLORIA PEREIRA	3128 RIO SENDA DR SW	ALBUQUERQUE NM 87121	509 ASPEN ST NE	87102
LERMA-GUZMAN MAYRA	513 MARTINEZ DR NE	ALBUQUERQUE NM 87102	513 MARTINEZ DR NE	87102
GILLESPIE ROBERT & GILLESPIE LOGAN	319 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	319 MOUNTAIN RD NE	87102 2329
JEWLS INVESTMENTS LLC & LOMAS ARNO LLC C/O				ALBUQUERQUE NM
JOSEPH STEVEN PADILLA	5392 CIANI CT SW	ALBUQUERQUE NM 87121-6990	413 LOMAS BLVD NE	87102
GONZALEZ RUBEN PEREZ	338 CUTLER AVE NE	ALBUQUERQUE NM 87102-1126	338 CUTLER AVE NE	87102
CARPENTERS PROPERTY & RENTALS LLC	833 HIGHWAY 528	BERNALILLO NM 87004-9122	1217 EDITH BLVD NE	87102 1673
FISCHER CHRIS	6301 BLUEWATER RD NW	ALBUQUERQUE NM 87105-1918	1322 WALTER NE	87102
ESCOBEDO ESTHER & JOSE MANUEL	1024 1/2 EDITH BLVD NE	ALBUQUERQUE NM 87102	1121 WALTER NE	87102
CASE VINCENT M	1014 1/2 ARNO ST NE	ALBUQUERQUE NM 87102-2406	N/A	87102
REYES LILIANA	401 LOMAS BLVD NE	ALBUQUERQUE NM 87102-2451	401 LOMAS BLVD NE	87102
LEVERETT ANDREW TAFOYA	1529 EDITH BLVD NE	ALBUQUERQUE NM 87102-1611	1529 EDITH BLVD NE	87102
PROPERTY CONTROL DEVISION OF THE GENERAL	2020 201111 0210 112		1323 EDITION NE	ALBUQUERQUE NM

MERA JORGE & TELLEZ MARIA (ESTATE OF)	301 ASPEN AVE NE	ALBUQUERQUE NM 87102-1501	1712 BROADWAY BLVD NE	87102
			1000 BROADWAY BLVD	
G3 INVESTORS LLC C/O EDWARD T GARCIA	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	NE	87102
TSIAMIS VASILIOS C/O CASITAS CLARKE LLC	524 CENTRAL AVE SW SUITE 801	ALBUQUERQUE NM 87102-3160	313 MCKNIGHT AVE NE	
FORNEY LARRY L & JOYCE L	405 CUTLER AVE NE	ALBUQUERQUE NM 87102-1143	401 CUTLER AVE NE	87102
CHAVEZ CESAR & PERRY JULIANA	922 EDITH BLVD NE	ALBUQUERQUE NM 87102-2410	922 EDITH BLVD NE	87102
NDA 367 LLC	1011 LA VEGA LN	TAOS NM 87571-6941	367 ARVADA AVE NE	87102
GARCIA JOE M & SUSAN E	720 KINLEY AVE NE	ALBUQUERQUE NM 87109-8710	720 KINLEY AVE NE	87102
RODRIGUEZ JESUS L	200 ALAMO AVE SE	ALBUQUERQUE NM 87102	400 ROSEMONT AVE NE	87102
GARCIA SILVESTRE & GUADALUPE GUTIERREZ	311 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	311 GRANITE AVE NE	87102
TAPIA ANGELA K	209 ARVADA AVE NE	ALBUQUERQUE NM 87102-1101	209 ARVADA AVE NE	87102
DUARTE YOLANDA	311 ARVADA AVE NE	ALBUQUERQUE NM 87102	311 ARVADA AVE NE	87102
GAK LLC	827 EDITH BLVD NE	ALBUQUERQUE NM 87102-2407	827 EDITH BLVD NE A-B	2407
ROMERO GREGORIO	1411 FRANCISCAN ST NE APT B	ALBUQUERQUE NM 87102-1763	1411 B EDITH BLVD NE	87102
LOVATO JASON A	9504 STORM CLOUD AVE NW	ALBUQUERQUE NM 87120-4197	624 CORDERO ST NE	87102
LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN &				ALBUQUERQUE NM
GONZALES PAULINE RACHEL	1700 DEL SUR DR SW	ALBUQUERQUE NM 87105-6014	806 ARNO ST NE	87102
FACILITY MANAGEMENT DIVISION GEN SERV DEPT				ALBUQUERQUE NM
STATE OF NM	PO BOX 6850	SANTA FE NM 87502	EDITH BLVD NE	87102
SILVA CARLOTA & SILVA DIMAS R	326 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	326 ARVADA AVE NE	87102
GOLDSTON OLAN G	PO BOX 26356	ALBUQUERQUE NM 87125-6356	2001 EDITH BLVD NE	87102 1127
MARTINEZ MARCELINA P C/O MARTINEZ JOE L	268 PICTORAL ST	PALMDALE CA 93550-3026	1421 EDITH BLVD NE	87102
LOPEZ TONY (ESTATE OF) C/O OF VICTORIA LOPEZ	11008 WOODLAND AVE NE	ALBUQUERQUE NM 87112-1683	MAGGIES DR NE	87102
			402 INDIAN SCHOOL RD	ALBUQUERQUE NM
GOLDSTON INVESTMENT CO LTD	PO BOX 26356	ALBUQUERQUE NM 87125-6356	NE	87102
OLIVAS JOHN & OLIVAS PAM	236 HWY 121	HOLMAN NM 87723-0000	1111 EDITH BLVD NE	87102
			2206 BROADWAY BLVD	ALBUQUERQUE NM
JACOBS BRIAN J	6409 SUNNY DAY CT NW	ALBUQUERQUE NM 87120-6144	NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	1226 WALTER ST NE	87102 1622
GALLEGOS AURORA & GENE	9921 GREENE AVE NW	ALBUQUERQUE NM 87114	420 GOMEZ AVE NE	87102
ROYBAL MARVIN R & ANNA R	510 CRESPIN AVE NE	ALBUQUERQUE NM 87102	510 CRESPIN AVE NE	87102
FOCUS MANAGEMENT GROUP LLC	PO BOX 16386	ALBUQUERQUE NM 87191-6386	335 MCKNIGHT AVE NE	87102
ABQ QUALITY AUTO SERVICE LLC	810 ARNO ST NE	ALBUQUERQUE NM 87102-2402	810 ARNO ST NE	87102 2402
			1918 BROADWAY BLVD	
CERICOLA JAMES D & KAREN	3400 YOSEMITE DR NE	ALBUQUERQUE NM 87111-5441	NE	87102 1555
TORRES RAMONA	424 ODELIA RD NE	ALBUQUERQUE NM 87102-1574	424 ODELIA RD NE	87102
			404 PLACIDO	ALBUQUERQUE NM
CASTELLANO ANDREW J	404 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102	MARTINEZ CT NE	87102
HOLGUIN HILDA	1017 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1019 EDITH BLVD NE	87102
ARAGON STEPHANIE	6220 SECO RD SW	ALBUQUERQUE NM 87121-6983	N/A	87102
MONTOYA ROBERT PAUL	4806 SOMBRERETE RD SE	RIO RANCHO NM 87124-1337	329 CUTLER AVE NE	87102
NARRO SANDRA K & MARTIN E	608 HONEYLOCUST CT NW	ALBUQUERQUE NM 87121-9559	336 ARVADA AVE NE	87102
TO THE STANDING IN A THE THE L	SSS HONELEOCOST CT NVV	1.250 QUENQUE 1414107 121-3333	2104 COMMERCIAL ST	ALBUQUERQUE NM
VALLES RUBEN	2104 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
	2204 COMMENCIAL STINE			3, 102

			1600 BROADWAY BLVD	AL DI IOLIEDOLIE NIM
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	NE	87102 1550
BARELA RAY J ETUX	9919 HANNETT PL NE	ALBUQUERQUE NM 87112-4042	215 PROSPECT AVE NE	
CITY OF ALBUQUERQUE	1522 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	ZISTROSILCIAVENE	87102
POEHNER WILLIAM	1305 EDITH BLVD NE	ALBUQUERQUE NM 87102-1765	1305 EDITH ST NE	87102
VALDEZ LORI	1621 EDITH BLVD NE	ALBUQUERQUE NM 87102	1621 EDITH BLVD	87102
LUCERO SUSAN	715 KINLEY AVE NE	ALBUQUERQUE NM 87102-1650	715 KINLEY AVE NE	87102
GARCIA ESTEBAN MARCIANO	707 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	709 MOUNTAIN RD NE	87102
MARTINEZ DAVID B	400 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1134	400 PROSPECT AVE NE	87102
VIGIL LORETTA E		ALBUQUERQUE NM 87107		87102
	303 ARVADA AVE NE		303 ARVADA AVE NE	
GONZALES ROSANNE	435 ROSEMONT NE	ALBUQUERQUE NM 87102-1523	435 ROSEMONT NE	87102
HADDED CHDISTIANI 8. MEMEDINA MICHAEI	012 DDOADWAY DI VO NE	ALDUOLIEDOLIE NIM 97102 2224	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2324
HARPER CHRISTIAN & WEWERKA MICHAEL	912 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324		
TRUJILLO DENNIS D	217 CUTLER AVE NE	ALBUQUERQUE NM 87102-1123	217 CUTLER AVE NE	87102
GURULE EDWARD	3311 TILEY NE	ALBUQUERQUE NM 87110	519 SPRUNK NE	87102
CFF II SUN VILLAGE LLC & CSA II SUN VILLAGE LLC	004.2 REF CAVEC RD CLUTE 200	ALICTINI TV 7074C 4002	004 LOCUST DU NE	ALBUQUERQUE NM
C/O JESSE MCBAY	8012 BEE CAVES RD SUITE 300	AUSTIN TX 78746-4902	801 LOCUST PL NE	87102
PERCHES PATRICK J & PERCHES DOMINIC C & PERCHES SARAH	323 MOUNTAIN RD NE	ALDUOLIEDOLIE NIM 97102 2424	323 MOUNTAIN RD NE	ALBUQUERQUE NM 87102
WINTER JESSE L		ALBUQUERQUE NM 87102-2434		87102 87102
	1023 ARNO ST NE	ALBUQUERQUE NM 87102-2405	1023 ARNO AVE NE	
BOARD OF EDUCATION C/O PROPERTY MANAGER	PO BOX 25704	ALBUQUERQUE NM 87125-0704	807 MOUNTAIN RD NE	
1340 BROADWAY LLC	1604 TORRIBIO DR NE	ALBUQUERQUE NM 87112-4902	1340 BROADWAY BLVD NE	87102 1544
1340 BROADWAT LLC	1004 TORRIBIO DR NE	ALBOQUERQUE NIVI 87 112-4902	1430 FRANCISCAN ST	
CARCIA CARLOS C		ALDUOLIEDOLIE NIM 97120 6167	NE	ALBUQUERQUE NM 87102
GARCIA CARLOS G	2312 OAKHAM DR NW	ALBUQUERQUE NM 87120-6167	=	
CRESPIN ERNEST TRUSTEE CRESPIN RVT	916 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2416	516 MARBLE AVE NE	87102
ALANIZ-REYES JORGE A	2123 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1105	2123 BROADWAY BLVD NE	87102
ALANIZ-RETES JORGE A	2123 BROADWAY BLVD NE	ALBOQUERQUE NIVI 87 102-1105	2408 BROADWAY BLVD	
RICHARDSON WILLIAM C OR ANGELA	PO BOX 209	PERALTA NM 87042	NE	87102
FORNEY LARRY L & JOYCE L	405 CUTLER AVE NE	ALBUQUERQUE NM 87102-1143	405 CUTLER AVE NE	87102
FORNET LARRY L & JOTCE L	403 COTLER AVE NE	ALBUQUERQUE NIVI 87 102-1145	1310 BROADWAY BLVD	
BALKE SUSAN P	6228 APACHE PLUME RD NE	RIO RANCHO NM 87144-5166	NE	87102 1544
LUJAN DALTON M	516 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1528	516 GOMEZ AVE NE	87102 1344
LOYAL ORDER OF MOOSE LODGE #1517	2121 EDITH BLVD NE	ALBUQUERQUE NM 87102	2121 EDITH BLVD NE	87102
MICHELMAN EVELYN	620 MARBLE AVE NE	ALBUQUERQUE NM 87102-2433	620 MARBLE NE	87102
				87102
FORNEY LARRY L & JOYCE L CHAVEZ MANUEL D III	405 CUTLER AVE NE 401 ASPEN AVE NE	ALBUQUERQUE NM 87102-1143	405 CUTLER AVE NE 401 ASPEN AVE NE	87102 87102
	401 ASPEN AVE NE	ALBUQUERQUE NM 87102		
LUCERO CAROL J & LUCERO CRYSTAL J & LUCERO JOHN P	1702 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1552	1702 BROADWAY BLVD NE	87102
SECOND PRESBYTERIAN CHURCH	812 EDITH BLVD NE		804 EDITH BLVD NE	87102
		ALBUQUERQUE NM 87102-2408		
SANTIAGO JOSE & JURADO MARIA LUISA	108 EL ENSUENO CIR NE	ALBUQUERQUE NM 87107-5020	704 MOUNTAIN RD NE	
VANDECAR DALIL & MARY	501 SANIGNACIO CT NE	ALRUOLIEROLIE NM 97102 1675	501 SAN IGNACIO CT NE	ALBUQUERQUE NM
VANDECAR PAUL & MARY	501 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675		
ARMAS JOSE & LINDA M	3412 VISTA GRANDE DR NW	ALBUQUERQUE NM 87120-1140	511 ASPEN ST NE	87102

MARQUEZ LIBRADA	1011 1/2 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1011 5 EDITH ST NE	87102
			1820 COMMERCIAL ST	ALBUQUERQUE NM
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	NE	87102 1573
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	TOWNER AVE NE	87102
CHAVEZ POLISAR SHIRLEY ELIZABETH & CHAVEZ				ALBUQUERQUE NM
VALENTINO REYES	1000 CAMINO RANCHITOS NW	ALBUQUERQUE NM 87114-1828	711 MOUNTAIN RD NE	87102
ARANDA EUGENIA	1017 ARNO ST NE	ALBUQUERQUE NM 87102	1017 ARNO ST NE	87102
MONTOYA ERNEST P TRUSTEE MONTOYA RVT	PO BOX 25227	ALBUQUERQUE NM 87125	615 MOUNTAIN RD NE	87102
LUCERO DARRYL A	418 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	418 HANNETT AVE NE	87102
JARAMILLO DEMETRIO	1029 KENTUCKY ST SE	ALBUQUERQUE NM 87108-4940	N/A	87102
	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
GRANITE 300 LLC	101	ALBUQUERQUE NM 87107-5268	323 GRANITE AVE NE	87102
CERTO MICHAEL	301 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2434	301 MOUNTAIN RD NE	
			1302 BROADWAY BLVD	
ORBIT INNOVATIONS LLC C/O TANYA PINO	1302 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102 1544
KOELMEL JORDAN	519 SLATE AVE NE	ALBUQUERQUE NM 87102-2443	519 SLATE AVE NE	87102
VALENCIA CHRISTOPHER & VALENCIA JOSHUA			1136 BROADWAY BLVD	
ATTN: FRANCES VALENCIA	921 GALISTEO ST	SANTA FE NM 87505-8815	NE	87102 2328
DIDDY MIRIAM I	436 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	436 HANNETT AVE NE	87102
OLIVAS JOHN P & PAMELA	HC 34 BOX 65	HOLMAN NM 87723-9700	1115 EDITH BLVD NE	87102
TORRES OBED & MATILDA	1015 DIAMONDBACK DR NE	ALBUQUERQUE NM 87113	200 MENAUL BLVD NE	87102
MONTOYA ROBERT & DOROTHY	3908 12TH ST NW	ALBUQUERQUE NM 87107-2549	N/A	87102
RODRIGUEZ JESUS	200 ALAMO AVE SE	ALBUQUERQUE NM 87102	318 ROSEMONT AVE NE	87102
APODACA JESUS JR	2107 HIGH ST	ALBUQUERQUE NM 87102-4928	501 MARTINEZ DR	ALBUQUERQUE 87102
MEDINA M DANNETTE	PO BOX 10066	ALBUQUERQUE NM 87184-0066	514 SPRUNK RD NE	87102
ROBLES-LOPEZ ROGELIO & ROBLES DAISY D &			2111 BROADWAY BLVD	ALBUQUERQUE NM
ROBLES ROGELIO FERMIN	2111 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1105	NE	87102
VASQUEZ CHRISTOPHER & NAVARRO-VASQUEZ				ALBUQUERQUE NM
AMANDA	9010 MODESTO AVE NE	ALBUQUERQUE NM 87122-3716	1419 EDITH BLVD NE	87102
MONTOYA ERNEST P	PO BOX 25012	ALBUQUERQUE NM 87125	1302 EDITH BLVD NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704		87102
				ALBUQUERQUE NM
GRANITE 300 LLC	509 ESCONDIDA LN NW SUITE 101	ALBUQUERQUE NM 87107-5268	323 GRANITE AVE NE	87102
OTERO AMADEO C & PATRICIA OTERO	423 ROSEMONT AVE NE	ALBUQUERQUE NM 87107	423 ROSEMONT AVE NE	87102
CASE VINCENT M	1014 1/2 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1014 5 ARNO ST NE	87102
GONZALEZ MAURICIO	320 ROSEMONT AVE NE APT C	ALBUQUERQUE NM 87102-1576	320 ROSEMONT AVE NE	87102
MALDONADO VENANCIO & ERMILA	326 GRANITE AVE NE	ALBUQUERQUE NM 87102-2475	326 GRANITE AVE NE	87102
OWENS JUSTIN R	326 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2435	326 MOUNTAIN RD NE	87102
CHAVEZ CAROLYN	926 N GABALDON RD	BELEN NM 87002-7516	1713 EDITH NE	87102
VIGIL ISABEL L	334 ARVADA AVE NE	ALBUQUERQUE NM 87102-1104	334 ARVADA AVE NE	87102
			2316 COMMERCIAL ST	ALBUQUERQUE NM
VERA JOSE L & JAQUEZ MARIA E	2316 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
ARREDONDO FRANCISCO & SOCORRO	1136 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	BROADWAY BLVD NE	87102
BLUEYES ELDON G & CLARIZIA LISA-JO A	1402 EDITH BLVD NE	ALBUQUERQUE NM 87102-1610	1402 EDITH BLVD NE	87102
GALLEGOS ANGIE	182 SAN MARCOS LP	SANTA FE NM 87508	415 GOMEZ AVE NE	87102

			229 BROADWAY BLVD	
CITY OF ALBUQUERQUE & AMAFCA	PO BOX 1293	ALBUQUERQUE NM 87103-2248	NE	ALBUQUERQUE 87102
VANTAGE RETIREMENT PLANS LLC FBO ANGIE				
TRUJILLO TRADITIONAL IRA	3518 FLORIDA ST NE	ALBUQUERQUE NM 87110-2122	609 PAGE AVE NE	ALBUQUERQUE 87102
PINK RICHARD	211 CUTLER AVE NE	ALBUQUERQUE NM 87102	211 CUTLER AVE NE	87102
ARAGON STEPHANIE	6620 SECO RD SW	ALBUQUERQUE NM 87121-6983	2945 CLOVER ST SW	87102
JD BUILDING LLC	424 KINLEY AVE NE	ALBUQUERQUE NM 87102	424 KINLEY AVE NE	1514
			2424 BROADWAY BLVD	ALBUQUERQUE NM
2424 BROADWAY LLC	519 CENTRAL AVE NE	ALBUQUERQUE NM 87102-3519	NE	87102
CORDERO ESMAEL FRANK & INEZ	418 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1510	418 GOMEZ AVE NE	87102
SAAVEDRA MOISES S C/O CARLOTA B SAVEDRA	6057 GRIFFITH AVE SPACE 49	MARYSVILLE CA 95901-9759	BROADWAY BLVD NE	87102
BACA NOEL M SR & JUANA M	5616 EVERITT RD NW	ALBUQUERQUE NM 87102	216 ARVADA AVE NE	87102
ROYBAL ERNEST & ABELITA C/O ZACHARY HENRY	313 CUTLER AVE NE	ALBUQUERQUE NM 87102-1125	313 CUTLER AVE NE	87102
			412 PLACIDO	ALBUQUERQUE NM
JONES AARON	1723 QUAIL RUN LN NE	ALBUQUERQUE NM 87122-1139	MARTINEZ CT NE	87102
HANSEN ERIC	608 MARBLE AVE NE	ALBUQUERQUE NM 87102-2433	608 MARBLE AVE NE	87102
MONTOYA REBECCA I & PATRICK	4006 TULANE DR NE	ALBUQUERQUE NM 87107-4518	416 HANNETT NE	87102
SERVIZIO JOHN F	612 1/2 PAGE AVE NE	ALBUQUERQUE NM 87102	612 5 PAGE AVE NE	87102
ROMERO SETH W	319 CUTLER AVE NE	ALBUQUERQUE NM 87102	319 CUTLER AVE NE	87102
			2323 BROADWAY BLVD	ALBUQUERQUE NM
BRIS ALICE E & BRIS RACHEL MARIE	2323 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1109	NE	87102
	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
101 EDITH LLC	101	ALBUQUERQUE NM 87107-5268	816 EDITH BLVD NE	87102
			1212 BROADWAY BLVD	ALBUQUERQUE NM
DALLAGIACOMA OLIVO	1212 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1542	NE	87102
			2104 BROADWAY BLVD	ALBUQUERQUE NM
BACA EDDIE G & RAMONA	2104 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	ODELIA RD NE	87102
FONG-BU MARIO F	403 ASPEN AVE NE	ALBUQUERQUE NM 87102-1508	403 ASPEN AVE NE	87102
CASTELO ANGELINA & TORRES CHRISTINA	505 SPRUNK RD NE	ALBUQUERQUE NM 87102	505 SPRUNK RD NE	87102
AMERSHI ARIF & SHELLINA	8924 HELMICK PL NE	ALBUQUERQUE NM 87122-4229	407 ASPEN AVE NE	87102
MONTOYA ANTHONY LEWIS SR & MONTOYA				ALBUQUERQUE NM
THOMAS RONALD & MONTOYA SAMMY RUDY	408 JUDITH LN SW	ALBUQUERQUE NM 87121-2239	424 HANNETT AVE NE	87102
DUNNING ELIZABETH V & ROBLES ROGELIO FERMIN				ALBUQUERQUE NM
& ROBLES DAISY V & SAIZ RITA G	214 ARVADA AVE NE	ALBUQUERQUE NM 87107-1102	214 ARVADA AVE NE	87102
NARANJO SANDRA L	1128 WALTER NE	ALBUQUERQUE NM 87102	1028 WALTER ST NE	87102
CGR DEVELOPMENT LLC C/O DUG OUT				ALBUQUERQUE NM
INVESTMENT GROUP LLC	7420 VICKREY DR NE	ALBUQUERQUE NM 87109-3917	510 KINLEY AVE NE	87102 1516
DAO TANG D	804 ALARID ST	SANTA FE NM 87505-3040	417 GOMEZ AVE NE	87102
LOPEZ JESSE A & LORETTA A	1127 WALTER ST NE	ALBUQUERQUE NM 87102	1129 WALTER RD NE	87102
			1400 BROADWAY BLVD	ALBUQUERQUE NM
P & S HOLDINGS LLC	1112 BONE TERRA PL NW	ALBUQUERQUE NM 87114-2340	NE	87102 1546
PACHECO LAURA C	311 CUTLER AVE NE	ALBUQUERQUE NM 87107	311 CUTLER AVE NE	87102
			2301 BROADWAY BLVD	ALBUQUERQUE NM
CHAVEZ ROBERT P	2301 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102

			427 PLACIDO	ALBUQUERQUE NM
HEREDIA-GRIEGO MERIAH E	6317 VISTA DEL BOSQUE DR NW	ALBUQUERQUE NM 87120-2770	MARTINEZ CT NE	87102
TIEREDIA GIALEGO METAJAT E	OSI, VISIKBEEBOSQOEBKIVV	71250Q0211Q021111107120 2770	WWW.	ALBUQUERQUE NM
EDMON ALANE & PHIL	500 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	500 SAN IGNACIO CT NE	
ALBUQUERQUE HOUSING AUTHORITY	1840 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-3919	300 MCKNIGHT AVE NE	
OTERO MIGUEL SR ETAL	419 ROSEMONT NE	ALBUQUERQUE NM 87107	419 ROSEMONT NE	87102
CHAVEZ ALVIN	1122 HIGH ST NE	ALBUQUERQUE NM 87102	1122 HIGH ST NE	87102
				ALBUQUERQUE NM
EA PROPERTIES LLC	2632 PENNSYLVANIA ST NE SUITE C	ALBUQUERQUE NM 87110-3650	516 SLATE AVE NE	87102
			1718 BROADWAY BLVD	ALBUQUERQUE NM
APODACA JESUS F	PO BOX 25624	ALBUQUERQUE NM 87125	NE	87102
MALDONADO ANSELMO & ERNESTINE	220 MARY AVE SW	ALBUQUERQUE NM 87105-0502	2415 BROADWAY NE	87102
			1921 BROADWAY BLVD	ALBUQUERQUE NM
TUFFLI COMPANY INC	2245 W 190TH ST	TORRANCE CA 90504-6001	NE	87102
DURAN MAXINE P	427 ASPEN AVE NE	ALBUQUERQUE NM 87102-1508	427 ASPEN ST NE	87102
BONILLA EVELYN M	907 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2415	907 FRANCISCAN ST NE	87102
MHC 60 ABQ PORTFOLIO NM LLC PTA-CS# 5820	PO BOX 320099	ALEXANDRIA VA 22320-4099	TOWNER AVE NE	87102
BACA JOHN JODY & LOIDA	324 GRANITE AVE NE	ALBUQUERQUE NM 87102	324 GRANITE AVE NE	87102 2475
			2319 BROADWAY BLVD	ALBUQUERQUE NM
CHAVEZ ROBERT P	2301 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1109	NE	87102
CHAVEZ 1119 LLC	1000 CAMINO RANCHITOS NW	ALBUQUERQUE NM 87114-1828	1117 HIGH ST NE	87102
DE ZUBIA SILVIA M GUTIERREZ & ZUBIA JUAN				ALBUQUERQUE NM
CARLOS JR & ZUBIA JUDITH	1925 MAE AVE SW	ALBUQUERQUE NM 87105-2825	1528 HIGH ST NE	87102
	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
GRANITE 300 LLC	101	ALBUQUERQUE NM 87107-5268	321 GRANITE AVE NE	87102
MIDYETTE MONTY & JOANNA YVONNE	1409 EDITH BLVD NE	ALBUQUERQUE NM 87102-1609	1411 EDITH BLVD NE	87102
JAMES DELBERT & MARIA C	1020 WALTER ST NE	ALBUQUERQUE NM 87102-2446	1020 WALTER ST NE	87102
NEWBERRY MITCHELL G	524 MARBLE AVE NE	ALBUQUERQUE NM 87102-2431	524 MARBLE AVE NE	87102
			1201 BROADWAY BLVD	
BROADMOUNTAIN INTERESTS LLC	2404 S LOCUST	LAS CRUCES NM 88001	NE	87102 2329
STUBBS INDUSTRIAL PROPERTIES LLC	3001 KERMIT HWY	ODESSA TX 79764-7306	1903 EDITH BLVD NE	87102 1614
FEVIG VALERIE A	1208 WALTER ST NE	ALBUQUERQUE NM 87102-1622	1208 WALTER ST NE	87102
RAEL JAMES J & AMAYA DOLORES P	314 ARVADA AVE NE	ALBUQUERQUE NM 87107	314 ARVADA AVE NE	87102
PRICE DIANA M	345 GRANITE AVE NE	ALBUQUERQUE NM 87102	345 GRANITE AVE NE	87102 2421
TRUJILLO JULIAN ROBERT III	1424 WALTER ST NE	ALBUQUERQUE NM 87102-1624	1424 WALTER ST NE	87102
MONTOYA JUSTO ET UX	P.O BOX 6092	ALBUQUERQUE NM 87197	922 WALTER NE	87102
FERNANDEZ MARGARET ELIZABETH	1304 E MACAW DR	GILBERT AZ 85297-4556	1226 STONE ST NE	87102
MONTANO NEVIN D SR & MONICA C	10531 COYOTE CANYON PL NW	ALBUQUERQUE NM 87114-5949	2317 EDITH BLVD NE	87102
MONTOYA MERLINE MARGARET & GANDARA JESSE				ALBUQUERQUE NM
A & GANDARA KATHERINE	1016 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1016 ARNO ST NE	87102
SKYCO INC	6715 EAGLE ROCK AVE NE UNIT F	ALBUQUERQUE NM 87113-1944	411 MARBLE AVE NE	87102
FORNEY LARRY L & JOYCE L	405 CUTLER AVE NE	ALBUQUERQUE NM 87102-1143	405 CUTLER AVE NE	87102
LIQUICONAD LANADENICE C	422 DI ACIDO MARTINEZ CTALE	ALDUQUEDQUE NIMA 074 02 353 4	423 PLACIDO	ALBUQUERQUE NM
HOLCOMB LAWRENCE G	423 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2524	MARTINEZ CT	87102

			2304 BROADWAY BLVD	AL DI IOLIEDOLIE NIM
MARQUEZ BLANCA E PEREZ	2304 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1110	NE	87102
HOWSMON MARK CHRISTOPHER	520 ODELIA RD NE	ALBUQUERQUE NM 87102-1110	520 ODELIA RD NE	87102
STATE OF NEW MEXICO GENERAL SERVICES DEPT	320 ODELIAND NE	ALBOQUENQUE NIVIO7 102 1320	320 ODLLIAND NE	ALBUQUERQUE NM
FACILITIES MGMT DIVISION	2542 CERRILLOS RD	SANTA FE NM 87505-3294	1250 MENAUL BLVD NE	
ANAYA PACHECO BEATRICE P	358 ARVADA AVE NE	ALBUQUERQUE NM 87102	358 ARVADA AVE NE	87102
NEW MEXICO DEPT OF LABOR FIN MGMT BUREAU	330 ARVADA AVE NE	ALBOQUENQUE NIVIO7 102	330 ANVADA AVE NE	ALBUQUERQUE NM
C/O FACILITY MGMT DIVISION	PO BOX 6850	SANTA FE NM 87502	422 ROSEMONT AVE NE	
-,			1500 BROADWAY BLVD	
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	NE	87102 1548
CHAVEZ CHRIS & ABIGAIL	333 ARVADA AVE NE	ALBUQUERQUE NM 87102	333 ARVADA AVE NE	87102
		4	904 BROADWAY BLVD	ALBUQUERQUE NM
REYES JESUS & LETICIA	904 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-2324	NE	87102 2324
SLATE AVENUE APARTMENTS LLC	3308 CALLE VIGO NW	ALBUQUERQUE NM 87104-1823	510 SLATE AVE NE	87102
ROMERO ELIZARDO R & LORRAINE C	1521 EDITH BLVD NE	ALBUQUERQUE NM 87102	1521 EDITH BLVD NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	INDIAN SCHOOL RD NE	87102
ESPINOZA JESUS & MELINDA SALAZAR	330 PROSPECT AVE NE	ALBUQUERQUE NM 87102	330 PROSPECT AVE NE	87102
GENDRON STEPHEN A & ELIZABETH	13411 DESERT ZINNIA CT NE	ALBUQUERQUE NM 87111-7155	405 PROSPECT AVE NE	87102
VIGIL FRIEDA & GEORGE WYLER & LOUIE WYLER &				ALBUQUERQUE NM
ELIZABETH GRIEGO ETAL	2733 GRACELAND DR NE	ALBUQUERQUE NM 87110-2959	822 MOUNTAIN RD NE	87102
			2407 BROADWAY BLVD	ALBUQUERQUE NM
WANDER STEPHEN L	2407 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
OLAYA-BALTAZAR GERARDO & MARCELINA				ALBUQUERQUE NM
CASTILLO	708 CORDERO RD NE	ALBUQUERQUE NM 87102-1603	708 CORDERO ST NE	87102
GRIEGO SANDRA LOUISE	820 ARNO ST NE	ALBUQUERQUE NM 87102-2402	820 ARNO ST NE	87102
FLEG ANTHONY N C/O DOMINGUEZ-BUSTAMANTE				ALBUQUERQUE NM
JOSE RAUL & ETA	509 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1528	509 GOMEZ AVE NE	87102
MARQUEZ JORGE B & MARIA	103 CAMINO ESPEJO	SANTA FE NM 87507-7612	1801 EDITH NE	87102
MARTINEZ IGNACIO E & MARTINEZ MARGARET			1001 FRANCISCAN AVE	ALBUQUERQUE NM
TRUSTEES MARTINEZ LVT	11517 COTTON CLOUD DR	ALTA LOMA CA 91701-9247	NE	87102
				ALBUQUERQUE NM
MADRID RAYMOND EDWARD	524 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	524 SAN IGNACIO CT NE	
PADILLA BESSIE C/O FLORES R	424 ASPEN AVE NE	ALBUQUERQUE NM 87102-1505	424 ASPEN AVE NE	87102
BROADMOUNTAIN INTERESTS LLC	2404 S LOCUST	LAS CRUCES NM 88001	1213 BROADWAY NE	87102
DURAN JOHANNA L	920 WALTER NE	ALBUQUERQUE NM 87102	920 WALTER NE	87102
			2403 BROADWAY BLVD	
MONTANO SAMUEL NESTOR	2401 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1152	NE	87102
DURAN BONAVENT AUDRY & MARY E	920 ARNO ST NE	ALBUQUERQUE NM 87102-2404	920 ARNO ST NE	87102
POHL DAVID & PATRICIA	717 KINLEY AVE NE	ALBUQUERQUE NM 87102-1650	717 KINLEY NE	87102
OWENS JAMES J	813 EDITH BLVD NE	ALBUQUERQUE NM 87102-2407	813 EDITH BLVD NE	87102
SOLANO DAVID	1004 WALTER ST NE	ALBUQUERQUE NM 87102-2446	EDITH BLVD NE	87102
			906 BROADWAY BLVD	ALBUQUERQUE NM
MORALES PRAJEDES G	1009 11TH ST NW	ALBUQUERQUE NM 87104-2103	NE	87102 2324
			2402 BROADWAY BLVD	
CROWLEY JAMES	2402 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1112	NE	87102

DOPSLAF ZACHARY R	406 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2436	406 MOUNTAIN RD NE	
				ALBUQUERQUE NM
MARINO PAUL M & DEBBIE K & MELISSA L SHIRLEY		ALBUQUERQUE NM 87102-1628	1520 HIGH ST NE	87102
SALAZAR ARTURO ETUX	1323 GENERAL SOMERVELL ST NE	ALBUQUERQUE NM 87112	517 SLATE AVE NE	87102
VIDAL ELVIN M	1022 EDITH BLVD NE	ALBUQUERQUE NM 87102-2474	1022 EDITH NE	87102
WYLER DELLA MARGARET	700 N LAFAYETTE PARK PL	LOS ANGELES CA 90026-2918	1230 STONE ST NE	87102
TRIANGLE REALTY PARTNERS LLC	1138 MARIGOLD DR NE	ALBUQUERQUE NM 87122-1113	2215 CUTLER AVE NE	87102
SPRINGER CORPORATION C/O RYAN & CO	4855 N MESA ST SUITE 120	EL PASO TX 79912-5941	MOUNTAIN RD NE	87102
MIDYETTE MONTY R & JOANNA Y	1409 EDITH BLVD NE	ALBUQUERQUE NM 87102	1409 EDITH NE	87102
				ALBUQUERQUE NM
ETG PROPERTIES LLC	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	1322 1/2 WALTER ST NE	87102
MULLER JANET SHARON	4903 RINCON RD NW	ALBUQUERQUE NM 87105	WALTER ST NE	87102
			2410 COMMERCIAL ST	ALBUQUERQUE NM
MEYERS ROXANNE E & STANLEY K MOUNT	2117 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1113	NE	87102
AGUIRRE RICARDO PEREZ & SIMBANA MARIA				ALBUQUERQUE NM
DOLORES	1018 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1018 ARNO ST NE	87102
BEJARANO ISIDRO OR ESPERANZA	617 CORDERO RD NE	ALBUQUERQUE NM 87102-1601	617 CORDERO NE	87102
FACILITY MANAGEMENT DIVISION GEN SERV DEPT				ALBUQUERQUE NM
STATE OF NM	PO BOX 6850	SANTA FE NM 87502	EDITH BLVD NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	805 LOCUST PL NE	87102
NASH BRITTANY	220 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1130	220 PROSPECT AVE NE	87102
			2300 BROADWAY BLVD	ALBUQUERQUE NM
SOLIS LINO & LIDIA	26 BLACKBERRY LN	LOS LUNAS NM 87031	NE	87102
KARSTEN ELIZABETH C	1911 RICHMOND DR NE	ALBUQUERQUE NM 87106	635 PAGE AVE NE	87102
RUBY RALPH J JR	404 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	404 HANNETT AVE NE	87102
	5509 ESCONDIDA LN NW SUITE			ALBUQUERQUE NM
GRANITE 300 LLC	101	ALBUQUERQUE NM 87107-5268	319 GRANITE AVE NE	87102
GUERRERO ANDRES BARRERA	708 TURNER DR NE	ALBUQUERQUE NM 87123-2233	1509 HIGH ST NE	87102
ZARAGOZA PROPERTIES LLC	5203 JUAN TABO BLVD NE #2B	ALBUQUERQUE NM 87111-2691	EDITH BLVD NE	87102
			2110 BROADWAY BLVD	ALBUQUERQUE NM
RODRIGUEZ RAFAEL	2110 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
WISEMAN JUSTIN & JEANETTE	200 15TH ST SW	ALBUQUERQUE NM 87104-1102	EDITH BLVD NE	87102
BERNAL FIDEL	1221 LANDMAN DR NE	ALBUQUERQUE NM 87112-6066	506 ROSEMONT AVE NE	87102
MOQUINO MARK L	11 W GUTIERREZ UNIT 3704	SANTA FE NM 87506-0224	501 GOMEZ AVE NE	87102
JACKSON SHERREY LYNN TRUSTEE JACKSON RVT	6800 TESORO PL NE	ALBUQUERQUE NM 87113-1955	333 MCKNIGHT AVE NE	87102
CASADOS BIOLANDA	1719 TIERRA DEL OSO DR NW	ALBUQUERQUE NM 87120-6001	817 EDITH BLVD NE	87102
VIGDORCHIK OLEG & VIKTORIYA	647 ACACIA LN	EMERALD HILLS CA 94062		87102
			2208 COMMERCIAL ST	ALBUQUERQUE NM
SANCHEZ ANGEL C	2208 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1116	NE	87102
KREATIV ACQUISITIONS LLC C/O MONGE JOEL	10012 SUN CHASER TRL SW	ALBUQUERQUE NM 87121-4277	1717 EDITH ST NE	87102
GALLEGOS ANGIE M	182 SAN MARCOS LP	SANTA FE NM 87508	415 GOMEZ AVE NE	87102
			1518 BROADWAY BLVD	ALBUQUERQUE NM
LOPEZ MICHAEL LEE	1518 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1548	NE	87102
			1518 BROADWAY BLVD	ALBUQUERQUE NM
CANDELARIA STELLA F	7712 BASSWOOD DR NW	ALBUQUERQUE NM 87120	NE	87102

ODACREMILC	800 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2442	1108 BROADWAY NE	87102
SILVA NICANDRO & IRENE	1015 EDITH BLVD NE	ALBUQUERQUE NM 87102-2411	1015 EDITH BLVD NE	87102
DUNEMAN CHRISTOPHER S & JAYMIE A	919 GRECIAN AVE NW	ALBUQUERQUE NM 87107-5732	824 MOUNTAIN RD NE	87102
			400 PLACIDO	ALBUQUERQUE NM
GARCIA KENNETH J	400 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2523	MARTINEZ CT SE	87102
			1216 BROADWAY BLVD	ALBUQUERQUE NM
COOK GREGORY A & LUZ COOK	1216 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102
POLISAR SHIRLEY ELIZABETH CHAVEZ	1000 CAMINO RANCHITOS NW	ALBUQUERQUE NM 87114-1828	1123 HIGH NE	87102
VASQUEZ ARMANDO & LILLY JEAN	503 SPRUNK RD NE	ALBUQUERQUE NM 87102-1527	503 SPRUNK RD NE	87102
GONZALES MARISA SENAIDA & MONTOYA LILIANA				ALBUQUERQUE NM
MARIE	451 ALAMO AVE SE	ALBUQUERQUE NM 87102-5065	1406 EDITH BLVD NE	87102
CANTRELL PROPERTIES LLC	197 RINCON RD	CORRALES NM 87048-7621	427 ODELIA RD NE	87102
JD BUILDING LLC	424 KINLEY AVE NE	ALBUQUERQUE NM 87102		ALBUQUERQUE 87102
BEZZIZ VICKIE EARLY & BEZZIZ MOURAD	PO BOX 28	GRANTS NM 87020-0028	212 ARVADA AVE NE	87102
			1009 FRANCISCAN ST	ALBUQUERQUE NM
CASE VINCENT M	1014 1/2 ARNO ST NE	ALBUQUERQUE NM 87102-2406	NE	87102
	5509 ESCONDIDA LN NW SUITE		901 FRANCISCAN AVE	ALBUQUERQUE NM
MARBLE FRANCISCAN LLC	101	ALBUQUERQUE NM 87107-5268	NE	87102
COSTANZO ALFRED L & MELANIE E	292 PLACITAS RD NW	ALBUQUERQUE NM 87107	323 CUTLER AVE NE	87102
	3214 BAKERTOWN STATION WAY			ALBUQUERQUE NM
ARELLANO VERONICA R TRUSTEE ARELLANO LVT	#89	KNOXVILLE TN 37931-4069	900 EDITH BLVD NE	87102
IBANEZ MARIA DE LOS ANGELES	504 16TH ST SW	RIO RANCHO NM 87124-0212	1002 EDITH BLVD NE	87102
BECK PROPERTIES NORTH LLC	13333 SUNSET CANYON DR NE	ALBUQUERQUE NM 87111-4249	2500 COMMERCIAL NE	
ESPINOSA LEONARDO	717 MOUNTAIN RD NE	ALBUQUERQUE NM 87102	717 MOUNTAIN RD NE	
PINO ELISEO	706 MOUNTAIN RD NE	ALBUQUERQUE NM 87102-2471	706 MOUNTAIN RD NE	87102 2471
BUCKLES JOHN M	327 GRANITE AVE NE	ALBUQUERQUE NM 87102-2421	327 GRANITE AVE NE	87102
MORRIS BARBARA MARIE	307 ARVADA AVE NE	ALBUQUERQUE NM 87102	307 ARVADA AVE NE	87102
VILLALOBOS GUMERSINDO & CARMEN	7 PATRICK LN	PERALTA NM 87042-8433	618 CORDERO RD NE	87102
MEDINA M DANETTE	PO BOX 10066	ALBUQUERQUE NM 87184-0066	501 5 ASPEN ST NE	87102
			415 PLACIDO	ALBUQUERQUE NM
GUIDRY JOHN L	415 PLACIDO MARTINEZ CT NE	ALBUQUERQUE NM 87102-2524	MARTINEZ CT NE	87102
DURAN CELESTINO	1803 EDITH BLVD NE	ALBUQUERQUE NM 87102	1803 EDITH NE	87102
GOLDSTON OLAN G	PO BOX 26356	ALBUQUERQUE NM 87125-6356		87102
HERNANDEZ BENITO & ROSAURA	705 KINLEY AVE NE	ALBUQUERQUE NM 87102-1650	705 KINLEY NE	87102
SANTIAGO JOSE & JURADO MARIA LUISA	108 EL ENSUENO CIR NE	ALBUQUERQUE NM 87107-5020	700 MOUNTAIN RD NE	
COLDSTON IN VESTA FAIT COLTD	DO DOV 26256	AL DUOLIED OLIE NINA 074 25 C25C	418 INDIAN SCHOOL RD	
GOLDSTON INVESTMENT CO LTD	PO BOX 26356	ALBUQUERQUE NM 87125-6356	NE	87102 1584
LUCERO JOSETTE M	119 PUEBLO LUNA DR NW	ALBUQUERQUE NM 87107-6727	716 CORDERO AVE NE	87102
MONTOYA MICAELA M	724 CORDERO ST NE	ALBUQUERQUE NM 87102-1603	724 CORDERO ST NE	87102
GARCIA-DE-OLIVAS GRISELDA	527 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	527 SAN IGNACIO CT NE	ALBUQUERQUE NM
CANDELARIA JUAN	PO BOX 316	CEDAR CREST NM 87008	1020 ARNO ST NE	87102
CANDELARIAJOAN	LO BOY 310	CLDAN CNEST INIVIO/UU0	903 FRANCISCAN AVE	ALBUQUERQUE NM
MARBLE FRANCISCAN LLC	4400 6TH ST NW #4	ALBUQUERQUE NM 87107-3708	NE	87102
MARTINEZ LEONELLA E & MARTINEZ MICHAEL D	316 CUTLER AVE NE	ALBUQUERQUE NM 87102-1126	316 CUTLER AVE NE	87102
IVIANTITYLE LEGINELLA E & IVIANTITYLE IVIICHAEL D	310 COTLER AVE INC	ALBOQUENQUE INIVI 67 102-1120	210 COTELN AVE IVE	0/102

MARTINEZ LORRAINE	1124 WALTER ST NE	ALBUQUERQUE NM 87120-2448	1124 WALTER ST NE	87102
NEW MEXICO DEPARTMENT OF LABOR C/O				ALBUQUERQUE NM
FACILITY MANAGEMENT DIVISION	PO BOX 6850	SANTA FE NM 87502-6850	ROSEMONT AVE NE	87102
AMERSHI ARIF & SHELLINA	7503 CENTRAL AVE NE	ALBUQUERQUE NM 87108-2142	915 EDITH BLVD NE	ALBUQUERQUE 87102
MARTINEZ JESUS & VIVIAN A	210 PROSPECT AVE NE	ALBUQUERQUE NM 87102-1130	210 PROSPECT AVE NE	87102
MARCUM JAMES	407 DOLORES DR NW	ALBUQUERQUE NM 87105-1443	330 ASPEN AVE NE	87102
GRIEGO JOE R & RAMONA	1026 ARNO ST NE	ALBUQUERQUE NM 87102	1026 ARNO ST NE	87102
OTERO VICTOR	419 ROSEMONT NE	ALBUQUERQUE NM 87105	417 ROSEMONT AVE NE	
				ALBUQUERQUE NM
CONRAD CLAIRE TRUSTEE CONRAD TRUST	523 SAN IGNACIO CT NE	ALBUQUERQUE NM 87102-1675	523 SAN IGNACIO CT NE	
JUAREZ JOSE LUIS	163 PEARL DR NE	RIO RANCHO NM 87124	1326 EDITH ST NE	87102 1622
			2203 BROADWAY BLVD	
FLYNN KELLY & DE LA TORRE MATTHEW	2203 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1107	NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	800 ODELIA RD NE	87102
ARCHDIOCESE OF SANTA FE REAL ESTATE				
CORPORATION	4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1212 STONE ST NE	ALBUQUERQUE 87102
LUCERO MARGARITO	UNK	UNKNOWN UNK	HIGH ST NE	87102
CRAIG KEITH J & OR ROBIN A	105 KUHN DR	TIJERAS NM 87059-8102	828 ARNO ST NE	87102 2402
CASE VINCENT M	1014 1/2 ARNO ST NE	ALBUQUERQUE NM 87102-2406	1008 ARNO ST NE	87102 2404
MONTOYA ERNEST P TRUSTEE MONTOYA RVT	PO BOX 25012	ALBUQUERQUE NM 87125	1231 WALTER ST NE	87102
MARCUM JAMES & PAMELA K	407 DOLORES DR NW	ALBUQUERQUE NM 87105-1443	403 5 ASPEN AVE NE	87102
MIRABAL MADISON L	2517 MOUNTAIN RD NW	ALBUQUERQUE NM 87104-1527	1422 FRANCISCAN NE	87102
LIZ LAUREN LLC	PO BOX 3552	ALBUQUERQUE NM 87190-3552	428 ASPEN AVE NE	87102
BACA TERESA A	BOX 5482	SANTA FE NM 87502-5482	1040 WALTER ST NE	87102
CABRERA ROGELIO LOPEZ & MENDOZA SULEMA V			2400 BROADWAY BLVD	ALBUQUERQUE NM
SILVA	2400 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1112	NE	87102
BECK PROPERTIES NORTH LLC	13333 SUNSET CANYON DR NE	ALBUQUERQUE NM 87111-4249	2512 COMMERCIAL NE	87102
MARCUM JAMES	407 DOLORES DR NW	ALBUQUERQUE NM 87105-1443	402 ASPEN AVE NE	87102
SEDILLO CARLOS	2712 20TH ST NW	ALBUQUERQUE NM 87104-2412	809 EDITH NE	87102
			2406 BROADWAY DR	ALBUQUERQUE NM
KBCK LLC	7008 2ND ST NW	ALBUQUERQUE NM 87107-6010	NE A	87102
WOODARD LORETTA	403 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1509	403 GOMEZ AVE NE	87102
PORTILLO MAURICIO & CARAVEO ARMINDA	313 GENE AVE NW	ALBUQUERQUE NM 87107-5318	314 CUTLER AVE NE	87102
PIJ PROPERTIES LLC	9400 HOLLY AVE NE BLDG 4	ALBUQUERQUE NM 87122-2969	1011 EDITH ST NE	87102
MARTINEZ PETE L & EMMA M	923 EDITH ST NE	ALBUQUERQUE NM 87102	923 EDITH ST NE	87102
FLEMING DONALD MCFARLAND & NETTIE				ALBUQUERQUE NM
MARCUM CO-TRUSTEES FLEMING RVT	6301 ELK HORN DR NE	ALBUQUERQUE NM 87111-7220	420 ASPEN AVE NE	87102
GARCIA LEONOR	4003 SHELDON SE	ALBUQUERQUE NM 87105-3071	MAGGIES DR NE	87102
ARCHDIOCESE OF SANTA FE REAL ESTATE				ALBUQUERQUE NM
CORPORATION	4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1226 WALTER ST NE	87102
GOMEZ LALO JR & DELLA R TRUSTEES GOMEZ RVT			2112 COMMERCIAL ST	ALBUQUERQUE NM
C/O GOMEZ MARY B	2112 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1114	NE	87102
			1412 BROADWAY BLVD	ALBUQUERQUE NM
PETE & SARA LLC	1412 BROADWAY BLVD NE	ALBUQUERQUE NM 87102-1568	NE	87102 1568
CHAVEZ FLORINDA M	1224 STONE ST NE	ALBUQUERQUE NM 87102-0000	1224 STONE ST NE	87102

ASSOCIATED INSURORS INC	6614 E ASTER DR	SCOTTSDALE AZ 85254-4549	N/A	87102
CHAVEZ CHRISTINE E	330 CUTLER AVE NE	ALBUQUERQUE NM 87102	330 CUTLER NE	87102
FLEMING NETTIE & TINLIN SANDRA & ROSALES				ALBUQUERQUE NI
DARLENE	6301 ELK HORN DR NE	ALBUQUERQUE NM 87111-7220	408 ASPEN AVE NE	87102
CHAVEZ ISABEL R	5618 CLETSOWAY DR SW	ALBUQUERQUE NM 87105-6745	807 FRANCISCAN NE	87102
SANCHEZ-ARMIJO ROBERT & SANDRA D	8209 GUADALUPE TRL NW	ALBUQUERQUE NM 87114	312 MOUNTAIN RD NE	87102
JSM LLC C/O CHAVEZ DEBORAH	7205 BELLROSE CT NE	ALBUQUERQUE NM 87110-1494	305 PROSPECT AVE NE	87102
PEREYRA MARIO F	327 CUTLER AVE NE	ALBUQUERQUE NM 87102-1125	327 CUTLER AVE NE	87102
CHAVEZ 1121 LLC	1000 CAMINO RANCHITOS NW	ALBUQUERQUE NM 87114-1828	1121 HIGH NE	87102
CASIAS JOHN O & THERESA H	221 CUTLER AVE NE	ALBUQUERQUE NM 87102	221 CUTLER AVE NE	87102
GANBATTE HOLDINGS LLC	3431 MONTE VISTA BLVD NE	ALBUQUERQUE NM 87106-1326	1328 EDITH BLVD NE	87102
APODACA JESUS F Q	503 MARTINEZ DR NE	ALBUQUERQUE NM 87102-1566	505 MARTINEZ DR NE	87102
WISEMAN JUSTIN & JEANETTE	200 15TH ST SW	ALBUQUERQUE NM 87104-1102	EDITH BLVD NE	87102
CHAVEZ 1119 LLC	1000 CAMINO RANCHITOS NW	ALBUQUERQUE NM 87114-1828	1119 HIGH ST NE	87102
MENA MANUEL L & ROSA L	307 GRANITE AVE NE	ALBUQUERQUE NM 87102	309 GRANITE AVE NE	87102
BACA C JOHN JR	10100 CALLE BELLA NW	ALBUQUERQUE NM 87114-1849	1040 WALTER ST NE	87102
VIGIL LORETTA	339 ARVADA AVE NE	ALBUQUERQUE NM 87102-1103	339 ARVADA AVE NE	87102
GALLEGOS THOMAS ANTHONY & DIANA BIDWELL				ALBUQUERQUE N
CO-TRUSTEES GALLEGOS TRUST	PO BOX 10066	ALBUQUERQUE NM 87184-0066	521 MARTINEZ DR NE	87102
				ALBUQUERQUE N
ETG PROPERTIES	PO BOX 26207	ALBUQUERQUE NM 87125-6207	337 MC KNIGHT AVE NE	87102
WEISEL CLINT & JOY	319 PROSPECT AVE NE	ALBUQUERQUE NM 87102	319 PROSPECT AVE NE	87102
			420 PLACIDO	ALBUQUERQUE N
CHARI KRISHNA J & DARLACH LUCIA	1127 12TH ST	ALBUQUERQUE NM 87104-2166	MARTINEZ CT	87102
LAWLIS JEFF E	PO BOX 30205	ALBUQUERQUE NM 87190	INDIAN SCHOOL RD NE	87102
COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT	1522 EDITH BLVD NE	ALBUQUERQUE NM 87102-1634	1522 EDITH BLVD NE	87102
ASTORGA DAVID P	1024 EDITH BLVD NE	ALBUQUERQUE NM 87102-2474	1024 EDITH NE	87102
ARCHDIOCESE OF SANTA FE REAL ESTATE				ALBUQUERQUE N
CORPORATION	4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	1300 WALTER ST NE	87102
			1301 BROADWAY BLVD	ALBUQUERQUE N
GARCIA QO27 LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	NE	87102
	1717 LOUISIANA BLVD NE SUITE		1707 BROADWAY BLVD	ALBUQUERQUE N
SPRINGER INDUSTRIAL CENTER INC	111	ALBUQUERQUE NM 87110-7014	NE	87102 1551
ROBLES ANDREW RAY	916 WALTER NE	ALBUQUERQUE NM 87102-2445	918 WALTER ST NE	87102
DURAN JOHANNA L	920 WALTER NE	ALBUQUERQUE NM 87102	918 WALTER NE	87102
	1717 LOUISIANA BLVD NE SUITE		1421 BROADWAY BLVD	ALBUQUERQUE N
SPRINGER INDUSTRIAL CENTER LTD	111	ALBUQUERQUE NM 87110-7014	NE	87102
			1601 COMMERCIAL ST	ALBUQUERQUE N
LA CORONA REAL LLC C/O EDWARD T GARCIA	PO BOX 26207	ALBUQUERQUE NM 87125-6207	NE	87102
			1707 COMMERCIAL ST	ALBUQUERQUE N
CZ INVESTMENTS LLC	PO BOX 6286	ALBUQUERQUE NM 87197-6286	NE	87102 1557
			1900 BROADWAY BLVD	ALBUQUERQUE N
CERICOLA JAMES D & KAREN S	1900 BROADWAY BLVD NE	ALBUQUERQUE NM 87120-1555	NE	87102 1555
			310 INDIAN SCHOOL RD	ALBUQUERQUE N
GREATER ALBUQUERQUE HOUSING PARTNERSHIP	320 GOLD AVE SW SUITE 918	ALBUQUERQUE NM 87102-3266	NE	87102

RICO ERNESTO B	1004 EDITH BLVD NE	ALBUQUERQUE NM 87102-2412	1004 EDITH BLVD NE	87102
BACA JOAQUIN F & MINDYS	1006 EDITH BLVD NE	ALBUQUERQUE NM 87102	1606 WALTER NE	87102
				ALBUQUERQUE NM
ESTES DENISE	6216 CATTAIL RD NE	RIO RANCHO NM 87144	1006 EDITH BLVD NW A	87102
SKEEN ROBERT D	1560 S VINE ST	DENVER CO 80210-2803	1008 EDITH AVE NE	87102
BACA ELOY E	BOX 5482	SANTA FE NM 87502-5482	MAGGIES AVE NE	87102
MCBRIDE LESLIE WRAY	1014 WALTER ST NE	ALBUQUERQUE NM 87102-4440	1014 WALTER ST NE	87102
HERNANDEZ KATHERINE	1024 WALTER ST NE	ALBUQUERQUE NM 87102-2446	1024 MAGGIES AVE NE	87102
SOLANO DAVID M	1004 WALTER ST SE	ALBUQUERQUE NM 87102-4422	1004 WALTER ST NE	87102
SALAIZ DULCE	1002 WALTER ST NE	ALBUQUERQUE NM 87102-2446	1002 WALTER NE	87102
REYES DOLORES	919 ARNO ST NE	ALBUQUERQUE NM 87102	919 ARNO ST NE	87102
	6211 SAN MATEO BLVD NE SUITE		800 BROADWAY BLVD	ALBUQUERQUE NM
SANDIA FOUNDATION	100	ALBUQUERQUE NM 87109	NE	87102 2322
WILSON FAMILY LLC ATTN: FRANKLIN				ALBUQUERQUE NM
MANAGEMENT CORPORATION	333 LOMAS BLVD NE	ALBUQUERQUE NM 87102-2449	333 LOMAS BLVD NE	87102 2449
			830 BROADWAY BLVD	ALBUQUERQUE NM
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	NE	87102
MULLER JANET SHARON	4903 RINCON RD NW	ALBUQUERQUE NM 87105	1420 WALTER ST NE	87102
FRANK RANDALL A & MARIA	PO BOX 7412	ALBUQUERQUE NM 87194-7412	1342 WALTER ST NE	87102
GARCIA ELSIE RAEL	1422 WALTER ST NE	ALBUQUERQUE NM 87102	1422 WALTER ST NE	87102
MARQUEZ TONY	1007 JANE ST NE	ALBUQUERQUE NM 87112-5611	1418 WALTER ST NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	800 ODELIA RD NE	87102
MULLER JANET SHARON	4903 RINCON RD NW	ALBUQUERQUE NM 87105	1420 WALTER ST NE	87102
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	1420 EDITH BLVD NE	87102 1624
DURAN JOSHUA	1420 1/2 WALTER ST NE	ALBUQUERQUE NM 87102-1624	14203 WALTER ST NE	87102
SANCHEZ CATHERINE POHL	1420 WALTER ST NE	ALBUQUERQUE NM 87102-1624	1420 WALTER ST NE	87102
SANCHEZ CATHERINE POHL	1420 WALTER ST NE	ALBUQUERQUE NM 87102-1624	1420 WALTER ST NE	87102
			1001 WOODWARD PL	ALBUQUERQUE NM
TRICORE REFERENCE LABORATORIES	1001 WOODWARD PL NE	ALBUQUERQUE NM 87102	NE	87102
CHAVEZ RAMIE NICHOLE	PO BOX 2005	NOME AK 99762-2005	527 SLATE AVE NE	87102
NEW HEART INC	601 LOMAS BLVD NE	ALBUQUERQUE NM 87102	600 LOMAS BLVD NE	87102
ORDONEZ-CARAVEO JUAN C	521 SLATE AVE NE	ALBUQUERQUE NM 87102-2443	521 SLATE AVE NE	87102
AVILA-BORUNDA ARIADNA I & BORUNDA LAURA	523 SLATE AVE NE	ALBUQUERQUE NM 87102-2443	523 SLATE AVE NE	87102
MARTHA LILLEY LLC & YELLOW HORSE				ALBUQUERQUE NM
ENTERPRISES LLC	7244 SAVAGE DR NE	ALBUQUERQUE NM 87109-5318	525 SLATE AVE NE	87102
GONZALES ANNA MARIE	4804 STAFFORD PL NW	ALBUQUERQUE NM 87120-3231	1123 WALTER ST NE	87102
ROMERO JULIA LEE & ROMERO CHRISTOPHER M	1116 EDITH BLVD NE	ALBUQUERQUE NM 87102-2414	1116 EDITH RD NE	87102
WORTHINGTON JAMES	607 GRANITE AVE NE	ALBUQUERQUE NM 87102-2423	607 GRANITE AVE NE	87102
APPELHANS ALLISON M	15349 HOPPER LN	PAONIA CO 81428-8474	1112 EDITH BLVD NE	87102
JOJOLA FRANCELLA CUSTODIAN FBO MACIAS JUAN				ALBUQUERQUE NM
ANDRES (MINOR) & ETAL	713 TRANQUILINO CT NE	ALBUQUERQUE NM 87102-2508	1125 WALTER RD NE	87102
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293	1825 EDITH BLVD NE	87102
			1614 BROADWAY BLVD	ALBUQUERQUE NM
ROMERO EDWARD P & AUDREY	1614 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	NE	87102 1550
GALLEGOS GENE & AURORA	420 GOMEZ AVE NE	ALBUQUERQUE NM 87102-1510	516 GOMEZ AVE NE	87102

MONTOYA GERALD	509 ODELIA RD NE	ALBUQUERQUE NM 87102	509 ODELIA RD NE	87102
			1608 BROADWAY BLVD	
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	NE	87102
GALLEGOS GENE & AURORA	9921 GREENE AVE NW	ALBUQUERQUE NM 87114	416 GOMEZ AVE NE	87102
CANALES SERGIO & SYLVIA E	1607 EDITH BLVD NE	ALBUQUERQUE NM 87102-1613	1607 EDITH BLVD NE	87102
MERA JORGE	301 ASPEN AVE NE	ALBUQUERQUE NM 87102-1501	1626 BROADWAY NE	87102
			1620 BROADWAY BLVD	
APROPERTIES	PO BOX 25241	ALBUQUERQUE NM 87125	NE	87102
A PROPERTIES	PO BOX 25241	ALBUQUERQUE NM 87125	N/A	87102
LUCERO TANQUILINO ATTN: ANNA GABALDON	1603 EDITH BLVD NE	ALBUQUERQUE NM 87102-1613	1603 EDITH BLVD NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
APODACA VICTOR F & APODACA JESUS F	412 HANNETT AVE NE	ALBUQUERQUE NM 87102-1570	GOMEZ AVE NE	87102
	23811 WASHINGTON AVE SUITE C-			ALBUQUERQUE NM
LOE INVESTMENTS LLC	110132	MURRIETA CA 92562-2275	COMMERCIAL ST NE	87102
			2319 COMMERCIAL ST	ALBUQUERQUE NM
LOPEZ JUAN	2319 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1117	NE	87102
			2313 COMMERCIAL ST	ALBUQUERQUE NM
CHAVES MATTHEW L & FRANK JASON A	6 NARANJO	LAGUNA NM 87026-5037	NE	87102
APODACA MONSERRATE & CHRISTINA E CHAVEZ				ALBUQUERQUE NM
APODACA	523 MARBLE AVE NE	ALBUQUERQUE NM 87102-2430	523 MARBLEST NE	87102
CORDOVA ISAAC M	343 ARVADA AVE NE	ALBUQUERQUE NM 87102-1103	343 ARVADA AVE NE	87102
			2501 COMMERCIAL AVE	ALBUQUERQUE NM
CANDELARIA JERRY & MARY	2501 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1121	NE	87102
			2225 COMMERCIAL ST	ALBUQUERQUE NM
TRUJILLO ELIZABETH J	2225 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1115	NE	87102
GAL PROPERTIES LLC ATTN: LUIS QUINONES	7001 METE SOL DR NE	ALBUQUERQUE NM 87120-4277	515 MARBLE AVE NE	87102
M & M FUTURES LLC	2117 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1113	COMMERCIAL ST NE	87102
			2307 COMMERCIAL ST	ALBUQUERQUE NM
SENA MARY LOUISE & JOYELLE L	2307 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE	87102
			1009 . 1/2 EDITH BLVD	ALBUQUERQUE NM
AGUIRRE CELESTINA A	1009 1/2 EDITH BLVD NE	ALBUQUERQUE NM 87102	NE	87102
DRAPERWOOD COMMERCIAL INVESTMENTS LLC	4220 S MOUNT OLYMPUS WAY	SALT LAKE CITY UT 84124-3415	2227 COMMERCIAL NE	87102
APODACA MONSERRATE & CHRISTINA	2301 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	515 FRANCISCAN ST NE	87102
GARCIA F CHRIS & GARCIA SUSAN M & GARCIA			2217 COMMERCIAL ST	ALBUQUERQUE NM
MARTIN J & GARCIA ALEXANDER T & ETAL	2217 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1115	NE	87102
FRESQUEZ ANDREW S	503 MARBLE AVE NE	ALBUQUERQUE NM 87102-2430	503 MARBLE AVE NE	87102
				ALBUQUERQUE NM
ZARAGOZA PROPERTIES LLC	5203 JUAN TABO BLVD NE SUITE 2B	ALBUQUERQUE NM 87111-2683	FRANCISCAN ST NE	87102
M & M FUTURES LLC	2117 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	COMMERCIAL ST NE	87102
			2509 COMMERCIAL AVE	ALBUQUERQUE NM
H & W ENTERPRISES LLC	PO BOX 91823	ALBUQUERQUE NM 87199-1823	NE	87102

			2507 COMMERCIAL AVE ALE	BUQUERQUE NM
H & W ENTERPRISES LLC	PO BOX 91045	ALBUQUERQUE NM 87199-1045	NE 871	102
			2117 COMMERCIAL ST ALE	BUQUERQUE NM
M & M FUTURES LLC	2117 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1113	NE 871	102
			2401 COMMERCIAL ST ALE	BUQUERQUE NM
BUDGET LAWN CARE INC ATTN: DAWN BACA	4118 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3133	NE 871	102
			2405 COMMERCIAL ST ALE	BUQUERQUE NM
LA CASA BACA PROPERTIES LLC	2405 COMMERCIAL ST NE	ALBUQUERQUE NM 87102	NE 871	102
			2109 COMMERCIAL ST ALE	BUQUERQUE NM
M & M FUTURES LLC	2117 COMMERCIAL ST NE	ALBUQUERQUE NM 87102-1113	NE 871	102
PETERSON LESLIE ROSE	527 MARBLE AVE NE	ALBUQUERQUE NM 87102-2430	527 MARBLE AVE NE 871	102
			2309 COMMERCIAL ST ALE	BUQUERQUE NM
ALLEN JAMES W	10113 LOS ARBOLES AVE NE	ALBUQUERQUE NM 87112-1514	NE 871	102
SINK OR SWIM LLC	922 3RD ST NW	ALBUQUERQUE NM 87102-2232	2211 COMMERCIAL NE 871	102
BACA ELOY E (ESTATE OF)	1040 WALTER ST NE	ALBUQUERQUE NM 87102-2446	521 MARBLE ST NE 871	102
			2323 COMMERCIAL ST ALE	BUQUERQUE NM
ARRAZOLO GILBERT	6831 AVENUE W	HOUSTON TX 77011-3533	NE 871	102
			1002 FRANCISCAN ST ALE	BUQUERQUE NM
CORDOVA ELYSA	1002 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2418	NE 871	102
			2505 COMMERCIAL AVE ALE	BUQUERQUE NM
CANDELARIA MARTIN & JEANETTE	1810 SLATE AVE NW	ALBUQUERQUE NM 87104-1320	NE 871	102
CANDELARIA LORETTA & MICHELSON JACK	1006 FRANCISCAN ST NE	ALBUQUERQUE NM 87102-2418	1006 FRANCISCAN NE 871	102

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

Date of Notice*: 8/19/20
This notice of an application for a proposed project is provided as required by Integrated Development
Ordinance (IDO) <u>IDO §14-16-6-4(K)</u> .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)
 Subject Property Address* 229 Broadway Blvd. NE Location Description NE corner of Broadway and Lomas Property Owner* City of Albuquerque / AMAFCA Agent/Applicant [if applicable] Matthew Cox Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
Zoning Map Amendment (EPC or Council) Other: IDO - Small Mapped Area
Summary of project/request ^{2*} : Amending the boundary of Martineztown/Santa Barbara - CPO-7
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*: 10/16/2025 / 8:40am
Location*3: Zoom - https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minute

¹ Please mark as relevant. See <u>IDO Table 6-1-1</u> 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: Matthew Cox
	Email: mcox@cabq.gov
	Phone: (505)270-0688
	Online website or project page:
	Attachments: Exhibit Map Attached
Inform	ation Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):
1.	Zone Atlas Page(s)* ⁴
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.]
Additio	onal Information from IDO Zoning Map ⁵ :
1.	Area of Property [typically in acres] 2.77
	IDO Zone District NR-LM
3.	Overlay Zone(s) [if applicable] CPO-7
4.	Center or Corridor Area [if applicable] Major Transit, 1,320 Main Street
5.	Current Land Use(s) [vacant, if none] Vacant
within public	Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select tion for "Boards, Commissions, and ZHE signs."
Integra	ated 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

CITY COUNCIL of the CITY OF ALBUQUERQUE

September 18th, 2025

SECTION 1. Amend Martineztown/Santa Barbara – CPO-7 boundary:

The Martineztown/Santa Barbara – Character Protection Overlay boundary will be amended by removing the property at the northwest corner of Lomas and Broadway (229 Broadway Blvd NE), as shown in Exhibit A.

Explanation:

This removes a property at the northwest corner of Lomas and Broadway from being within CPO-7 and would remove it from being required to adhere to the regulations set out under that Character Protection Overlay, Section 3-4(H) of the IDO.

EXHIBIT A

EXISTING Martineztown/Santa Barabara - CPO-7

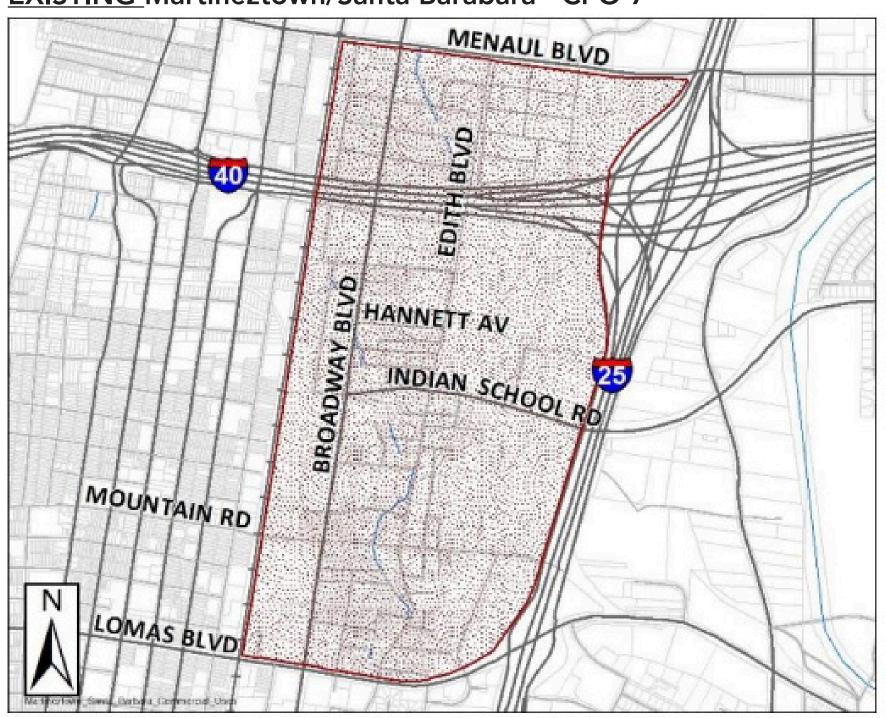
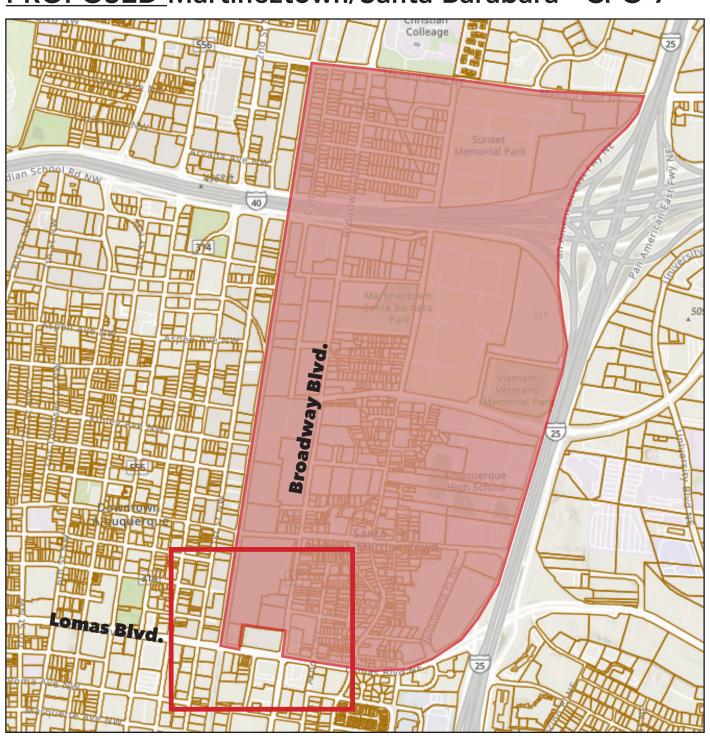


EXHIBIT A

PROPOSED Martineztown/Santa Barabara - CPO-7





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! 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.

CORRECTION LETTER

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

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

Date of	f Notice*:	
This no	tice of an application for a proposed project is provided as requi	ired by Integrated Development
Ordina	nce (IDO) <u>IDO §14-16-6-4(K)</u> .1	
	 Emailed / mailed notice to Neighborhood Association Representation the Office of Neighborhood Coordination.* Mailed notice to Property Owners within 100 feet of the Su 	
Inform	ation Required by <u>IDO §14-16-6-4(K)(1)(a)</u>	
1.	Subject Property Address*	
Corrected	Location Description	
2.	Property Owner*	
3.	Agent/Applicant [if applicable]	
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [mark all that apply]	
	□ Zoning Map Amendment	
	□ Other:	
	Summary of project/request ^{2*} :	
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)	
Corrected	Hearing Date/Time*:	
	Location*3:	

¹ Please mark as relevant. See <u>IDO Table 6-1-1</u> 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:
	Email:
	Phone:
	Online website or project page:
	Attachments:
Inform	nation Required for Mail/Email Notice by <a href="https://example.com/lbose-sealing-se</th></tr><tr><th>1.</th><th>Zone Atlas Page(s)*<sup>4</sup></th></tr><tr><th>2.</th><th>A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u>:</th></tr><tr><th></th><th>Summary of the Pre-submittal Neighborhood Meeting, if one occurred:</th></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td>[Note: The meeting report is required to be provided in the application materials.]</td></tr><tr><td>Additi</td><td>onal Information from IDO Zoning Map<sup>5</sup>:</td></tr><tr><td>1.</td><td>Area of Property [typically in acres]</td></tr><tr><td>2.</td><td>IDO Zone District</td></tr><tr><td>3.</td><td>Overlay Zone(s) [if applicable]</td></tr><tr><td>4.</td><td>Center or Corridor Area [if applicable]</td></tr><tr><td>5.</td><td>Current Land Use(s) [vacant, if none]</td></tr><tr><td></td><td>Pursuant to <u>IDO §14-16-6-4(L)</u>, property owners within 330 feet and Neighborhood Associations</td></tr><tr><td></td><td>660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the</td></tr><tr><td>•</td><td>hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and selection for "Boards, Commissions, and ZHE signs."
Integra	ated Development Ordinance (IDO): https://ido.abc-zone.com

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

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

2nd CORRECTION LETTER

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

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

Date of	f Notice*:	
This no	otice of an application for a proposed project is provided as required by Integrated Developr	ment
Ordinar	nce (IDO) <u>IDO §14-16-6-4(K)</u> .1	
	 Emailed / mailed notice to Neighborhood Association Representatives on the attached from the Office of Neighborhood Coordination.* Mailed notice to Property Owners within 100 feet of the Subject Property. 	l list
Informa	nation Required by IDO §14-16-6-4(K)(1)(a)	
	Subject Property Address*	Added Address
	Location Description	
	Property Owner*	
	Agent/Applicant [if applicable]	
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [mark all that apply]	
	□ Zoning Map Amendment (EPC or Co□ Other:	uncil)
	Summary of project/request ^{2*} :	
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)	
Corrected	Hearing Date/Time*:	
	Location*3:	

¹ Please mark as relevant. See <u>IDO Table 6-1-1</u> 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.]

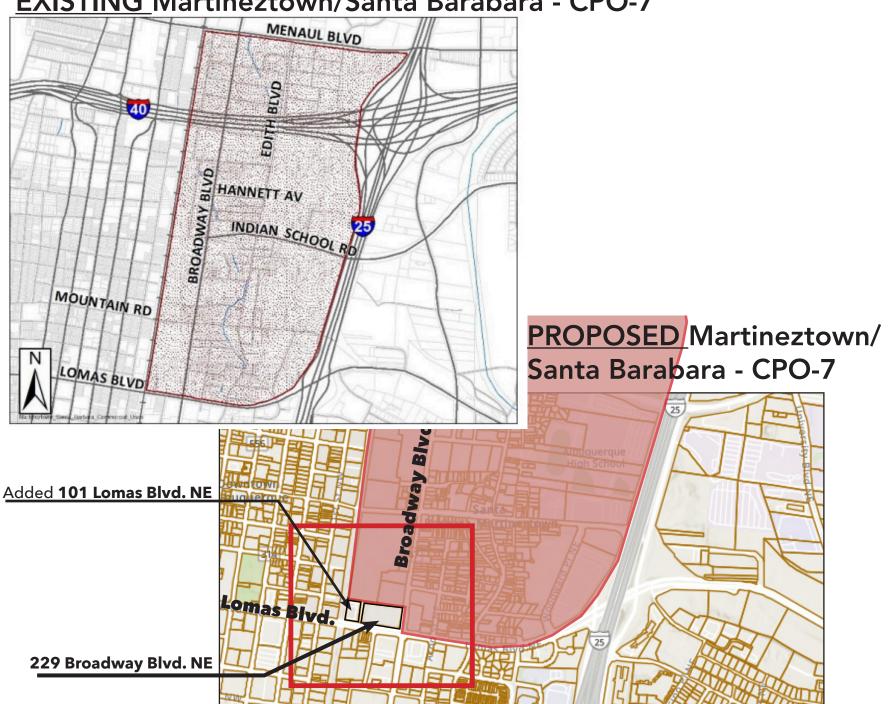
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions				
	To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and				
	select the option for "Boards, Commissions, and ZHE signs."				
6.	Where more information about the project can be found*:				
	Preferred project contact name:				
	Email:				
	Phone:				
	Online website or project page:				
	Attachments:				
Inform	nation Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):				
1.	Zone Atlas Page(s)* ⁴				
2.	A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u> :				
	Summary of the Pre-submittal Neighborhood Meeting, if one occurred:				
	[Note: The meeting report is required to be provided in the application materials.]				
Additio	onal Information from IDO Zoning Map ⁵ :				
1.	Area of Property [typically in acres]				
2.	IDO Zone District				
3.	Overlay Zone(s) [if applicable]				
4.	Center or Corridor Area [if applicable]				
5.	Current Land Use(s) [vacant, if none]				
NOTE:	Pursuant to <u>IDO §14-16-6-4(L)</u> , property owners within 330 feet and Neighborhood Associations				
	660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the				
•	hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select tion for "Boards, Commissions, and ZHE signs."				
Integra	ntegrated Development Ordinance (IDO): https://ido.abc-zone.com				

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

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

EXHIBIT A

EXISTING Martineztown/Santa Barabara - CPO-7



Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Page E

E) NEIGHBORHOOD MEETING REPORT

Santa Barbara/Martineztown Neighborhood Association Meeting

September 9th, 2025

Council Planning staff, as well as the District 2 policy analyst met with the Santa Barbara/Martineztown neighborhood association at 1420 Edith Blvd. NE in their community meeting room at 6:00pm. There were 9 members of the association present at the meeting.

The topic of discussion was the Santa Barbara/Martineztown CPO-7 boundary amendment. Planning staff provided the association with an information sheet that highlighted the reasons for the amendment, highlighting the height restrictions tied to CPO-7, as well as the increased usable open space requirements for residential units.

The main frustrations we heard from the Neighborhood Association was that the Council office did not engage with them prior to the decision to amend the boundary, that this decision would remove GRT revenue from the neighborhood's future MRA plans, that this decision would contribute to displacement in the neighborhood.

Council Planning staff responded to the concerns around the lack of engagement behind the decision to move forward with this decision and understood the frustration voiced by the neighborhood. Staff tried to explain the reasoning why and the timeline associated with the IDO Biennial update. The Neighborhood questioned why the boundary amendment was the best path forward and not a variance to work around the height restrictions. Staff explained that, per City policy, variances should be avoided, as it means that a regulation is wrong or broken and if there is another path to take, that it should be approached that way, versus a variance. This is the reason for the boundary amendment versus a variance to get around the height restrictions.

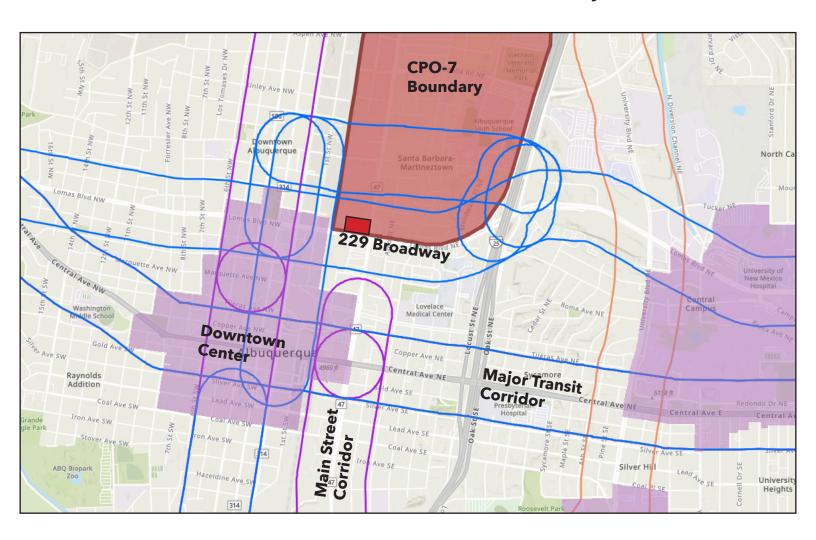
Something that Council staff tried to reiterate was that this amendment does not affect the boundary of the Downtown Metropolitan Redevelopment Area. When the Downtown MRA TIF District was going through Council approval (R-25-123), it was amended to also include the lots at 101 Lomas Blvd. NE and 229 Broadway Blvd. NE, which is where staff believes the misinterpretation is coming from. The CPO boundary is exclusively tied to zoning regulations, whereas the MRA boundary is tied to redevelopment tools that MRA has at their disposal per statute. It is true that the decision to amend the CPO boundary is a proactive choice in hopes of spurring future development on the city-owned property, in conjunction with the redevelopment tools at the city's disposal through MRA, whether that be property tax abatement, publishing an RFP or even using Tax Increment financing monies in the future. I also provided the neighborhood with a document detailing the main differences and powers of the various boundaries in the area, those being the CPO, MRA and Neighborhood association boundary.

The neighborhood has sent a request to the Councilor and Council staff that requests (1) that the amendment be taken off the EPC agenda and that Council staff propose a zoning amendment for the property to be zoned MX; (2) that the association have direct input into the design of the property and that it should be developed by a local affordable housing developer.

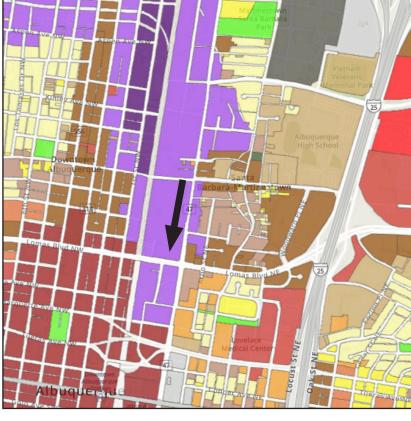
Sincerely,

Matthew Cox Council Principal Planner

Martineztown/Santa Barbara CPO-7 Boundary Amendment







3-4(H) MARTINEZTOWN/SANTA BARBARA - CPO-7

3-4(H)(1) Applicability

The CPO-7 standards apply in the following mapped area. Where the CPO-7 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(H)(2) Site Standards

3-4(H)(2)(a) Lot Width, Minimum

Multi-family dwellings (where allowable): 60 feet.

3-4(H)(2)(b) Usable Open Space, Minimum

Usable open space for multi-family dwellings is required as follows:

- General
 - Efficiency or 1 bedroom: 300 square feet per unit. 75+ than general

- Two (2) bedrooms: 350 square feet per unit. 65+ than general
- Three (3) or more bedrooms: 400 square feet per unit. 50+ than general
- 2. MX-T Zone District

500 square feet per unit. 275+ than 1 bdrm unit

3-4(H)(3) Setback Standards

3-4(H)(3)(a) Low-density Residential Development

- Front, minimum: 10 feet.
- Garages and carports, minimum: 20 feet.

3-4(H)(3)(b) MX-L Zone District

Front, minimum: 10 feet.

3-4(H)(4) **Building Height**

3-4(H)(4)(a) In Residential and Mixed-use zone districts on project sites less than 5 acres, the maximum building height is 26 feet.

3-4(H)(4)(b) Building height bonuses do not apply pursuant to Subsection 14-16-3-1(C).

3-4(H)(5) Signs

3-4(H)(5)(a) MX-L Zone District

Signs are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-T zone district.

3-4(H)(5)(b) MX-M Zone District

- Signs on lots abutting arterial or collector streets are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-M zone district.
- Signs on lots in other locations are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-L zone district.

3-4(H)(6) Cross-references

3-4(H)(6)(a) Subsection 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(H)(6)(b) Subsection 14-16-4-3(D)(22) (Paid Parking Lots Prohibited).

3-4(H)(6)(c) Subsection 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

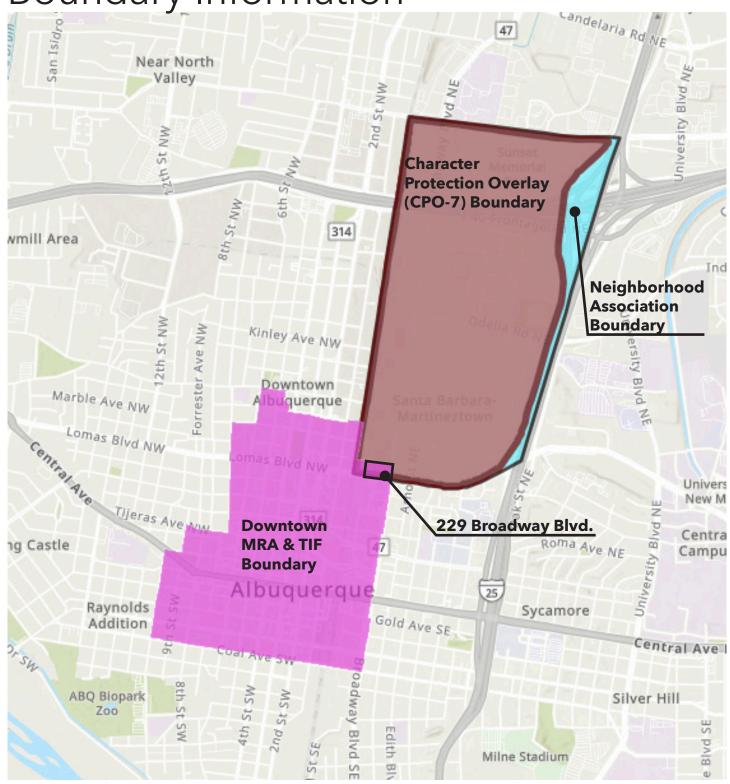
General Standards for NR-LM (Non-Residential - Light Manufacturing Zone District)

2-5(C)(2) Use and Development Standards

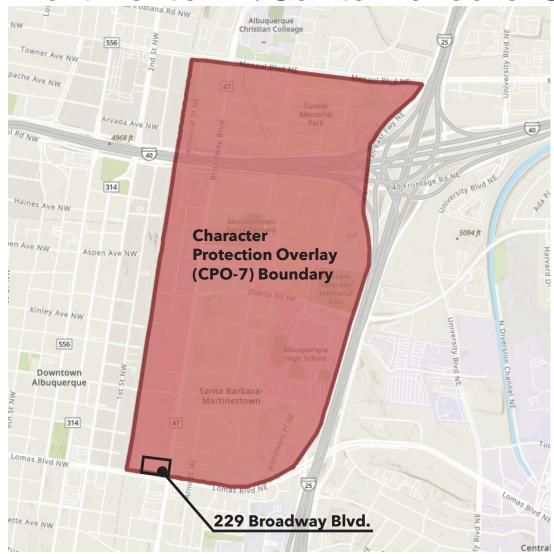
Standards	ete Dimensional Standards			
ot width, minimum	N/A			
building coverage, naximum	N/A			
Setback Standards				
ront, minimum	5 ft.			
ide, minimum	0 ft.			
lear, minimum	0 ft.			
Building Height				
uilding height,	65 ft. >100 ft. from front lot line: N/A			
	ront, minimum ide, minimum ear, minimum ing Height			

Table 2-5-6: Other Applicable IDO		
Sections		
Overlay Zones	Part 14-16-3	
Allowable Uses	14-16-4-2	
Use-specific Standards	14-16-4-3	
Dimensional Standards	14-16-5-1	
Site Design and Sensitive Lands	14-16-5-2	
Access and Connectivity	14-16-5-3	
Subdivision of Land	14-16-5-4	
Parking and Loading	14-16-5-5	
Landscaping, Buffering, and Screening	14-16-5-6	
Walls and Fences	14-16-5-7	
Outdoor and Site Lighting	14-16-5-8	
Neighborhood Edges	14-16-5-9	
Solar Access	14-16-5-10	
Building Design	14-16-5-11	
Signs	14-16-5-12	
Operation and Maintenance	14-16-5-13	

Boundary Information



Martineztown/Santa Barbara CPO-7



- This is the <u>ONLY</u> boundary proposed to be amended at the October 28th EPC hearing.
- This boundary only has zoning regulation ties to it, such as the 26' height restrictions for residential and mixed-use zone districts
- It also has the increased open space requirements for residential units, as can be seen below.
- This boundary has no funding tied to it and is only tied to design or Character regulatory language as laid out in the Integrated Development Ordinance, <u>Section 14-16-3-4(H)</u>.
- This amendment **does not** change the base zoning of the property, which is NR-LM, it only removes the overlay regulations, provided in the linked section above.

Downtown MRA/TIF Boundary



- This boundary is **NOT** being amended as part of the item going to the EPC on October 28th.
- This boundary is tied to the Metropolitan redevelopment association and the tools that they have at their disposal to incentivize redevelopment.
- It has no ties to zoning regulation and has a completely different approval process.
- TIF stands for Tax Increment Financing and if you'd like to learn more about the TIF tool and benefits, please use this link: https://www.cabq.gov/mra/tax-incre-ment-financing
- During the meeting, members kept referencing the new 2050 plan and its adoption. You can find this plan at the following link: https://www.cabq.gov/mra/documents/downtown-2050-final-email.pdf
- Just to reiterate, the proposed boundary amendment does not affect the Downtown MRA & TIF boundary, but is only tied to the CPO and IDO regulations.

Martineztown/Santa Barbara Neighborhood Association Boundary



- I wanted to make sure it was clear, that as part of this amendment, we are **not amending** the Neighborhood Association boundary. This boundary will be untouched and has nothing to do with this amendment.
- The neighborhood association will still receive notification for any legislative items that occur on the Broadway property or surrounding properties.

ENVIRONMENTAL PLANNING COMMISSION

Plan #: TA-2025-00001 Hearing Date: October 28, 2025

Page F

F) PUBLIC COMMENT

Subject: A Vision for 229 Broadway Blvd NW, Albuquerque NM

Date: Wednesday, August 20, 2025 at 11:34:42 AM Mountain Daylight Time

From: Alison Macleod

To: Molina, Nathan A.

CC: Alison Macleod, Cox, Matthew D.

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Dear Nathan Molina,

I received the letter from the City of Albuquerque regarding:

"Amending the boundary of Martineztown/Santa Barbara".

I was curious about it and called Mathew Cox, who was referenced as the contact. He was very helpful.

He conveyed to me some of your ideas for the lot at the corner of Lomas and Broadway. He described some of your ideas about what that property could be: both beautiful and a place to enjoy our community.

I am writing to you to express my appreciation of your creative and inspiring vision for the 229 Broadway Blvd NW, Albuquerque 87102 location.

I wish you well with the fulfillment of your aspirations.

Thank you.

Cordially,

Alison MacLeod, MA, MBA

904 Edith Blvd NE Albuquerque, NM 87102 <u>alisonmacleod9@gmail.com</u> (505) 235-7559

Sent from my iPhone

From: Renz-Whitmore, Mikaela J.
To: Loretta Naranjo Lopez

Cc: Jones, Megan D.; Cox, Matthew D.; Steele, William J.

Subject: RE: Notification Correction (CPO-7 Amendment)

Date: Friday, October 10, 2025 11:51:14 AM

Attachments: <u>image002.png</u>

Loretta,

My understanding is that the 3 notices you received were to provide notice of changes to the request.

- 1. The first notice stated the case would be heard on October 16.
- 2. The second notice gave the revised hearing date of October 28, to be heard with the proposed citywide IDO amendments for 2025.
- 3. The third notice included another property to the case, added at the request of the Metropolitan Redevelopment Agency.

These communications ensured proper notice of changes to the hearing date and the case. Mailed notice must be postmarked 15 days prior to the hearing.

Facilitated meetings are not required for Text Amendments to the IDO for Small Areas. My understanding is that you met with Council staff prior to the application being submitted. You can ask EPC for a deferral and to direct Council staff to meet with you in the meantime at the hearing on October 28th.

In the meantime, I will include your email request to me and my response to you in the record so that EPC is made aware when they read the staff report prior to the hearing.

Best.



MIKAELA RENZ-WHITMORE

(she/hers)
division manager
urban design & development division
o 505.924.3932

m 505.924.3860

e mrenz@cabq.gov

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN.

POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a <u>user guide, video tutorials in English and Spanish</u>, and other resources to help you get up to speed. For more information about ABQ-PLAN please visit <u>cabq.gov/planning/abq-plan</u>

From: Loretta Naranjo Lopez <naranjolopez2010@gmail.com>

Sent: Thursday, October 9, 2025 4:23 PM

To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov> **Subject:** Re: Notification Correction (CPO-7 Amendment)

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Mikaela,

SBMTNA request this subject matter Amendment to the CPO-7 be **deferred**, since Matthew Cox has submitted three requests with changes to the first request and we have not had our requested facilitated meeting.

SBMTNA has requested several times to have a facilitated meeting for an ordinance change. Will you please see below what is the issue to get a facilitated meeting. According to Matthew, there is no requirement for facilitated meetings, but his public Notice of Hearing states the association can request a facilitated meeting. His previous email he stated he would refer our request to the facilitator.

Matthew went so far as to ask why we needed a facilitated meeting. It is Tyson Hummel, facilitator or his office staff that needs to respond and never responds.

The last notice we received from Matthew Cox, City Council Planner was dated October 6, 2025. The EPC hearing is scheduled for October 28, 2025 and the City Council office has already amended their request twice and has sent out three amended notices.

The reason for Matthew's last mail out is because not all parties received a notice. The letter sent to several property owners is dated October 6, 2025, and SBMTNA and several of my neighbors received it yesterday. Is there a notice requirement of 30 days?

Matthew stated this request is for IDO-Small Mapped Area, and the City of Albuquerque is proposing to develop housing in a Non Residential Zone not City Council. Why is the City Council requesting this amendment and not the City of Albuquerque?

Also, when the CPO-7 is amended shouldn't there be several meetings with the public to address their concerns? The City of Albuquerque just went through reviewing the Central ABQ area, so why are we reviewing this today?

Thank you for your attention to this pressing issue.

Loretta

----- Forwarded message -----

From: **Cox, Matthew D.** < mcox@cabq.gov >

Date: Fri, Oct 3, 2025 at 1:53 PM

Subject: Notification Correction (CPO-7 Amendment)

To: Chavez, Stephen < Stephen < Stephen < Stephenchavez@cabq.gov>, Molina, Nathan A. < namolina@cabq.gov>,

Coulloudon, Julia G. < <u>julia@cabq.gov</u>>

Hi all,

Many of you have already received an email from me regarding a small-mapped area amendment for CPO-7, as I have sent it to your neighborhood association email address, but I blanked on sending it to the contacts on record for each Neighborhood Association and would like to thank North Valley NA for putting me on the right path.

Sorry for overloading your emails, but this email contains a notification for a boundary amendment to CPO-7 that will be heard at the October 28th, 2025 EPC meeting, along with the rest of the IDO annual update packet.

Included with the notification letter, I have also included the Justification letter and some info sheets in hopes of answering some of your questions.

Please reach out if you have any further inquiries and thanks for your patience.

All the best,



Matthew Cox, AICP | Council Principal Planner

Albuquerque City Council Services Office: (505) 768-3186

--

Loretta Naranjo Lopez Albquerque, NM 87102 Cell Phone: (505) 270-7716

Email: NaranjoLopez2010@gmail.com