



**Environmental
Planning
Commission**

Agenda Number: 03
Project #: PR-2018-001355
Plan #: ZMA-2026-00005
Hearing Date: May 21, 2026

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
Request	Zoning Map Amendment – Council
Legal Description	Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility
Location	NW corner of Mission Ave and Chappell Dr. NE intersection
Size	Approx. 165 acres
Existing Zoning	NR-SU (Non-residential – Sensitive Use)
Proposed Zoning	NR-LM (Non-residential – Light Manufacturing)

Staff Recommendation

That the EPC forward a recommendation of APPROVAL to City Council for Project # 2018-001355, Plan # ZMA-2026-00005 based on Findings 1-15 within this report.

Staff Planner
Catherine Heyne

Summary of Analysis

This request is for a Zoning Map Amendment – Council from NR-SU to NR-LM for an Albuquerque Bernalillo County Water Utility Authority property that was originally used for natural resource extraction, but now provides water treatment services for the greater Albuquerque metropolitan area. The EPC placed a Condition of Approval requiring a zone change to remedy the nonconforming use of Major Utility in the NR-SU zone district without a primary sensitive use (NOD for PR-2018-001355, SI-2018-00123, SP-2026-00028). This request would satisfy these Conditions of Approval.

The EPC is the recommending body to City Council. The City Council is the final decision-making body. The request is a quasi-judicial matter.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO § 14-16-6-7(H)(3). The proposed zoning generally meets all decision criteria by furthering a preponderance of applicable Comprehensive Plan goals and policies and the new zone would clearly reinforce or strengthen the established character of the area.

A pre-submittal Tribal meeting was not required. The District 4 Coalition of NAs and North Valley Coalition are within 660 feet of the subject site and were notified as required. Property owners within 100 feet of the subject site were notified as required.



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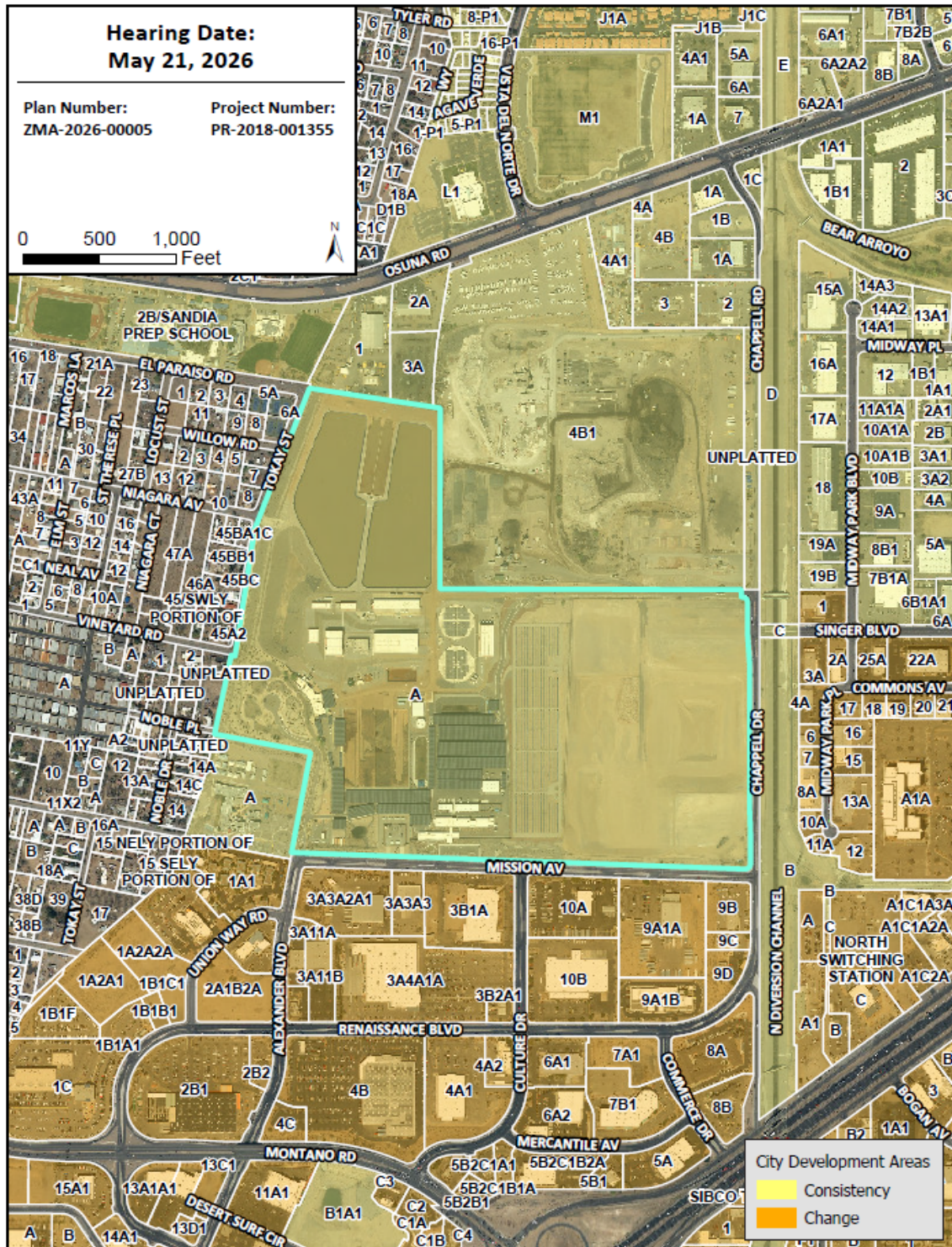
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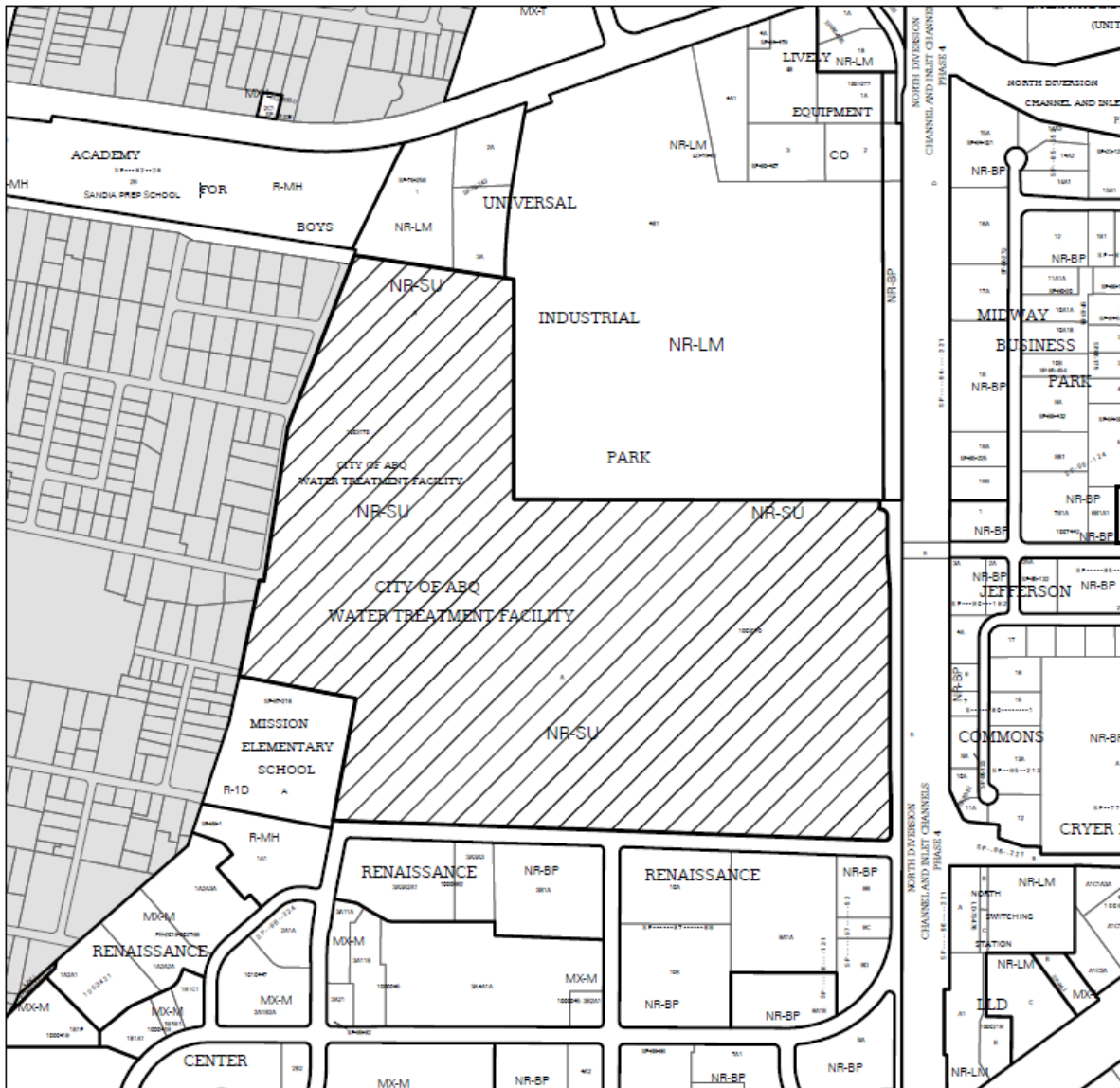
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I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

0 200 Feet

Hearing Date:
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Zone Atlas Page:
 E-16 & F-16

Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	ED Educational
MULT Multi-family	PARK Parks and Open Space
COMM Commercial Retail	DRNG Drainage
CMSV Commercial Services	VAC Vacant
OFC Office	UTIL Utilities
IND Industrial	CMTY Community
INSMED Institutional / Medical	

0 200 Feet

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History Map



HISTORY MAP

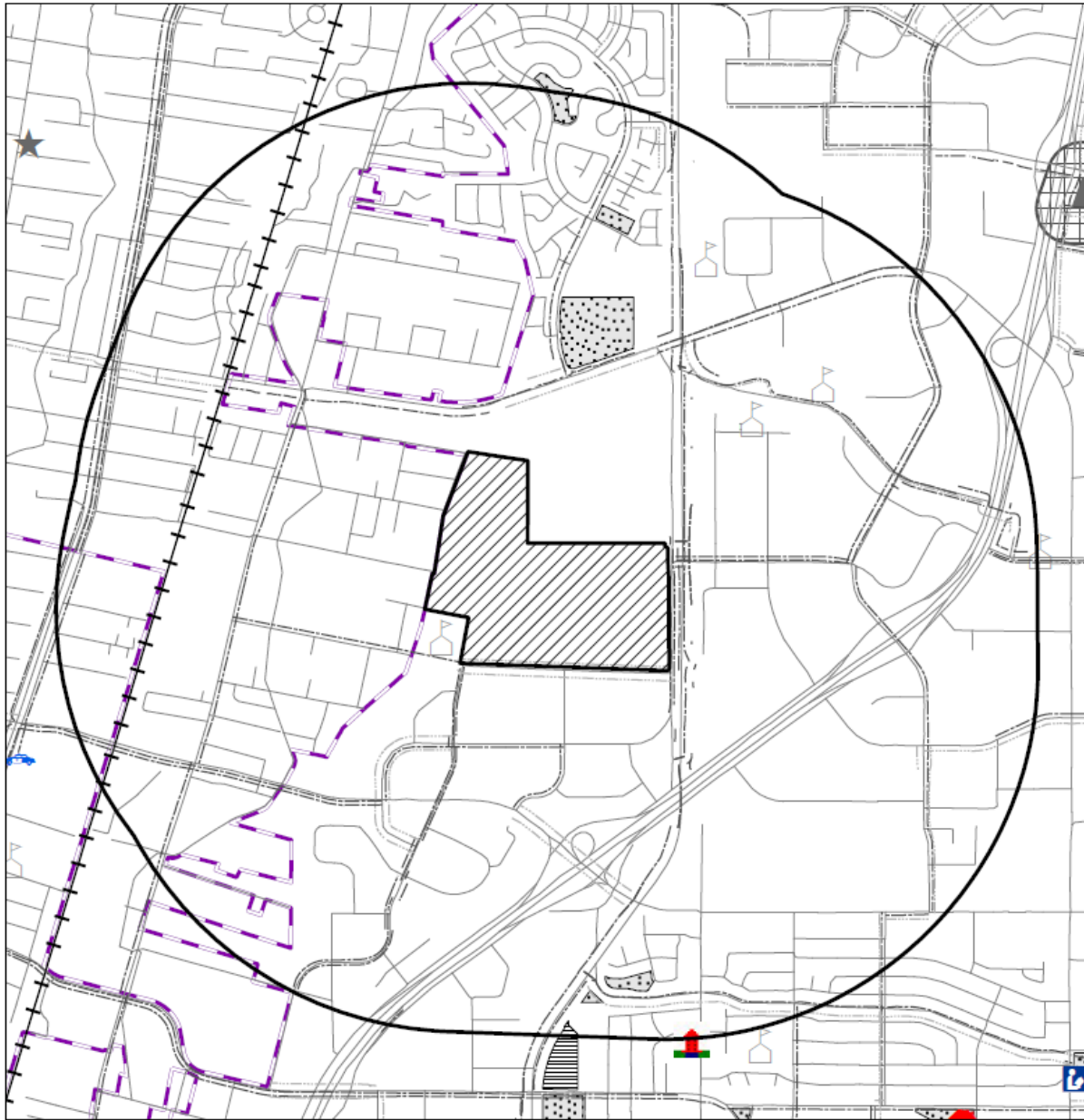
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Public Facilities / Community Services

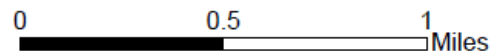


Public Facilities Map with One-Mile Buffer

- | | | | |
|------------------|--------------------------|--------------------------|-----------------------------------|
| Community Center | Police | Public School | Landfill designated by EHD |
| Senior Center | Sheriff | Proposed Bike Facilities | Landfill Buffer designated by EHD |
| Library | Existing Bike Facilities | Developed City Park | Undeveloped City Park |
| Fire | Albuquerque City Limits | | |



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II. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	NR-SU	Area of Consistency	Major Utilities
<i>North</i>	NR-LM R-MH	Area of Consistency	Industrial: unspecified manufacturing Educational: High school
<i>South</i>	NR-BP R-1D R-MH	Area of Consistency	Educational: Elementary/ Middle School Industrial: Freight terminal/ dispatch; Warehousing; Wholesaling & distribution Office Residential: Multi-family
<i>East</i>	NR-BP NR-LM	Area of Consistency	Commercial Services: unspecified AMAFCA Drainage Industrial: Unspecified manufacturing; Warehousing Office Utilities: Electric
<i>West</i>	M-H	Unincorporated County	Residential: Manufactured Home Community, Single-family Dwellings

Request

This request is for a Zoning Map Amendment – Council from NR-SU to NR-LM for an approximately 165-acre, Albuquerque Bernalillo County Water Utility Authority property legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at the NW corner of Mission Ave and Chappell Dr. NE (the “subject site”). The subject site was originally used for natural resource extraction but now provides water treatment for the greater Albuquerque metropolitan area. When the EPC approved a Major Amendment to the Site Plan in 2018 (PR-2018-001355, SI-2018-00123) and in April 2026 (PR-2018-001355, SP-2026-00028), EPC approved a Condition of Approval requiring a zone change to remedy the nonconforming Major Utility use in the NR-SU zone district without a primary sensitive use on the property. This request will satisfy these conditions.

EPC Role

The EPC is a recommending body to City Council for this request because the subject site is 10 gross acres or more of land and is completely in an Area of Consistency [IDO § 14-16-6-7(H)(1)(a)]. The City Council is the final decision-making body. The request is a quasi-judicial matter.

History/Background

Sand and gravel extraction began at the subject site in the 1960s. The subject site was annexed in 1988 as part of over 1,400 acres of land (Ordinance 71-1988; AX-87-20/Z-87-113). In 1997, in response to studies indicating a limited groundwater supply, the City implemented the first Water Resources Management Strategy (WRMS) to move the City away from its primary water source of groundwater to aquifer storage and recovery (ASR), water reuse, water conservation, and other measures to reduce demand and diversify supply. These measures directly contribute to replenishing groundwater, reducing reliance on limited surface water, and preventing land subsidence.

The facility at the subject site purifies San Juan-Chama water diverted from the Rio Grande to drinking water standards. As a public utility, the water treatment plant was an allowed use under the pre-IDO zoning “SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone.”

The water treatment facility received a permit for operation on the western portion of the subject site in 2003 (Project # 1003170, 03EPC 02194). A plat for the subject site was recorded in 2004 (Project # 1003170, 03EPC-02194). In 2016, a solar farm system was added to the center of the subject site (Project # 1003170, 16AA-10128).

When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU. The subject site was assigned an NR-SU zoning because of the ongoing natural resource extraction use with water treatment as an accessory use. Currently, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-[7-1](#)), which is nonconforming as a primary use (IDO §14-16-[6-8](#)). A Condition of Approval of a Major Amendment to the Site Plan in 2018 (PR-2018-001355, SI-2018-00123) required the applicant to pursue a Post-IDO Voluntary Zone Conversion because the natural resource extraction activities had ceased; however, this Condition was not completed.

Various minor amendments were approved between 2019 and 2025 (i.e., PR-2019-002971, SI-2019-0034; PR-2018-001355, SI-2020-00833, SI-2021-00382, SP-2025-00048).

In April 2026, EPC approved a Major Amendment to the Site Plan (PR-2018-001355, SP-2026-00028) to add ASR infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future phased development on the eastern portion of the subject site. A Condition of Approval was included in the Notice of Decision requiring the applicant to “adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval # 2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.”

This request would satisfy the outstanding Conditions of Approval (PR-2018-001355, SI-2018-00123 and SP-2026-00028).

Context

Located south of Osuna Rd., north of Montañño Rd, west of I-25, and east of unincorporated Bernalillo County, the nearly 165-acre subject site is in an area of the city that has historically been a light industrial and commercial use area. Unincorporated County lands to the west consist of a manufactured home community and single-family dwellings (M-H, Mobile Home & Single-family Residential Zone). Sandia Preparatory school is in the city boundary and northwest of the subject site on a parcel zoned R-MH (Residential – Multi-family High Density Zone District).

A concrete facility borders the subject site on the north and is zoned NR-LM (Non-residential – Light Manufacturing). Properties to the east and south of the subject site are zoned NR-BP (Non-residential – Business Park). The parcels to east are separated from the subject site by the north-south, cement-lined North Diversion Channel. Mission Avenue Elementary School is located on an adjacent parcel zoned R-1D southwest of the subject site.

The western and central portions of the subject site are developed as ABCWUA water treatment facilities. A Major Amendment to the Site Plan to develop the eastern section, currently vacant, was approved April 19, 2026 (PR-2018-001355, SP-2026-00028).

Public access to the subject site is generally limited to employee parking and Customer Service areas in the southwestern portion of the subject site; however, the southeastern corner of the subject site is currently being leased by an engineering/construction company and is accessed from Chappell Drive. A soils yard, two ASR features, a vault area, and warehouse complex will be accessible by vehicle from a private road along the north side of the property from Chappell Dr.

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.

Mission Ave. NE and Chappell Dr. NE are both Existing Major Collectors.

A Major Collector in Albuquerque is a road designed to funnel traffic from local neighborhood streets to higher-speed arterial roads and freeways. Major Collectors generally serve as the main connector between residential areas, schools, and shopping centers and often feature traffic signals, turn lanes, and sidewalks.

Tokay St. NE is a local road.

The MRCOG's 2040 Limited Access Facilities Map does not show any limited access roads in the subject site area.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not show any Primary Freight Corridors or roadways with Truck Restrictions near the subject site.

Bikeways / Trails

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

There is a Buffered Bike Lane proposed east-west along Mission Ave. NE between Chappell Rd. and Alexander Blvd. NE. This proposed bike lane would connect the existing Buffered Bike Lane running north-south along Chappell Rd and the and the north-south Buffered Bike Lane on Alexander Blvd. NE beginning at Mission Ave. and heading south. There is an existing Bike route to the east of Alexander Blvd. along Mission Ave., which lies in unincorporated Bernalillo County.

The existing Singer Blvd. Bike Lane begins/ ends at Chappell Rd. near the subject site's northeastern corner and connects to the Buffered Bike Lane there.

Transit

The area is served by ABQ RIDE Route 157 (Montaño/ Uptown/ Kirtland), which follows Montaño Rd. NE east west. The service runs every 40-50 minutes during the week and every hour on the weekends. This route connects the Northwest Transit Center to Uptown and Kirtland Air Force Base, serving major points like Golf Course Rd., Montaño Rd., and the Uptown Transit Center. Montaño Blvd. is about 0.4 miles south of the subject site, which is less than a 10-minute walk on average.

ABQ-Rio Rancho-NMRX Connection (251) also serves the general area. This is a call-to-ride service that provides weekday commuter transit service to connect the Los Ranchos/ Journal Center Rail Runner Station to various locations in Rio Rancho and Albuquerque, including Intel and the Northwest Transit Center. There are 2 buses for morning and evening pickup/ drop-off.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.

Center & Corridor Designations

The subject site is not within a Comprehensive Plan Center or Corridor.

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.

CHAPTER 5: LAND USE

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

The zone change would facilitate phased infill development at the subject site, which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing infrastructure and public facilities contributing to the efficient use of land to support the public good. **The request furthers Goal 5.3- Efficient Development Patterns.**

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

The original uses at the subject site were related to the extractive industry, a high-impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing industrial area. The request will allow continued infill at the site where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure with a use that matches the zone district. **The request furthers Policy 5.3.1 – Infill Development.**

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

The subject site is located wholly within an Area of Consistency. The request reinforces the character and intensity of the surrounding, predominantly NR-LM and NR-BP zoning to the north, south, and east, as the request would designate the current existing, nonconforming water utility use as a permissible use. IDO Use and Development Standards would also help ensure that the use, character, and intensity of any current development as well as future growth conforms to the proposed zone district. **The request furthers Goal 5.6 – City Development Areas**

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request is in an historically non-residential area of the city with a focus on light manufacturing and business activities, and therefore, the proposed zone change to NR-LM would maintain and reinforce the scale, intensity, and built pattern of the surrounding City context outside of a Center, Corridor, park, and Major Public Open Space. Unincorporated county lands to the west and elementary school to the southwest are buffered from subject site activity by setbacks, a substantial earthen berm, landscaping, and/or a fence. The below-grade development in some areas as well as landscaping at the subject site along Tokay St, Chappell Dr. and Mission Ave. should reduce potential impacts to surrounding neighborhoods. **The proposal furthers Policy 5.6.3 – Areas of Consistency.**

CHAPTER 7: URBAN DESIGN

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Land uses are most successful when they match the character and capacity of streets, as well as other existing infrastructure design and development. The subject site currently houses ABCWUA water treatment and ASR systems at what was once a sand and gravel resource extraction enterprise. The reuse of the site, especially by ABCWUA, which contributes to City infrastructure, matches the intended development densities and development patterns as well as the general character of the surrounding non-residential NR-LM and NR-BP development. The existing roads, sidewalks, sewer lines, water systems, and public lighting accommodate current use, and any future development would be reviewed for compliance against all IDO, DPM, and any other adopted City regulation and Use and Development Standards for that zoning to assure that added infrastructure design adheres to intended densities and development patterns. **The proposal furthers Goal 7.6 – Context-sensitive Infrastructure.**

CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

GOAL 12.1 INFRASTRUCTURE: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan’s vision for future growth.

The zone change is required for the Major Utility use for the water utility, which provides critical infrastructure, to continue as a permissive use at the subject site. When the IDO became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use; water treatment was a secondary or accessory use. Currently, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8). A Condition of Approval requires the applicant to pursue this request, which will ultimately support the continued planning,

coordination, and provision of environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth by strengthening a more resilient and decentralized water supply. **The request furthers Goal 12.1 Infrastructure.**

POLICY 12.1.2 WATER AND WASTEWATER UTILITY: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use; water treatment was a secondary or accessory use. The request would ensure consistency between the Comp Plan with goals and policies that promote the protection and preservation of such environmental resources as water and the ABCWUA. Namely, the proposed zoning for the subject site would permissively allow the Major Utility use, unlike the current NR-SU zone district and would allow for continued development of infrastructure planning and programming consistent with IDO regulation. **The request furthers Policy 12.1.2 Water and Wastewater Utility.**

CHAPTER 13: RESILIENCE & SUSTAINABILITY

GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional water utility infrastructure permissively which would more easily since the Major Utility use would not conflict with the existing zone district (NR-SU). The facilities at the subject site secure water supplies through water treatment and conservation storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep the Albuquerque community and ecosystem healthy not only by storing water for dry times, but also by reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities. **The request furthers Goal 13.2 Water Supply & Quality.**

POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed zone change to NR-LM is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other

support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations. **The request furthers Policy 13.2.3 Water Quality.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in zone districts and are shown in [Table 4-2-1](#).

Proposed Zoning

The official NOD dated November 8, 2018 (PR-2018-001355 SI-2018-00123) includes a Condition of Approval requiring a zone change for the subject site. At that time, the staff recommended NR-LM zoning. The recent, April 19, 2026 NOD for PR-2018-001355, SP-2026-00028 repeats the Condition that the applicant shall adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval # 2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.

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.

Overlay Zones

The subject site is not located within any Overlay Zone.

Definitions

Major Utility: A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the State or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, sewage treatment plants, and similar public services, but not including mass transit or railroad depots or terminals or any similar traffic generating activity, any facility that provides wireless telecommunications services to the public, or any use listed separately in Table 4-2-1.

IV. Zoning Map Amendment (Zone Change)

Pursuant to §14-16-6-7(H)(3) of the Integrated Development Ordinance, any application for a Zoning Map Amendment will be approved if it meets all of the IDO Review and Decision Criteria 6-6(H)(3)(a-c). The burden is on the applicant to show why a change should be made,

and not on the City to show why the change should not be made. Staff analysis follows in italics:

1. 6-7(H)(3)(a): The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-6-7(G)(3).

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

Applicant: The proposed Zone Map Amendment is consistent with the health, safety, and general welfare of the City because it clearly furthers goals and policies contained in the ABC Comprehensive Plan. The Zone Map Amendment is advantageous to the Albuquerque metro area as a whole because it will allow the Water Authority to continue its long-range water planning by allowing for an increase in underground storage capacity, reduction in long-term groundwater depletion, and strengthening of drought preparedness for the Albuquerque metropolitan area. Overall, the Zone Map Amendment is consistent with and will fulfill the EPC's 2018 condition of approval that required the Applicant to seek a Zone Map Amendment that allowed major utility as a primary permissive use, thus removing the subject property's nonconforming status.

Staff: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that reviews five goals and four policies related to Land Use; Urban Design; Infrastructure, Community Facilities & Services; and Resilience & Sustainability, and adequately demonstrates the request furthers a preponderance of applicable goals and policies. The request does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency; Goal 7.6-Context-Sensitive Infrastructure; Goal 12.1-Infrastructure, Policy 12.1.2-Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality. **The response to Criterion A is sufficient.**

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

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

Applicant: The subject property is completely within an Area of Consistency in an established industrial area of Albuquerque characterized by gravel extraction, manufacturing, and heavy commercial uses, with the exception of the Mission Elementary School to the southwest of the subject site and Albuquerque Academy at the northwest corner of the subject site.

The NR-SU zone was established on the subject property at the adoption of the IDO in 2018 because its zoning prior to the adoption of the IDO was SU-1 for Sand & Gravel Extraction & Related Activities & Uses Permissive in the M-1 Zone. Under the IDO, natural resource extraction use is only allowed under the NR-SU zone. When that use was subsequently discontinued on the subject property, and major utility use became the primary use, the change to a new zoning district that allows major utility use as a Permissive Accessory use became necessary and required.

The Zone Map Amendment to NR-LM meets Criterion 3 because the existing NR-SU zone is inappropriate and major utility use as a Primary Permissive use is nonconforming in the NR-SU zone. The change to NR-LM is more advantageous to the community because it will allow the Water Authority to expand its operations within a zoning district that lists major utility use as a Permissive Primary use and it will clearly reinforce and strengthen the established industrial character of the surrounding area. The request for a Zone Map Amendment to NR-LM is consistent with and fulfills the EPC's 2018 condition of approval to seek a Zone Map Amendment that addresses the subject property's nonconforming status.

Staff: This request concerning a subject site located completely within an Area of Consistency meets Criteria 2 and 3. The subject site was once a site of natural resource extraction. Natural resource extraction requires an NR-SU zoning for that use to be permissive. Currently the site supports the local water utility uses, which are characterized by the use of a Major Utility, other. Because there has been a significant change in the primary use of the subject site, the existing zoning is inappropriate. The proposed NR-LM zone district is more advantageous to the community because it would allow a Major Utility that ensures a safe, clean, and long-term water supply for the City. **The response to Criterion B is sufficient.**

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
- 1) There was a typographical or clerical error when the existing zone district was applied to the property.
 - 2) There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 - 3) A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The subject property is completely within an Area of Consistency. As such, this criterion does not apply.

*Staff: The subject site is located wholly in an Area of Consistency and not in an Area of Change. **The response to Criterion C is sufficient.***

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

Applicant: The Water Authority's subject property is currently zoned NR-SU, whose purpose as stated in the IDO is to "accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties." The NR-SU zone is intended for airport, cemetery, correctional facility, crematorium, fairgrounds, natural resource extraction, solid waste convenience center, stadium or racetrack, and waste and/or recycling transfer station. The EPC's 2018 condition of approval required the Water Authority to rezone the subject property based on the cessation of the natural resource extraction use and the major utility use becoming the primary use.

While the subject property's major utility use is planned for the very long-term future by the Water Authority through its Water 2120 Plan, the Criterion 6-7(G)(3)(d) requires a comparative analysis of the permissive uses within the requested zone district. The existing NR-SU zone contains some of the most intense uses, which will be removed with the Zone Map Amendment to NR-LM. The NR-LM zone adds numerous permissive uses, none of which will have a harmful impact on the surrounding mostly industrial area. The parcels to the north of the subject property to Osuna Boulevard totaling approximately 125.5 acres are zoned NR-LM. The property abutting the northeast corner is Albuquerque Academy, which is zoned R-MH. The parcels to the east and

south are zoned NR-BP, with the exception of Mission Elementary School, which is zoned R-1D.

A few permissive uses in the NR-LM zone could be considered impactful but are adequately addressed with Use-Specific Standards (USSs). Cannabis retail (Permissive Accessory), cannabis cultivation (Permissive Primary), and cannabis-derived products manufacturing (Permissive Primary) are subject to USSs that require a Conditional Use Approval within 300 feet of a school or daycare. Adult entertainment and adult retail are Permissive Primary uses that are subject to USSs, which are prohibited within 500 feet of a residential zone district, any lot containing any residential use in a MX zone, any religious institution, or any elementary, middle, or high school. Night club, bar, and tap room are Primary Permissive uses that are prohibited within 300 feet of a church or school. The analysis between the NR-M and NR-SU is provided below:

USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Civic and Institutional uses		
Adult or child day care facility	A	
Cemetery		P
Community center or library	C	
Correctional facility		P
Elementary or middle school	CV	
Fire Station or police station	P	
High school	C	
Museum	P	
Parks and open space	C	A
Religious institution	CV	
Sports field	P	
University or college	CV	

USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Vocational school	P	
Commercial Uses – Agriculture and Animal Related		
Community garden	C	
General agriculture	P	
Kennel	P	
Nursery	P	
Commercial Uses – Food, Beverage, and Indoor Entertainment		
Adult entertainment	P	
Auditorium or theater	P	
Bar	P	
Catering service	P	
Health club or gym	P	
Mobile food truck court	P	
Nightclub	P	
Restaurant	P	
Tap room or tasting room	P	
Other indoor entertainment	P	
Commercial Uses – Lodging		
Hotel or motel	P	
Commercial Uses – Motor Vehicle-related		
Car wash	P	
Heavy vehicle and equipment sales, rental, fueling, and repair	P	
Light vehicle fueling station	P	
Light vehicle repair	P	
Light vehicle sales and rental	P	
Outdoor vehicle storage	P	
Paid parking lot	P	A
Parking structure	P	A
Commercial Uses – Offices and Services		
Bank	P	
Blood services facility	P	
Club or event facility	P	
Commercial services	P	
Construction contractor facility and yard	P	
Crematorium		P
Medical or dental clinic	P	
Mortuary	C	A
Office	P	
Personal and business services, small and large	P	
Research or testing facility	P	
Self-storage	P	
Commercial Uses – Outdoor Recreation and Entertainment		
Amphitheater	C	A
Drive-in theater	C	
Fairgrounds		P
Stadium or racetrack		P
Other outdoor entertainment	P	
Commercial Uses – Retail Sales		
Adult retail	P	
Art gallery	P	

USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Bakery goods or confectionery shop	P	
Building and home improvement materials store	P	
Cannabis retail	A	
Farmers' market	CV	
General retail, small	P	
General retail, medium	C	
Grocery store	P	
Liquor retail	C	
Nicotine retail	C	
Pawn shop	P	
Commercial Uses – Transportation		
Airport		P
Freight terminal or dispatch center	P	
Helipad	P	A
Park and ride lot	C	A
Railroad yard	P	
Transit facility	P	
Industrial Uses – Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	
Cannabis cultivation	P	
Cannabis-derived products manufacturing	P	
Light manufacturing	P	
Natural resource extraction		P
Industrial Uses – Telecommunications, Towers, and Utilities		
Drainage facility	P	A
Electric utility	P	A
Energy Storage System (ESS)	P	A
Geothermal energy generation	P	
Major utility, other	P	A
Solar energy generation	P	A
Industrial Uses – Waste and Recycling		
Recycling drop-off bin facility	P	
Salvage yard	C	
Solid waste convenience center		P
Waste and/or recycling transfer station		P
Industrial Uses – Wholesaling and Storage		
Above-ground storage of fuels or feed	C	
Outdoor storage	P	
Warehousing	P	
Wholesaling and distribution center	P	

Staff: The applicant states that the zone change “adds numerous permissive uses, none of which will have a harmful impact on the surrounding mostly industrial area”. However, since the property does abut both Mission Avenue Elementary (grades K-5) and Sandia preparatory school (grades 6-12), it is important to consider

all permissive Uses that would be allowed with the proposed zone change as the requested zoning does include permissive uses that could be considered harmful to adjacent property, the neighborhood, or the community. These potentially harmful uses include Adult Entertainment, Bar, Nightclub, Adult retail, and Cannabis related uses.

Future development of any harmful uses would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)], DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses). **The response to Criterion D is generally sufficient.**

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

***Applicant:** The request for Zone Map Amendment meets Criteria 1 because the City's existing infrastructure and public improvements have adequate capacity to serve this development made possible by the Zone Map Amendment. The subject property is within a fully developed industrial area of Albuquerque on a site well-suited for the continued expansion of this major utility facility. The subject property is served by and has access to the major street network and transit services along Montano Road. Chappell Drive, Mission Avenue, and Singer Boulevard are classified as Urban Major Collectors and Montano Road and Osuna Road are classified as Urban Principal Arterials, all of which have adequate capacity to serve this development. Existing sidewalks run the full length of the subject property along Chappell Drive and Mission Avenue. Drainage needs are addressed onsite. The expansion of the Chappell campus is a key component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan.*

Staff: Existing infrastructure at the subject site includes streets, sidewalks, public and private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public and in common by the property owners. The subject site should have adequate capacity to serve the development made possible by the change of zone, thereby, meeting Criterion 1. **The response to Criterion E is sufficient.**

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

Applicant: *The subject property is not completely or partially based on the property's location on a major street. The subject site was first approved in 2003, a Major Amendment was approved in 2018, and several other Minor Amendments were subsequently approved by the Planning Department, the last one approved was in March 2026. The Zone Map Amendment is primarily based on the EPC's 2018 condition of approval, which required the Water Authority to rezone the subject property:*

"2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use."

Staff: The subject site is a partially developed parcel comprised of ABCWUA water utility infrastructure within an Area of Consistency. The requested zone change is not based on the property's location on a major street, but rather, based on the appropriate size and ability of the Major Utility to reuse a heavily impacted site due to natural resource extraction. Also, this request is an attempt to bring the current use of Major Utility into conformance with the IDO and previous Major Amendment actions ((PR-2018-001355, SI-2018-00123, SP-2026-00028) which require the property to reflect a zone district that would allow Major Utility as a permissive use. **The response to Criterion F is generally sufficient.**

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

Applicant: *The Applicant's justification for the Zone Map Amendment is not based completely or predominantly on the cost of land or economic considerations. The subject site has long been owned, managed, and planned for long-term use by the Water Authority. It was originally entitled in 2003 and has been the subject of numerous approvals by the EPC and the Planning Department. The Water Authority has made major financial investments in improvements over the last 23 years to this critical infrastructure facility, which had previously been used for gravel extraction, to ensure the long-term access to water resources for the Albuquerque metro.*

Staff: The applicant's justification is not based upon the cost of land or economic considerations. Although the applicant indicates this request is based on the long-term use of the property as a major utility and the numerous EPC approvals for site

development, the applicant's request is actually an attempt to bring the current use of Major Utility into conformance with the IDO and previous Major Amendment actions ((PR-2018-001355, SI-2018-00123, SP-2026-00028) which require the property to reflect a zone district that allows a Major Utility as a permissive use. **The response to Criterion G is generally sufficient.**

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

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

Applicant: The Zone Map Amendment is not a spot or strip zone. The subject property is approximately 162.5 acres that abuts parcels on its north boundary that total approximately 125.5 acres and are zoned NR-LM.

Staff: Since the properties adjacent to the north of the subject site are currently zoned NR-LM, the proposed NR-LM zone district for the subject site does not apply a zone district different from surrounding zone districts to create either a "spot zone" or "strip zone". **The response to Criterion H is sufficient.**

2. 6-7(H)(3)(b): If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.
 - 1) The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the city better, than could be achieved without the NR-BP zone district.
 - 2) The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.
 - 3) The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.

Applicant: The Applicant is not requesting the creation or amendment of an NR-BP zone district. As such, this criterion does not apply.

*Staff: This request is not for the creation or amendment of an NR-BP zone district, but for a zone district change from an NR-SU to NR-LM zone district. **The response to Criterion 6-7(H)(3)(b) is sufficient***

2. 6-7(H)(3)(c): If the application is for the creation or amendment of a PC zone district, all of the following criteria.
 - 1) The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.
 - 2) The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing system.
 - 3) The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.
 - 4) The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City resident, or the applicant has made adequate financial commitments to ensure this result.

Applicant: The application is not for the creation or amendment of a PC zone district. As such, this criterion does not apply.

*Staff: This request is not for the creation or amendment of a PC zone district, but for a zone district change from an NR-SU to NR-LM. **The response to Criterion 6-7(H)(3)(c) is sufficient.***

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application. Comments from 11 different agencies were received. No response requires further action at this time, but full responses are found at the end of this report under Agency Comments.

Neighborhood/Public

Notification requirements are found in IDO §14-16-6, in the Procedures [Table 6-1-1](#) and are further explained in IDO §14-16-[6-4\(J\)](#), Public Notice. Property owners within 100 feet of the subject site were notified as required.

According to the Office of Neighborhood Coordination (ONC), there are two neighborhood organizations within 660-feet of the subject site: District 4 Coalition of

Neighborhood Associations and North Valley Coalition. These neighborhood organizations were notified as required.

Staff is unaware of any public comment at the time of the writing of this staff report; there is no known opposition or support of this request.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a pre-submittal tribal meeting as part of requirement for a Zoning Map Amendment because the subject site is not within 660 ft. of Major Public Open Space [see IDO §14-16-6-4(B)]. However, City Staff did notify Indian Nations, Tribes, and Pueblos and Tribal Representatives as part of the request for comment from Agencies. No comments were received in response to a call for Agency Comment; see IDO §14-16-6-4(I).

VI. Conclusion

This request is for a Zoning Map Amendment – Council from NR-SU to NR-LM for an approximately 165-acre, Albuquerque Bernalillo County Water Utility Authority property (“subject site”) that was originally used for natural resource extraction but now provides water treatment for the greater Albuquerque metropolitan area. When the EPC approved a Major Amendment to the Site Plan in 2018 (PR-2018-001355, SI-2018-00123) and in April 2026 (PR-2018-001355, SP-2026-00028), EPC approved a Condition of Approval requiring a zone change to remedy the nonconforming Major Utility use in the NR-SU zone district without a primary sensitive use on the property. This request will satisfy these conditions.

The EPC is the recommending body. City Council is the decision-making body. This is a quasi-judicial request.

A pre-submittal Tribal meeting was not required. The District 4 Coalition of NAs and North Valley Coalition are within 660 feet of the subject site and were notified as required. Property owners within 100 feet of the subject site were notified as required. City departments and other interested agencies reviewed this application. Although comments from 11 different agencies were received, none requires further action at this time.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO § 14-16-6-7(H)(3). Namely, the proposed zoning generally meets all decision criteria by furthering a preponderance of applicable Comprehensive Plan goals and policies and the proposed zoning would clearly reinforce or strengthen the established character of the area.

Staff recommends that the EPC forward a recommendation of approval with Findings to City Council.

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

Plan #: ZMA-2026-00005

1. This request is for a Zoning Map Amendment – Council from NR-SU to NR-LM for an approximately 165-acre, Albuquerque Bernalillo County Water Utility Authority property legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at the NW corner of Mission Ave and Chappell Dr. NE (“subject site”). The subject site was originally used for natural resource extraction but now provides water treatment for the greater Albuquerque metropolitan area.
2. The EPC is a recommending body to City Council for this request because the subject site is 10 gross acres or more of land and is completely in an Area of Consistency [IDO § 14-16-6-7(H)(1)(a)]. The City Council is the final decision-making body. The request is a quasi-judicial matter.
3. When the EPC approved a Major Amendment to the Site Plan in 2018 (PR-2018-001355, SI-2018-00123) and in April 2026 (PR-2018-001355, SP-2026-00028), a Condition of Approval was included in the notice of decisions requiring a zone change to remedy the nonconforming Major Utility use in the NR-SU zone district without a primary sensitive use on the property. This request will satisfy these conditions.
3. The subject site is currently zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. 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, and includes Major Utility, other as a permissive use.
4. History:
 - A. Sand and gravel extraction began at the subject site in the 1960s.
 - B. In 1997, in response to studies indicating a limited groundwater supply, the City implemented the first Water Resources Management Strategy (WRMS) to move the City away from its primary water source of groundwater to aquifer storage and recovery (ASR), water reuse, water conservation, and other measures to reduce demand and diversify supply.
 - C. The water treatment facility received a permit for operation on the western portion of the subject site in 2003 (Project # 1003170, 03EPC 02194), and a plat for the subject site was recorded in 2004 (Project # 1003170, 03EPC-02194).
 - D. When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU. Currently, the entire site is being used for

water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8).

- E. A Condition of Approval of a Major Amendment to the Site Plan in 2018 (PR-2018-001355, SI-2018-00123) required the applicant to pursue a Post-IDO Voluntary Zone Conversion because the natural resource extraction activities had ceased; however, this Condition was not completed.
 - F. In April 2026, EPC approved a Major Amendment to the Site Plan (PR-2018-001355, SP-2026-00028) to add ASR infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future phased development on the eastern portion of the subject site. EPC approved a Condition of Approval requiring the applicant to “adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval # 2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.”
- 5. The Albuquerque/Bernalillo County Comprehensive Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 - 6. The subject site is within an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.
 - 7. The subject site is located within the North I-25 Community Planning Area (CPA) as designated by the Comprehensive Plan. The CPA is bound by Edith Blvd on the west, I-25 on the east, Montano on the south, and the city limit in the north. North I-25 CPA includes both Bernalillo County and City land within its boundaries. City lands mostly support business parks, light and heavy manufacturing, and other commercial ventures, many of which are big-box stores and companies.
 - 8. The request is consistent with the following goals and policies related to CHAPTER 5: LAND USE:
 - A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The zone change would facilitate phased infill development at the subject site, which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing

infrastructure and public facilities contributing to the efficient use of land to support the public good.

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

The original uses at the subject site were related to the extractive industry, a high-impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing industrial area. The request will allow continued infill at the site where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure with a use that matches the zone district.

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

The subject site is located wholly within an Area of Consistency. The request reinforces the character and intensity of the surrounding, predominantly NR-LM and NR-BP zoning to the north, south, and east, as the request would designate the current existing, nonconforming water utility use as a permissible use. IDO Use and Development Standards would also help ensure that the use, character, and intensity of any current development as well as future growth conforms to the proposed zone district.

- D. **POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request is in an historically non-residential area of the city with a focus on light manufacturing and business activities, and therefore, the proposed zone change to NR-LM would maintain and reinforce the scale, intensity, and built pattern of the surrounding City context outside of a Center, Corridor, park, and Major Public Open Space. Unincorporated county lands to the west and elementary school to the southwest are buffered from subject site activity by setbacks, a substantial earthen berm, landscaping, and/or a fence. The below-grade development in some areas as well as landscaping at the subject site along Tokay St, Chappell Dr. and Mission Ave. should reduce potential impacts to surrounding neighborhoods.

9. The request is consistent with **GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE:** Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources related to **CHAPTER 7: URBAN DESIGN:**

Land uses are most successful when they match the character and capacity of streets, as well as other existing infrastructure design and development. The subject site currently houses ABCWUA water treatment and ASR systems at what was once a sand and gravel

resource extraction enterprise. The reuse of the site, especially by ABCWUA, which contributes to City infrastructure, matches the intended development densities and development patterns as well as the general character of the surrounding non-residential NR-LM and NR-BP development. The existing roads, sidewalks, sewer lines, water systems, and public lighting accommodate current use, and any future development would be reviewed for compliance against all IDO, DPM, and any other adopted City regulation and Use and Development Standards for that zoning to assure that added infrastructure design adheres to intended densities and development patterns. The proposal furthers Goal 7.6 – Context-sensitive Infrastructure.

10. The request is consistent with the following goal and policy related to CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES:

- A. GOAL 12.1 INFRASTRUCTURE: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan’s vision for future growth.

The zone change is required for the Major Utility use for the water utility, which provides critical infrastructure, to continue as a permissive use at the subject site. When the IDO became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use; water treatment was a secondary or accessory use. Currently, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8). A Condition of Approval requires the applicant to pursue this request, which will ultimately support the continued planning, coordination, and provision of environmentally sound infrastructure to support existing communities and the Comp Plan’s vision for future growth by strengthening a more resilient and decentralized water supply.

- B. POLICY 12.1.2 WATER AND WASTEWATER UTILITY: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use; water treatment was a secondary or accessory use. The request would ensure consistency between the Comp Plan with goals and policies that promote the protection and preservation of such environmental resources as water and the ABCWUA. Namely, the proposed zoning for the subject site would permissively allow the Major Utility use, unlike the current NR-SU zone district and would allow for continued development of infrastructure planning and programming consistent with IDO regulation.

11. The request is consistent with the following goal and policy related to CHAPTER 13: RESILIENCE & SUSTAINABILITY:

- A. GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional water utility infrastructure permissively which would more easily since the Major Utility use would not conflict with the existing zone district (NR-SU). The facilities at the subject site secure water supplies through water treatment and conservation storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep the Albuquerque community and ecosystem healthy not only by storing water for dry times, but also by reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities.

- B. POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed zone change to NR-LM is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations.

12. The request generally meets the Zoning Map Amendment Review & Decision Criteria pursuant to §14-16-6-7(H)(3)(a-c) of the Integrated Development Ordinance:

- A. 6-7(H)(3)(a) The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-6-7(G)(3).

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

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that reviews five goals and four policies related to Land Use; Urban Design; Infrastructure, Community Facilities & Services; and Resilience &

Sustainability, and adequately demonstrates the request furthers a preponderance of applicable goals and policies. The request does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency; Goal 7.6-Context-Sensitive Infrastructure; Goal 12.1-Infrastructure, Policy 12.1.2-Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality...

- ii. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.
 - 1. There was a typographical or clerical error when the existing zone district was applied to the property.
 - 2. There has been a significant change in neighborhood or community conditions affecting the site.
 - 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This request concerning a subject site located completely within an Area of Consistency meets Criteria 2 and 3. The subject site was once a site of natural resource extraction. Natural resource extraction requires an NR-SU zoning for that use to be permissive. Currently the site supports the local water utility uses, which are characterized by the use of a Major Utility, other. Because there has been a significant change in the primary use of the subject site, the existing zoning is inappropriate. The proposed NR-LM zone district is more advantageous to the community because it would allow a Major Utility that ensures a safe, clean, and long-term water supply for the City.

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

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

The subject site is located wholly in an Area of Consistency and not in an Area of Change.

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

The applicant states that the zone change “adds numerous permissive uses, none of which will have a harmful impact on the surrounding mostly industrial area”. However, since the property does abut both Mission Avenue Elementary (grades K-5) and Sandia preparatory school (grades 6-12), it is important to consider all permissive Uses that would be allowed with the proposed zone change as the requested zoning does include permissive uses that could be considered harmful to adjacent property, the neighborhood, or the community. These potentially harmful uses include Adult Entertainment, Bar, Nightclub, Adult retail, and Cannabis related uses.

Future development of any harmful uses would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)], DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses).

- v. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:
 1. Have adequate capacity to serve the development made possible by the change of zone.

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

Existing infrastructure at the subject site includes streets, sidewalks, public and private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public and in common by the property owners. The subject site should have adequate capacity to serve the development made possible by the change of zone, thereby, meeting Criterion 1.

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

The subject site is a partially developed parcel comprised of ABCWUA water utility infrastructure within an Area of Consistency. The requested zone change is not based on the property's location on a major street, but rather, based on the appropriate size and ability of the Major Utility to reuse a heavily impacted site due to natural resource extraction. Also, this request is an attempt to bring the current use of Major Utility into conformance with the IDO and previous Major Amendment actions ((PR-2018-001355, SI-2018-00123, SP-2026-00028) which require the property to reflect a zone district that would allow Major Utility as a permissive use.

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

The applicant's justification is not based upon the cost of land or economic considerations. Although the applicant indicates this request is based on the long-term use of the property as a major utility and the numerous EPC approvals for site development, the applicant's request is actually an attempt to bring the current use of Major Utility into conformance with the IDO and previous Major Amendment actions ((PR-2018-001355, SI-2018-00123, SP-2026-00028) which require the property to reflect a zone district that allows a Major Utility as a permissive use.

- viii. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises

(i.e., create a “spot zone”) or to a strip of land along a street (i.e., create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

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

Since the properties adjacent to the north of the subject site are currently zoned NR-LM, the proposed NR-LM zone district for the subject site does not apply a zone district different from surrounding zone districts to create either a “spot zone” or “strip zone”.

- B. 6-7(H)(1)(b) Pursuant to Section 3-21-6 NMSA 1978, an application for a Zoning Map Amendment – EPC for which a protest of the final action has been received within 15 calendar days of the Notice of Decision that meets both of the following criteria.

1. All of the equitable owners of land that comprises at least 20 percent of the area proposed for change or 20 percent of the area within 100 feet in any direction (excluding public right-of-way) of the area proposed for change have protested in writing the proposed Zoning Map Amendment.
2. The persons filing the protest have shown that this Subsection 14-16-6-7(H)(1)(b) applies through clear and convincing evidence.

This request is not for the creation or amendment of an NR-BP zone district, but for a zone district change from an NR-SU to NR-LM zone district.

- C. 6-7(H)(1)(c) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 1 year after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

This request is not for the creation or amendment of a PC zone district, but for a zone district change from an NR-SU to NR-LM.

13. The applicant notified the two neighborhood organizations—District 4 Coalition of Neighborhood Associations and the North Valley Coalition—within 660-feet of the subject site, and all property owners within 100 feet of the subject site as required.
14. Eleven Agency comments were received; none requires further action at this time.

15. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives, and no comment was received.

Recommendation

That the EPC forward a Recommendation of APPROVAL to City Council for Project # PR-2018-001355 Plan # SP-2026-00005, a request for a Zoning Map Amendment from NR-SU to NR-LM for the approximately 165-acre subject site legally described as Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at the NW corner of the Mission Ave and Chappell Dr NE intersection, based on the preceding Findings.

Catherine Heyne

Catherine Heyne
Planner

Notice of Decision cc list:

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James Salazar, jasalazarm@gmail.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

The subject site is located within the North I-25 Community Planning Area (CPA) boundary that is currently undergoing an assessment, and is within an Area of Consistency (Policy 5.6.3).

Infrastructure is already in place and the request is consistent with Comprehensive Plan Goals and Policies that support efficient development (Goal 5.3), and context-sensitive design (Goal 7.5 and 7.6, and Policy 7.6.1). It conserves water for future growth, and therefore supports infrastructure (Goal 12.1), design, water utility, and flood control (Policies 12.1.1, 12.1.2, and 12.1.4). The request also supports climate change Goal 13.1, and public infrastructure and facilities Policy 13.1.3. The request also supports water supply and quality Goal 13.2 and Policy 13.2.2 and protects against natural hazards (Goal 13.3).

Hydrology

Hydrology has an approved Grading & Drainage Plan and Report (HT# F16D014) with engineer's stamp date of 10/6/2025. Hydrology has no objection to the proposed Zone Map Amendment.

Transportation Development Services

No objection.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Fire Department (AFR)

4/14/2026 LMMH 1335, approved. No fire review required at this time. We will review projects as they come in for fire related needs.

Parks & Recreation

Parks and Recreation has no objections to this request.

Solid Waste

No comments.

Urban Forestry, Parks & Recreation

Forestry has no comments at this time.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objections.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request. Coordination with AMAFCA is required for the existing AMAFCA easement on the property.

Environmental Health, Consumer Health Protection Division (CHPD)

No comment.

Public Service Company of New Mexico (PNM)

There are major PNM facilities and/or easements along the entire Mission Ave NE frontage, along the entire Chappell Rd NE frontage, and along most of the road on the north side of the site.

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

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

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

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

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

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

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

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Birdseye of ABCWUA subject site - facing N (Google Earth).



Figure 2: Overview of southeastern ABCWUA access gate from Mission Ave. - looking NE.



Figure 3: Overview of Customer Service building from Mission Ave. - looking ENE.



Figure 4: Overview of central portion of subject site along Mission Ave - looking NW.



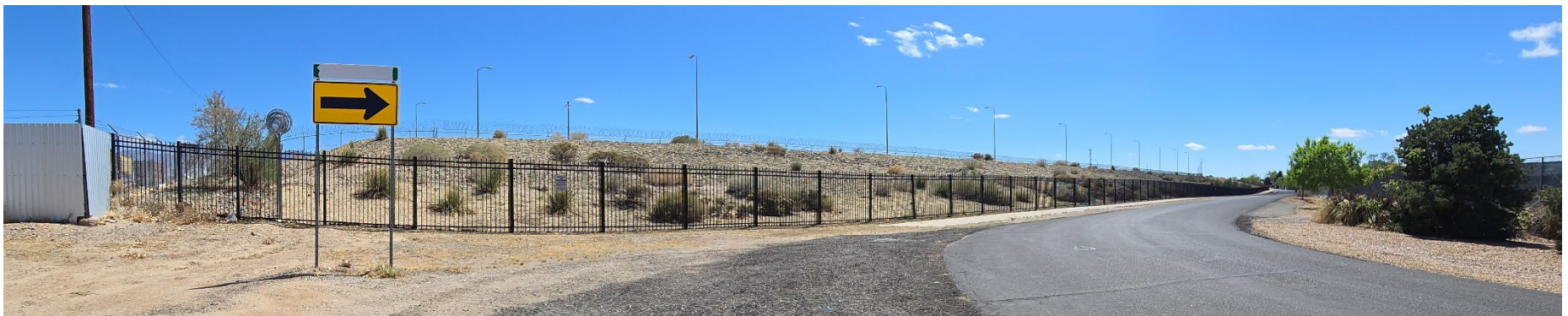
Figure 5: Overview of subject site – looking SSE from private northern road.



Figure 6: Overview of subject site - looking WSW along Chappell Dr.



Figure 7: Overview of western edge of subject site at Tokay Rd - looking ESE.



B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

April 16, 2026

**Albuquerque Bernalillo County Water
Utility Authority**
c/o: **Consensus Planning, Inc**
302 8th St NW
Albuquerque, NM 87102
rlarson@abcwua.org
fishman@consensusplanning.com

Project # PR-2018-001355
Plan # [SP-2026-00028](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd. NE, at the NW corner of Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16) (F-16)
Staff Planners: William Steele & Catherine Heyne

On April 16, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001355, Plan # SP-2026-00028, a Site Plan – EPC, Major Amendment, based on the following Findings and subject to the Conditions of Approval.

FINDINGS – SP-2026-00028 – Site Plan – EPC, Major Amendment

1. The request is for a Major Amendment to a Site Plan – EPC for the addition of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a future soils yard, a vault infrastructure area, and space for future, phased development on the eastern portion of the subject site used by the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) for water treatment and storage.
2. The subject site encompasses approximately 165-acres, is legally described as all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility with the property address of 6000 Alexander Blvd NE (the “subject site”), and is located at the NW corner of the Mission Ave. and Chappell Dr. NE intersection, south of Osuna Rd.
3. The Environmental Planning Commission (EPC) is reviewing this request because the EPC reviewed and approved the original Site Development Plan in 2004 for ABCWUA San Juan-Chama

OFFICIAL NOTICE OF DECISION

Plan # SP-2026-00028

April 16, 2026

Page 2 of 15

Drinking Water Treatment Plant (Project # 1003170, 03EPC-02194). Because the request exceeds the thresholds for a minor amendment in IDO Table 6-4-4, the EPC will decide on the request as a major amendment to a Pre-IDO Site Plan pursuant to IDO §14-16-6-4(Y). This case is a quasi-judicial matter.

4. A Major Amendment to the controlling Site Plan was approved by the EPC on November 8, 2018. The Notice of Decision (NOD), specifically Condition of Approval #2, required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use (PR-2018-001355, SI-2018-00123). Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.
5. The Site Plan cannot legally be expanded as a nonconforming use per IDO §14-16-6-8. Now, the entire site is being used for water treatment facilities as a Major Utility (IDO §14-16-7-1), which is nonconforming as a primary use (IDO §14-16-6-8).
6. An application for a ZMA was filed on April 9, 2026 for a zone change from NR-SU to NR-LM to meet Conditional of Approval #2 in the November 8, 2018 NOD. Therefore, the current site Plan major Amendment was evaluated against NR-LM standards. 22 Conditions of approval have been placed on this request to bring the Site Plan into compliance with NR-LM zone district. A zoning certificate is required to be issued prior to the site plan being finalized and signed off with the DFT.
7. History:
 - A. In 2003, the Water Treatment Plant received a permit for operation on the western portion of the subject site as part of Phase 1 (Project # 1003170, 03EPC 02194). A plat for the subject site was recorded on December 29, 2004 (Project # 1003170, 03EPC-02194). The new facility at the subject site purified San Juan-Chama water diverted from the Rio Grande to drinking water standards. As a public utility, the water treatment plant was an allowed use under the zoning SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone.
 - B. When the Integrated Development Ordinance (IDO) became effective in 2018, zoning at the subject site was converted to NR-SU because of the ongoing Natural Resource Extraction use. Water treatment was a secondary or accessory use.
 - C. In July 2018, the ABCWUA proposed a well near the southwest corner of the site through a minor amendment to the Site Development Plan (PR-2018-001355, SI-2018-00078).
 - D. On November 8, 2018, the EPC approved a Major Amendment to add ~ 50,000 SF for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request also included parking and a storage yard. Dimensional Standards, Walls & Fences, and Signs were evaluated against both NR-SU and NR-LM zone districts with the understanding that the applicant would be pursuing a zone change to NR-LM or a zone district that allowed Major Utility as a primary use pursuant to Condition of Approval # 2 in the NOD (PR-2018-001355, SI-2018-00123). Planning Staff Recommended that the applicant request a down-zone to NR-LM, so that the Major Utility use would be a permitted and conforming use, although this was not translated to the Findings in the official NOD.
 - E. In 2019, a solar farm array was added (PR-2019-002971, SI-2019-00347).

- F. In 2020, 1.25 acres increased the size of the subject site to approximately 165 acres in total (PR-2018-001355, SI-2020-00833), and shortly after, two additional storage buildings and parking area were approved (PR-2018-00135, SI-2021-00382).
 - G. In March 2026, a Minor Amendment to the Site Plan was approved to install two metal storage buildings and associated drive pads north-central to the eastern portion of the subject site (PR-2018-001355, SP-2025-00048).
8. The Albuquerque/Bernalillo County Comprehensive Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 9. The subject site is zoned NR-SU (Non-Residential – Sensitive Use). The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.
 10. The subject site is within an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding contexts.
 11. The subject site is located within the North I-25 Community Planning Area (CPA) as designated by the Comprehensive Plan. The CPA is bound by Edith Blvd on the west, I-25 on the east, Montano on the south, and the city limit in the north. North I-25 CPA includes both Bernalillo County and City land within its boundaries. City lands mostly support business parks, light and heavy manufacturing, and other commercial ventures, many of which are big-box stores and companies.
 12. The request is consistent with the following goal and policies related to CHAPTER 5: LAND USE:
 - A. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request proposes phased infill development at the subject site which maximizes the use of existing infrastructure and public facilities. This, combined with the reuse of heavily impacted lands from extractive activities, contributes to the efficient use of disturbed lands. Infill development helps maximizes land use, reduces sprawl, and utilizes existing infrastructure that maximizes the utility of existing infrastructure and public facilities contributing to the efficient use of land to support the public good.
 - B. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The original uses at the subject site were related to the extractive industry, a high impact land use. The subsequent introduction and expansion of the existing water treatment facilities at the subject site effectively reuses the highly disturbed lands within an existing commercial area. The proposed project also continues with infill where there is existing infrastructure and public facilities including water, sewer, road, and electric infrastructure.
 - C. **POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request is in historically non-residential area of the city that has been focused on light manufacturing and business activities, and therefore, maintaining and reinforcing the scale, intensity, and built pattern of the immediately surrounding contexts. Situated outside of Centers, Corridors, parks, and Major Public Open Space, the proposed development is confined to the eastern portion of the approximately 165-acre site, opposite of residential and educational facilities where any potential impact would be minimized. The proposed landscaping along Chappell Dr. and Mission Ave. should further reduce potential environmental impacts incurred by the development.

13. The request is consistent with the following goals and policies related to CHAPTER 7: URBAN DESIGN:

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

The structures proposed with this request are similar to those existing on-site and to those to the east, off-site in terms of use, scale, and massing. Proposed materials and colors generally blend with the surrounding landscape and complement existing buildings on the western portion of the subject site. The white metal roofs should minimize heat gain.

Added fencing is designed to match existing fence styles surrounding the existing buildings to the west. Subject site areas undisturbed by construction activity will retain existing native vegetation elements while disturbed surfaces will be reseeded with a native desert grass seed mix to respond to the high desert environment. The area for the proposed Major Amendment does not allow for public access, therefore, the only irrigated landscaping will be along Chappell Dr. and Mission Ave. with the architecturally designed landscaping acting as a buffer between the subject site and road activities, thereby minimizing water use.

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

The proposed Site Plan provides appropriate transitions between roadways and the subject site. The landscape design generally responds to the high desert grassland by choosing medium to low water use trees and medium-low to xeric water use shrubs, all sustained with programmable irrigation. Plantings are added to depressions to help retain water and reduce runoff. Nevertheless, the high percentage of rock and gravel mulch contributes to the urban heat island effect by absorbing solar radiation during the day and radiating it at night, which can increase stress surrounded vegetation and increase area temperatures.

C. GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed development design and architectural styles reflect the general character of the existing non-residential development on the western portion of the subject site to create cohesive style and minimize lifecycle costs. The proposed structures will adopt landscaping that complies with IDO, DPM, and any other adopted City regulation. Existing natural landscaping will be left in place, and disturbed slopes and the southwestern retention area are being reseeded with a native grassland cover that does not require irrigation in order to conserve natural resources. Only the landscaping bordering Chappell and Mission roadways will require supplemental watering to maintain tree and shrub cover.

- D. **POLICY 7.6.1 STORMWATER TREATMENTS:** Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

There will be onsite stormwater drainage retention pond that matches stormwater treatment techniques and practices according to the current land use. However, the shape is very artificial and does not naturally grade into a more natural landscape to preserve surrounding subject site land for future uses.

14. The request is consistent with the following goal and policy related to CHAPTER 12: **INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES:**

- A. **GOAL 12.1 INFRASTRUCTURE:** Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The request facilitates the development of Aquifer Storage and Recovery (ASR) infrastructure, a warehouse complex, a retention pond, a NW Vault area, and a future soils yard to the eastern portion of the subject site to facilitate both underground water storage as well as soil processing and cleaning for reuse. The proposed infrastructure supports existing communities by creating a more resilient and decentralized water supply that bolsters the water supply during scarcity and aligns with the goal to plan coordinate and provide for efficient, equitable and environmental sound infrastructure. Injection wells are generally more cost-effective, require significantly less land surface area, and can be more easily integrated into existing water supply networks than building new surface reservoirs. Also, water injection ensures that underserved or vulnerable areas have access to a reliable, consistent, reducing disparities in water availability.

- B. **POLICY 12.1.2 WATER AND WASTEWATER UTILITY:** Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request would facilitate the development of additional ASR infrastructure by coordinating resources planning and programming through the Site Plan – EPC Major Amendment process. This coordination between ABCWUA and the City ensures that proposed development is consistent with Comprehensive Plan goals and policies while conforming to IDO, DPM, and any other city regulation to enhance existing underground water storage capacity as well as soil recycling and reuse for various ABCWUA projects.

15. The request is consistent with the following goal and policy related to CHAPTER 13: **RESILIENCE & SUSTAINABILITY:**

- A. **GOAL 13.2 WATER SUPPLY & QUALITY:** Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request would facilitate the development of additional ASR infrastructure which helps secure water supplies through water treatment and storage in City aquifers to use during dry periods. This technology helps protect and conserve the region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy by storing needed water, reducing water loss through evaporation, and eliminating the need for more expensive above ground storage facilities.

- B. **POLICY 13.2.3 WATER QUALITY:** Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed development request is being undertaken by the ABCWUA, which uses direct injection and infiltration to store purified San Juan-Chama drinking water in the City's aquifer. Projects must meet federal Safe Drinking Water Act standards, and obtain permits from the New Mexico Office of the State Engineer (OSE) and NM Environmental Department. Treatment ensures that the water is compatible with the aquifer's chemistry, maintains the quality and health of ground as well as surface waters, and then ensures safety for consumption. ABCWUA typically coordinates these efforts in partnership with consultants who provide technical and other support. The request shall comply with all applicable provisions of this IDO, the DPM, and other adopted City regulations.

16. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-[6-6\(I\)\(3\)](#) as follows:

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

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with the reviewed Comprehensive Plan goals and policies as shown in staff's analysis. Applicable citations support Site Plan level changes.

Applicable citations: Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency; Goal 7.5- Context-Sensitive Site Design, Policy 7.5.1-Landscape Design, Goal 7.6- Context-Sensitive Infrastructure, Policy 7.6.1- Stormwater Treatments; Goal 12.1-Infrastructure, Policy 12.1.2- Water and Wastewater Utility; Goal 13.2-Water Supply & Quality, Policy 13.2.3-Water Quality.

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

The Site Plan is not consistent with applicable terms and conditions of a previously approved Site Plan under the NR-SU zoning covering the subject property.

Specifically, the EPC Notice of Decision (NOD) dated November 8, 2018 for PR-2018-001355, SI-2018-00123 included a Condition of Approval requiring the applicant to pursue a Post-IDO Voluntary Zone Conversion to update the ABCWUA subject site to a Zone District where Major Utility is permissive as a primary use. The previous Industrial Use of Natural Resource Extraction has ceased as the primary use. Accordingly, a zone change is required for the use to continue operating as a conforming use. Pursuant to IDO nonconformity standards, a nonconforming use of land or a structure shall not be expanded (e.g., IDO §14-16-[6-8](#)). Subsequent changes should be reviewed for compliance against the chosen Zone District.

Since the conversion to NR-SU (Non-residential – Sensitive Use) with the adoption of the Integrated Development Ordinance (IDO) in 2018, the site has maintained a consistent record of compliance through approved development phases, including a 2018 minor amendment for a new well, the 2021 addition of 1.25 acres for expanded storage capacity, and a very recent, 2026 addition of two warehouses and associated drive pads.

As part of the 2018 Major Amendment, staff recommended a down-zone for the subject site to NR-LM so that the Major Utility use would be conforming (PR-2018-001355, SI-2018-00123). Therefore, there is a site-specific applicable "term" or limitation that conflicts with existing subject site standards that needs to be resolved prior to the review of the current proposal (SP-

2026-00028) to ensure that the proposed development remains consistent with the established built pattern and operational history of the utility campus. The Site Plan does not meet this criterion although the proposed project generally reinforces the long-term Major Utility goals first approved by the EPC over two decades ago.

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

The Major Amendment has been analyzed against the development standards of both the NR-SU and NR-LM zone districts, ensuring consistency with the review framework established under Project # PR-2018-001355 Case # SI-2018-00123. Although the proposed Site Plan aligns with the existing NR-SU zoning designation, it fails to satisfy several requirements of the NR-LM district. Evaluation against NR-LM standards is required by the November 8, 2018 Notice of Decision, specifically Condition of Approval #2, which required that the applicant pursue a Post-IDO Voluntary Zone Conversion to a district where Major Utility is an allowed primary use. Consequently, while the request meets current site-specific standards, it remains deficient regarding the long-term regulatory obligations established by the Environmental Planning Commission and the required future Zoning Map Amendment.

An application for a Zoning Map Amendment to NR-LM was submitted on April 9, 2026 to remedy the prior Condition of Approval. Staff has placed more than 60 conditions of approval on this Site Plan to meet NR-LM development Standards. For this reason, staff has recommended deferral for the applicant to bring the Site Plan into compliance with the IDO and the Conditions of Approval on the development of the property in a prior EPC approval.

Once reviewed by the EPC, the Development Facilitation Team will review the Site Plan for compliance with the DPM and other adopted City regulations as part of the final sign-off review for this Site Plan, but most importantly, the Zoning District must be updated so that the Major Utility is permissive as primary use. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met, including a zone change, prior to building permit approval.

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

The City's existing infrastructure has adequate capacity for the proposed request. A Traffic Scoping Form signed by the Transportation Development Services (TDS) Transportation Engineer on March 26, 2026 indicated that the proposed expansion would not generate sufficient traffic to require a Traffic Impact Study (TIS) even with the additional soil yard truck activity.

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

The Site Plan is required to follow all standards of the IDO, DPM, and other applicable City standards, all of which the applicant has agreed to follow, and against which Staff has analyzed the Site Plan.

Expected traffic levels do not warrant a traffic study. Noise, dust, vibration, and other potential impacts should be negligible and are regulated by the IDO, DPM and any requirements. Lighting for the request also observes IDO lighting regulations for both zone districts. The eastern portion of the subject site generally sits significantly below the level of the street and paired with fencing and added landscape should further buffer any activities on the subject site from impacting surrounding properties. Otherwise, the proposed Site Plan request mitigates any anticipated adverse impacts on the surrounding community according to required NR-SU and NR-LM regulations.

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

The subject site is not within an approved Master Development Plan; Criterion f does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Small Area. Therefore, no Cumulative Impact analysis is required and Criterion g does not apply.

- H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-[5-2\(E\)](#) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested but the applicant included two sheets with proposed lighting and a site lighting performance analysis with the Site Plan (Sheets 22 and 23). The proposed site lighting meets NR-SU and NR-LM lighting requirements, with all sources of light visible from the exterior of the property complying with IDO §14-16-5-8 and proposed light trespass complying with IDO §14-16-5-8(F)(4). Additional standards are recorded as part of the Lighting Layout (Sheet 22). All lighting shall reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky pursuant to IDO §14-16-[5-8\(A\)](#).

17. Site Plan Analysis:

- A. The proposed development encompasses the eastern portion of the subject site, adjacent to Chappell Dr and borders the existing solar farm to the west, all north of Mission Ave. NE. The Soils Yard, ASR features, and Warehouse Complex are strategically oriented to be accessible via a private internal road along the northern boundary, which is reached from Chappell Drive.
- B. The warehouse complex consists of the following:
- Existing (Approved 03/2026: PR-2018-001355, SP-2025-00048)
 - Groundwater *Warehouse: 1389 SF
 - Field Storage* Warehouse: 1271 SF

- *A primary and secondary access road are existing to access the Groundwater and Field Storage Warehouse.
- Proposed (approx. SF)
 - Groundwater Warehouse Future Expansion: 625 SF
 - Field Storage Warehouse Future Expansion: 626'-8" SF
 - Vehicle Maintenance Building Expansion: 7490'-6" SF
 - Warehouse Future Expansion: 2700 SF
 - Warehouse Future Expansion: 1800 SF
 - Warehouse Future: 600 SF
 - Salt Building Future: 575 SF
 - Restroom Future: 262 SF
- *The primary and secondary access roads will be extended to access proposed buildings and infrastructure on the site.
- North of the existing solar farm are proposed injection and extraction vaults with associated infrastructure to the west of the existing fleet storage road.
- *All warehouses proposed and existing have loading areas.
- Future Soils Yard
 - Compost Sales Office: 195'-4" SF
 - 50'x50' Stock Piles
 - Processing Pile
 - 15'x25' Shaker

C. The proposed site design features a primary retention pond located along the southern boundary, adjacent to Mission Avenue and the existing solar farm. The retention pond engineered as the collection point for the campus's eastern expansion, designed to capture and manage all storm drain runoff originating from the new soils yard as well as undeveloped future phases and lot basins. This ensures that runoff is fully mitigated on-site, As verified by the Hydrology Section's approval on March 31, 2026, the facility meets all technical requirements for volume and discharge control under the Development Process Manual (DPM) standards.

18. Proposed Dimensional Standards:

The dimensional standards for the NR-SU district are established through the Site Plan-EPC process, which currently proposes a 65-foot maximum building height and setbacks that align with NR-LM requirements. Although the current amendment on the eastern portion of the site does not immediately trigger Neighborhood Edge standards, any future development near the R-1 zone to the southwest or residential dwellings to the west must adhere to the more restrictive setbacks and height step-downs required by IDO §14-16-[5-9](#) Neighborhood Edges. Compliance with these enhanced standards is essential to fulfill the mandatory transition to the NR-LM zone district as established in the 2018 Notice of Decision.

19. Bicycles and Motorcycles: While Staff supports the applicant's request to waive the bicycle parking requirement due to the high-security nature of the utility facility, the proposal must still address mandatory motorcycle parking. Pursuant to IDO [Table 5-5-4](#), the NR-LM district requires the provision of one motorcycle parking space for every required off-street parking space. Consequently, the Site Plan must be updated to include these mandatory spaces to satisfy the development standards of the requested NR-LM zone unless the EPC approves a deviation to the motorcycle parking requirement.
20. Four (4) future phases identified as a "Future Phase" of development is shown on the site plan. Approval of those designated future phases shall not require additional approval by the Environmental Planning Commission.
21. The applicant notified all neighborhood organizations within 660-feet of the subject site, which included the District 4 Coalition of Neighborhood Associations and the North Valley Coalition. All property owners within 100 feet of the subject site as required.
22. One ABCWUA neighbor called with concerns about construction noise, and was advised that construction will occur on the far eastern side of the subject site. Staff is unaware of any additional public comment at the time of the writing of this staff report; there is no known opposition or support of this request.
23. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives. No comments were received.
24. The applicant has submitted a request for a deviation of 5% from IDO §14-16-[5-5](#) and IDO Table 5-5-4 for Minimum Motorcycle Parking Requirements [IDO 14-16-[6-4\(N\)](#)]. The NR-LM zone district would require 1 motorcycle space for the Future Vehicle Maintenance Building within the Warehouse Complex shown on the Site Plan since it includes 10 vehicle parking spaces. The deviation is needed because the Warehouse Complex is not open to the public and is limited to Water Authority employees who exclusively drive Water Authority vehicles and not motorcycles.
25. The applicant submitted a request to the Zoning Enforcement Officer (ZEO) for an exception from IDO §14-16-[5-7\(D\)](#) and IDO Table 5-7-1 for the required Maximum Fence Height of 6-feet in the NR-LM zone district to allow an 8-foot fence on April 15, 2026. The ZEO has notified the applicant that given the timing of the submittal, there was not adequate time to conduct a full review and finalize a decision prior to the April 16, 2026 EPC hearing and that the EPC needs to understand the pending future zone change to NR-LM prior to an exception being decided.
26. During the April 16, 2026 EPC Hearing, the commission was provided details from the ZEO regarding the Exception for an 8-foot fence to be reflected on the Site Plan, pending the ZEO's approval pursuant to IDO 14-16-[5-7\(D\)\(3\)](#). If the Exception is not approved, the Site Plan will need to be updated prior to final sign off.
27. The landscaping plan will be re-reviewed through the DFT final sign off process for compliance with IDO Landscaping Standards once the applicant has worked with Urban Forestry and PNM to ensure compliance.

CONDITIONS OF APPROVAL – SP-2026-00028 – Site Plan – EPC, Major Amendment

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. The applicant shall adhere to the November 8, 2018, EPC Notice of Decision, Condition of Approval # 2, which requires the applicant pursue a Zoning Map Amendment to a district where Major Utility is an allowed primary use.
5. Final approval of the Site Plan shall be contingent upon the successful completion and effective date of the requested Zoning Map Amendment to transition the property to the NR-LM zone district, in accordance with the prior conditions of approval established for the subject property in the November 8, 2018, EPC Notice of Decision (PR-2018001355, SI-2018-00123). A Zoning Certificate shall be obtained and included with the DFT final Sign off application.
6. The site plan shall adhere to NR-LM zone district standards.
7. The leased area on the southeast portion of the subject site shall be reflected on the site plan.
8. The Applicant shall provide Staff with documentation of the finalized and recorded Conditional Utility Easement or Encroachment Agreement for the proposed landscaping within the PNM easement, as referenced on Sheet 10 Landscape Materials and Notes.
9. Update Sheet 1 that references the Minor Amendment to add PR-2018-001355 SP-2025-00048 and a note explaining the minor amendment.
10. Overall Site Plan – Sheet 1 of 24
 - A. The “Building Information” shall match what is on Sheet 3 of 24 – Overall Site Plan.
 - B. The Application Number is missing and shall be written on this sheet.
11. Overall Site Plan – Sheet 3 of 24
 - A. The building Information shall be revised to match what is on Sheet 5 of 23 - Site Plan Detail 1.
 - B. Future Salt Building Expansion shall read “Future Salt Building” because the building is not an expansion.
 - C. The Site Plan shall remove interior square footage and reflect the exterior square footage of all buildings. According to IDO Measurement definitions, GFA is calculated using the exterior dimensions of buildings.

- D. The Building Information Table shall be updated to change “Building Category” to “Land Use”, clarify existing and future development, remove interior square footage and add an exterior square footage column.
- E. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity. It shall be changed on Sheet Site Plan Details 3 and 4.
- F. The Field Storage Warehouse shall be noted as “Existing.”
- G. The Groundwater Warehouse shall be added to the table and noted as “Existing.”
- H. The number of parking spaces shall be removed where they are no longer located on the site plan.
- I. The Site Plan shall include a note that a deviation of 5% from IDO §14-16-[5-5](#) and IDO [Table 5-5-4](#) for Minimum Motorcycle Parking Requirements has been approved and that no motorcycle parking is required.

12. Overall Site Plan – Sheet 4 of 24

- A. The Power Equipment Enclosure shall be identified on the sheet.
- B. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.
- C. Table of Applicable Standards for Development on NU-SU zoned Property.
 - 1. Parking and Loading
 - a. Per IDO Section [5-5](#) For Occupied Building and Warehouse Buildings for loading shall be rewritten and state “For Compost Sales Office and Future Vehicle Maintenance Bldg.”
 - b. Please remove the number of parking spaces where they no longer are located on the plan.

13. Sheet 5 of 24 Site Plan Detail 1

- A. ADA Parking Requirement Table: The Warehouse Use and parking provided calculations shall be removed because there are no parking spaces designated at the warehouses.
- B. The Field Storage Warehouse Future Expansion square footage shall be revised. Staff calculations total 620.3 SF not 579 SF. Add “Existing” to the name of the Field Storage Warehouse.
- C. The Compost Sales Bldg. name shall be changed to Compost Sales Office for clarity.
- D. The Compost Sales Office square footage shall be revised. Staff calculations total 196 SF not 200 SF.

14. Sheet 9 of 24 Landscape: The proposed warehouse buildings are missing and shall be placed on the drawings.

15. Add an additional Landscape Plan with the warehouse buildings and parking lots shall be included in the drawing set with the following:

- A. Under NR-LM standards, the interior of the parking lot shall comply with the following conditions pursuant to IDO §14-16-[5-6\(F\)\(2\)](#):

1. A minimum of 10% of the parking lot area must be landscaped for lots with 50 or fewer spaces, increasing to 15% for lots exceeding 50 spaces.
 2. One tree is required for every 10 parking spaces, and no space may be situated more than 100 feet from a tree trunk.
 3. At least 75% of the required trees must be deciduous canopy-type shade trees with a mature diameter of at least 25 feet.
 4. Tree planters must provide a minimum of 60 square feet of area, though this may be reduced to 36 square feet if abutting permeable surfaces bring the total area to 60 square feet.
16. Sheet 15 of 24 ASR-02 & 03 Elevations: To satisfy the requirements of IDO §14-16-[5-8\(E\)\(4\)](#), the elevation keyed notes shall include a note stating that all facade, wall/fence, and landscape lighting will adhere to mandatory shielding standards.
17. Sheet 20 of 24 Details 2 of 4
- A. Rename this sheet to Site Fence Detail 1
 - B. Should a height exception be granted, the following design standards shall be reflected on the Final Site Plan:
 1. Articulation: Pursuant to IDO §14-16-[5-7\(E\)\(2\)](#), any wall section exceeding maximum height limits that faces a public street, City park, trail, or Major Public Open Space must incorporate architectural offsets or alignment changes to mitigate visual massing.
18. Sheet 21 of 24 Site Fence Detail: This sheet shall be renamed to Site Fence Detail 2.
19. Sheet 23 Lighting Layout and Sheet 24: Site Model Lighting
- A. The applicant shall revise the Lighting Layout (Sheet 23) and Site Model Lighting (Sheet 24) to remove the warehouse parking spaces.
 - B. Note 5 on the Lighting Layout (Sheet 23) shall be corrected to replace the "NR-GM" designation with "NR-LM," as LZ1 is the appropriate designation for the NR-LM district.
 - C. The current Site Light Model Sheet 24 of 24 is illegible; a clear PDF submittal shall be submitted.
20. The Landscaping Plan shall be updated to reflect consistency with the ABQ Plant Pallet, Urban Forestry, and PNM requirements.
21. Reviewing Agency conditions:
- A. Albuquerque Fire Rescue (AFR): The Fire Department will review specific plans--Fire1, fire2, alarm, sprinkler, and hoods as needed--that will need to be submitted through the City portal.
 - B. Albuquerque Public Schools (APS): The subject property is located adjacent to Mission Avenue Elementary School; therefore, APS requests that appropriate safety measures, traffic management, and construction mitigation strategies be implemented to minimize any potential impacts to students, staff, and school operations during construction and ongoing facility activities.
 - C. Albuquerque Metropolitan Arroyo Flood Control District (AMAFCA): The site is encumbered by an AMAFCA easement on the east side of the property, and AMAFCA will require review, approval, and permitting the site plan for grading and building approval.

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D. PNM:

1. Any existing and/or new PNM easements and facilities shall be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.
 2. Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities. The proposed development shall adhere to the design standards in IDO §14-16-5-6(C)(10). If there is not adequate ground space to plant Ornamental trees with a mature height of 12 feet, then it is appropriate to forgo them in favor of shrubs and other plants that can survive in a 2-foot-wide planting area.
22. If the Exception to Maximum Wall Heights per IDO 14-16-5-7(D)(3) is not approved by the ZEO, the Site Plan shall be updated to reflect Wall Heights for the NR-LM zone district standards prior to final sign off.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **May 1, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

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

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

Sincerely,



for Alan Varela
Planning Director

AV/MJ/WS/CH

cc:

Jackie Fishman, fishman@consensusplanning.com

Charlene Johnson, johnson@consensusplanning.com

Steve Morrow, smorrow@molzencorbin.com

Scott Medina, scott.medina@aecom.com

District 4 Coalition of Neighborhood Associations, contactus@d4cabq.org

North Valley Coalition, nvcabq@gmail.com

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EPC file

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 8, 2018

Water Utility Authority
Attn: John Stomp (Operations)
6000 Alexander Blvd NE
ABQ, NM 87107

Project #2018-001355
SI-2018-00123 – Major Amendment of Prior Approval, Site
Development Plan

LEGAL DESCRIPTION:

The above action for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility, zoned NR-SU, located at 6000 Alexander Blvd. NE, on Mission Ave. NE between Alexander Blvd. NE and Chappell Dr. NE., containing approximately 163 acres. (F-16) (**DEFERRED FROM OCTOBER 11, 2018 HEARING**)

Staff Planner: Cheryl Somerfeldt

PO Box 1293

On November 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001355/SI-2018-00123, Major Amendment of Prior Approval, Site Development Plan, based on the following Findings:

NM 87103

FINDINGS:

www.cabq.gov

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility addressed at 6000 Alexander Boulevard NE to be accessed from Mission Avenue NE, and containing approximately 163 acres.
2. The prior approval for the Site Development Plan Phase 1 for the City of Albuquerque Water Treatment Plant was approved by the Environmental Planning Commission (EPC) in February of 2004 on the western half of the overall site.
3. The Albuquerque Bernalillo County Water Authority (ABCWUA) owns the property and this request is for Phase 2 to relocate their Customer Service and Operations from the existing location to the south side of the San Juan-Chama Surface Water Treatment Plant on a 15-acre portion of the same property.
4. The revised entrance will be off Mission Boulevard NE along the south side of the site.

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5. New facilities will include about 50,000 square feet for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request will include parking for the public, employees, and fleet, plus a storage yard.
6. The subject site was previously owned by the existing sand and gravel extraction operation that negotiated a lease-back agreement with the City in order to continue their operations on the eastern third of the site.
7. Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone. The IDO converted the zone to NR-SU because of the Natural Resource Extraction use; however Major Utility is permitted as an accessory use only. The applicant will pursue the Post-IDO Voluntary Zone Conversion Process to a zone where the use is permitted as a primary use in perpetuity.
8. The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. Site Development Plans are expected to meet the requirements of adopted city policies and procedures. The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the Integrated Development Ordinance (IDO).
11. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The following applicable Comprehensive Plan Goals and Policies are furthered by the proposed request for a Major Amendment to a Prior Approval of the Site Plan:
 - The request furthers Policy 4.1.2 because it protects the cohesiveness of the adjacent neighborhoods by locating the ABCWUA facilities in the center of their large property. In this way, the site is well buffered from the nearby neighborhood and fits in with the other surrounding uses.
 - The request furthers Policy 5.3.8 because the request encourages solar energy collection and healthy living conditions by including solar panels or the PV system in the parking lot design, and the neighboring solar access is not affected.
 - The request furthers Policy 7.6.3a because the request blends the proposed ABCWUA facilities into the natural landscape by providing xeriscape demonstration gardens for customers. The proposed changes are harmonious with existing development on the site and in the surrounding area.
 - The request furthers Policy 12.1.2 because the ABCWUA is coordinating the Site Plan design of their facilities with the City through this process.
 - The request furthers Policy 12.3.1 because the request will provide a customer facility that will provide access to services for residents and other customers.
 - The request furthers Policies 13.1.1 and 13.1.3 because the proposed solar collectors utilize New Mexico's abundant access to photons and will decrease the ABCWUA's carbon footprint.

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- The request furthers Policy 13.2.1 because the request facilitates the sustainability of the ABCWUA and the region's water supply.
 - The request furthers Policy 13.2.2 because the Landscape Plan and educational programming demonstrate the efficient water use and conservation.
12. The applicant notified the Hodgin Neighborhood Association, the El Camino Real Neighborhood Association, the Vista Del Norte Alliance, the Greater Gardner and Monkbridge Neighborhood Association, the Los Alamos Addition Neighborhood Association, the Alameda North Valley Association, the North Edith Commercial Corridor Association, the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the District 7 Coalition of Neighborhood Associations as well as property owners within 100 feet as required. There were no neighborhood or facilitated meetings requested or held. Staff has not received neighborhood comments in support or opposition to the request.

CONDITIONS OF APPROVAL

1. Prior to finalizing the Site Plan, the applicant shall coordinate with the staff planner to ensure that all conditions of approval are met. Unauthorized changes to this Site Plan, including before or after final sign-off, may result in forfeiture of approvals.
2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use.
3. Pursuant to IDO Section 14-16-5-3(D)(3)(c), on-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of a special treatment.
4. Conditions of Approval from other agencies:
 - A) Development Services, Transportation Development
 - The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
 - The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - ADA curb ramps in the roadway right-of-way must be designed to current standards and have truncated domes installed.
 - Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
 - The Stop sign locations shown for the public parking lot to the south need to be relocated. The signs should be located to the right of the exiting vehicles at the point where the vehicle is expected to stop. Both signs are shown too far north of the exit and the sign at the southeast access is shown on the left of exiting vehicles.

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- B) Solid Waste Management Department**
- All new/proposed refuse enclosures must be built to COA minimum requirements. Remove landscaping in front of East side refuse enclosure (Pg. LS101) and do not plant anything next to enclosures that will create an overhang.
- C) Albuquerque Bernalillo County Water Utility Authority (ABCWUA)**
- An availability statement is required prior to DRB approval. Requests can be made at this link: http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - Provide an updated Utility Plan: Confirm the service line to the "Operations Building". The provided Utility Plan is indicating a 10".
 - Confirm all fire line sizes. The proposed relocation of the existing hydrant along Mission Ave. shall make a new connection to the existing waterline along Mission Ave. The indicated 90 deg. bend is not acceptable.
 - Confirm appropriate horizontal separation between the proposed onsite sanitary sewer and the water line.
- D) Albuquerque Public Schools (APS)**
- The site is located across the street from Mission Avenue Elementary School. Any potential traffic impacts would be located in City of Albuquerque Right-Of-Way. Should there be issues of ingress and egress to the site adjacent to Mission Ave Elementary School, it is recommended that the SMPC Architects and ABCWUA coordinate with APS BLUZ (Bus Loading and Unloading Zone) Committee to address any concerns.
- E) Public Service Company of New Mexico (PNM)**
- An existing substation is located along the western boundary of the subject property and an existing 115kV transmission line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements.
 - It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
 - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
5. The Site Development Plan shall comply with the General Regulations of the IDO, and all other applicable design regulations, except as specifically approved by the EPC.
6. The updated Site Plan reflects a new 10,000 square foot De-Watering Building (Building E) at the northwest corner of the Fleet Vehicle Storage. All sheets of the Site Plan set shall reflect this minor change, and be reviewed by Planning staff prior to submittal for building permit.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 26, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,



For David S. Campbell
Planning Director

DSC/CS

cc: Water Utility, Attn: John Stomp (Operations), 6000 Alexander Blvd NE, ABQ, NM 87107
SMPC Architects, Dave Cook, 219 Central Ave. NW, Suite 800, ABQ, NM 87102
Hodgin NA, Cathy Intemann, 3816 Delamar NE, ABQ, NM 87110
Hodgin NA, Kathy Kleyboecker, 3912 Morningside Dr NE, ABQ, NM 87110
El Camino Real NA, Chris Christy, P.O. Box 27288, ABQ, NM 87125
El Camino Real NA, Linda Trujillo, P.O. Box 27288, ABQ, NM 87125
Vista Del Norte Alliance, Fred Harsany, P.O. Box 6270, ABQ, NM 87197
Vista Del Norte Alliance, Janelle Johnson, P.O. Box 6270, ABQ, NM 87197
Greater Gardner & Monkbridge NA, Marcia Finical, 141 Griegos Rd NW, ABQ, NM 87107
Greater Gardner & Monkbridge NA, David Wood, 158 Pleasant NW, ABQ, NM 87107
Los Alamos Addition NA, Don Dudley, 302 Sandia Rd NW, ABQ, NM 87107
Los Alamos Addition NA, Jeremy Wilcox, 305 Sandia Rd NW, ABQ, NM 87107
Alameda North Valley Assoc., Mark Rupert, 909 Tijeras Ave NW, #116 ABQ, NM 87102
Alameda North Valley Assoc., Steve Wentworth, 8919 Boe Ln NE, ABQ, NM 87113
North Edith Comm. Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, NM 87113

OFFICIAL NOTICE OF DECISION

Project #2018-001355

November 8, 2018

Page 6 of 6

North Edith Comm. Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, NM 87113, ABQ, NM 87113

North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197

North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87104

Dist. 4 Coali. Of NA's, Daniel Regan, 4109 Chama St NE, ABQ, NM 87109

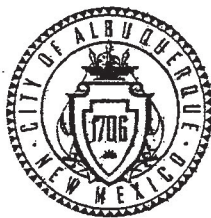
Dist. 4 Coali. Of NA's, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109

Dist. 7 Coalition of Neigh. Assoc., David Haughawout, 2824 Chama St., NE, ABQ, NM 87110

Dist. 7 Coalition of Neigh. Assoc., Lynne Martin, 1531 Espejo NE, ABQ, NM 87112

Kevin Morrow kmorrow@cabq.gov

Kathy Berglund kberglund@cabq.gov



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

Date: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003170***
03EPC-02194 EPC Site Development Plan-Building
Permit

COA Water Resources Dept.
P.O. Box 1293
Albuq. NM 87103

LEGAL DESCRIPTION: for **Elena Gallegos Grant**, zoned SU-1 for Sand & Gravel Extr & Rel. Act., located on MISSION AVE. NE, between TOKAY ST. NE and CHAPPELL DR. NE, containing approximately 161 acre(s). (E-16) Chris Hyer, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1003170/03EPC 02194, a request for site development plan for building permit, for 3 unplatted tracts in the Elena Gallegos Grant, Sections 27 & 34, Township 11-N, Range 3-E, NMPM, zoned SU-1 for sand and gravel extraction and related activities and uses permissive in the M-1 zone, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for subdivision for a 161.8-acre site consisting of 3-tracts of land that are legally described as unplatted tracts in the Elena Gallegos Grant, portions of Sections 27 & 34, Township 11-N, Range 3-E, NMPM and located on the west side of Chappell Road NE and the east side of Tokay Street NE, the north side of Mission Avenue between Montgomery Boulevard NE and Osuna Road NE north of Renaissance Center.
2. This site is zoned SU-1 for sand and gravel extraction and related activities and permissive uses in the M-1 zone and is not requested for change.
3. The proposed Albuquerque City Water Treatment Plant is a permissive use in the M-1 zone.

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
PROJECT #1003170
PAGE 2 OF 4

4. This request furthers the applicable goals and policies of the *Comprehensive Plan*, by helping to create a quality urban environment within the metropolitan area which will perpetuate the tradition of identifiable, individual but integrated communities by offering a variety in housing, transportation, work areas and life styles, while creating a visually pleasing built environment. (Established Urban Area Goal)
5. The request is in conformance with the *Comprehensive Plan's* policies for the Established Urban land-use designation which allow a full range of urban land uses and states that the location, intensity and design of new development shall respect existing neighborhood values and resources and where vacant land is contiguous to existing or programmed urban facilities and services and where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Established Urban Area Policies a, d, e, g, i, and l)
6. The Water Quality Goal in the *Comprehensive Plan* is satisfied with this request by maintaining a dependable, quality supply of water for the urbanized area's needs and complies with policies a and d.
7. This request also complies with the Water Management Goal of the *Comprehensive Plan* in creating efficient water management and use.
8. This request complies with the intent, Goals and applicable policies of the *North Valley Area Plan* in creating an environment that will help to stabilize residential zoning and land use, encourage the smooth flow of traffic on arterials and limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character. (policies 2, Zoning and Land Use Policy; 1 and 3, Transportation)
9. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Site plan shall comply and be designed per DPM Standards.
- d. Platting should be a concurrent DRB action.
- e. The applicant shall amend the Long Range Roadway System relative to Alexander Boulevard and Singer Boulevard to accommodate Home Land Security requirements.
- f. Provision for the expansion of Chappell Drive, a major local street, in conformance with the City's Development Process Manual (DPM).

- 3. The City's Public Works Department's Water Resources Division shall contact the owner of the adjacent manufacturing business on the north side of the site, Mega-Corp, and develop a strategy to ensure that water in the facility will not become contaminated through atmospheric exposure or liquid spill, accidentally or deliberately.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 5, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

10/1/04

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
PROJECT #1003170
PAGE 4 OF 4

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

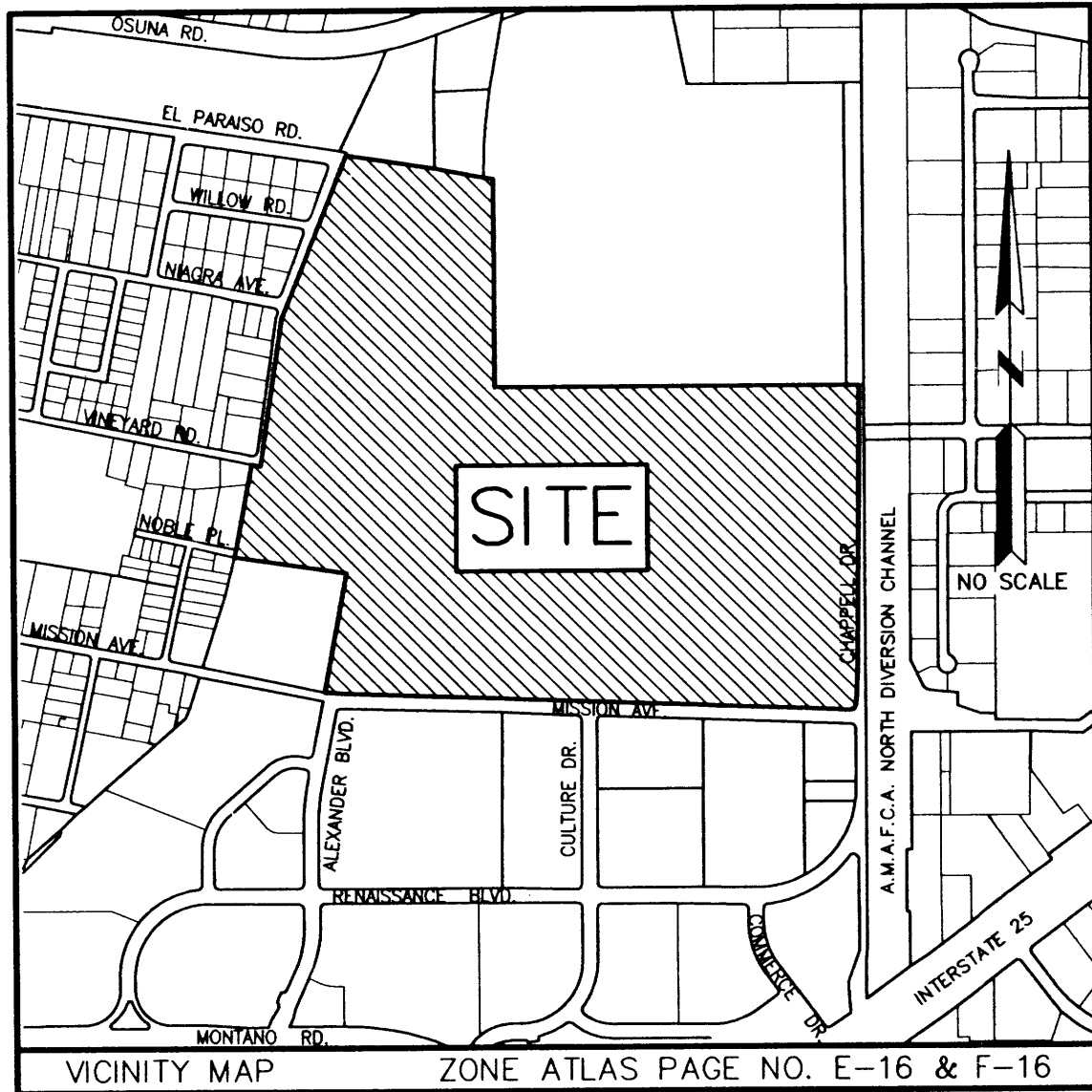
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Sites Southwest, 121 Tijeras NE, Suite 3100, Albuq. NM 87109



DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon. This Plat replaces previous Plat recorded in Bernalillo County Clerk's Office on 12/29/2004 in Book 2004C, Page 401.

FREE CONSENT AND DEDICATION

Seal D. Mark 11-03-06
 PNM ELECTRIC SERVICES DATE
 Seal D. Mark 11-03-06
 PNM GAS SERVICES DATE
 Rachel B. 11-7-06
 QWEST TELECOMMUNICATIONS DATE
 Bonnie B. 11-7-06
 COMCAST DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.
- C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.
- D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation ("Grantee"), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privilege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

- 1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
- 2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.

The provisions described above shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,
 N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985.; THENCE,
 S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,
 S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature.; THENCE,
 Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44"W a distance of 49.15' feet to a found rebar with washer; THENCE,
 N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52"E, a distance of 1951.92' feet; THENCE,
 N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,
 N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,
 N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,
 N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,
 S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,
 N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,
 N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,
 S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,
 S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,
 S89°50'47"E, a distance of 2042.95' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.
 Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

- 1. One (1) Tract is created by this plat.
 Total Acreage: 162.5256 ac/7079617 sq ft
 R.O.W. Dedication: 1.0717 ac/46683 sq ft
 Net Acreage: 161.4539 ac/7032934 sq ft
- 2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.

Albuquerque Control Station "SC26-27-34-35"
 BRASS CAP
 X=394,315.98 Y=1,508,335.30 (NAD 1927)
 Scale Factor: 0.9995584
 Convergence: -0°12'13"
 Elevation (NGVD 1929) 5110.406 feet

Albuquerque Control Station "2-F16"
 X=390,920.06 Y=1,504,671.78 (NAD 1927)
 Scale Factor: 0.9996718
 Convergence: -00°12'36"
 Elevation (NGVD 29) 5062.154 feet

2. Corner monuments "SET or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 11769" or as described hereon. Existing corner monumentation found by this survey is described hereon.

3. Distances are horizontal ground distance.

4. Bearings and distances shown in parenthesis () are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001, Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO
 BY: BRUCE J. PERLMAN, Ph.D., CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Felicia Giron
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 1-29-2010

This instrument was acknowledged before me on: October 24 of, 2006
 by: Bruce J. Perlman, Ph.D., Chief Admin Officer
 Felicia Giron
 NOTARY PUBLIC My Commission Expires 1-29-2010

PLAT OF
TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
 PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
 IN THE ELENA GALLEGOS GRANT
 ALBUQUERQUE, NEW MEXICO

OCTOBER 2006



THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 10106183743810153

PROPERTY OWNER OF RECORD: City of Albuquerque
 BERNALILLO COUNTY TREASURER'S OFFICE: Cynthia Supt 11/16/06

APPROVALS

City Surveyor: [Signature] 10-25-06
 REAL PROPERTY DIVISION: N/A 11-15-06
 TRAFFIC/ENGINEERING, TRANSPORTATION DIVISION: [Signature] 11-8-06
 UTILITIES DEVELOPMENT: [Signature] 11-8-06
 PARKS AND RECREATION DEPARTMENT: Christina Sandoval 11/8/06
 CITY ENGINEER: John P. Celley 11-7-06
 [Signature] 11/8/06

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

DRB CHAIRPERSON, PLANNING DEPARTMENT: Andrew Gomez 11-15-06
 Project # 1003170
 CASE No. 06DRB 01564 PLAT No.

SURVEYOR'S CERTIFICATE

I, Richard Lovato, New Mexico Professional Surveyor No. 11769, do hereby certify that the real property shown hereon has been surveyed, monumented and platted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

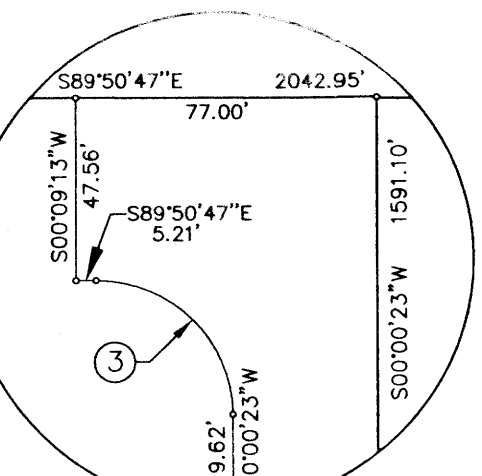
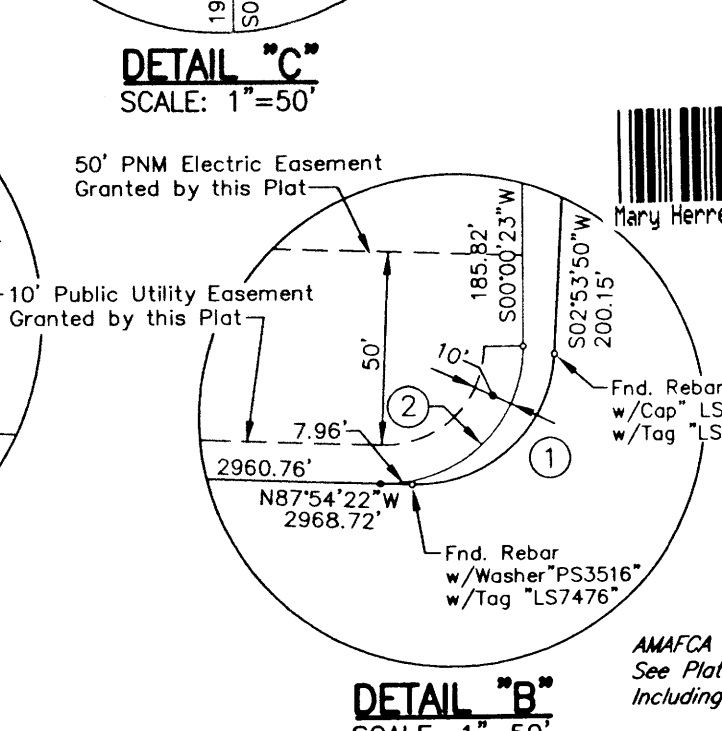
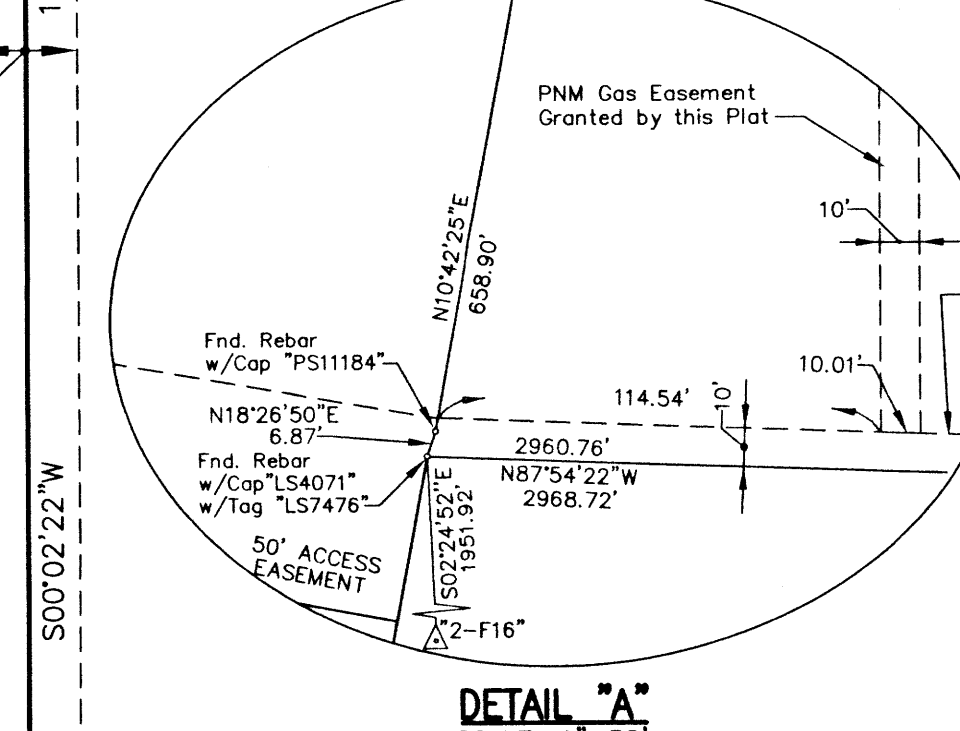
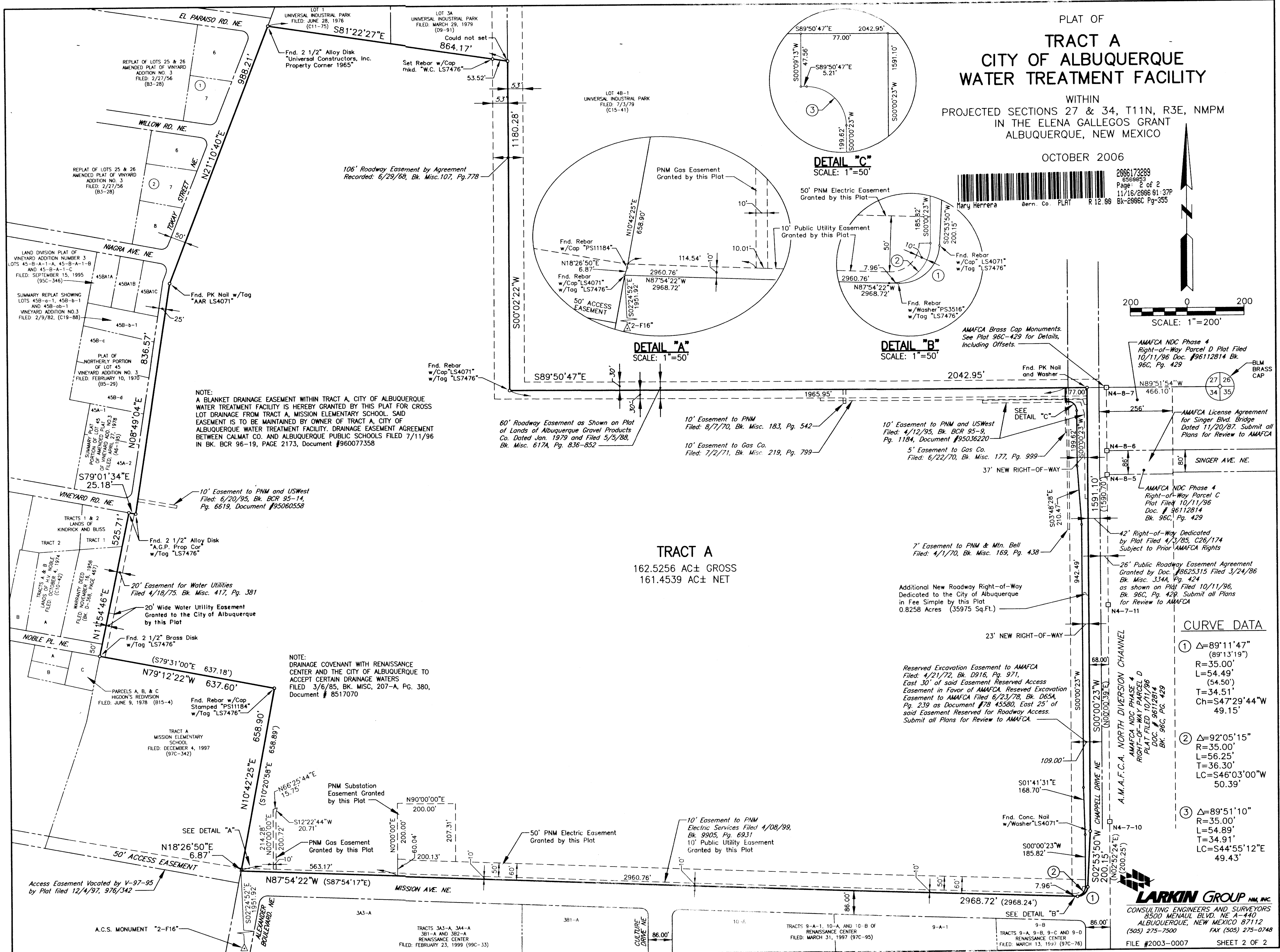
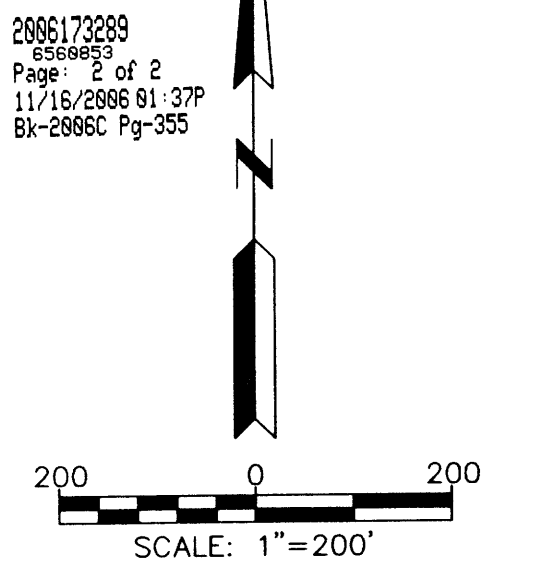
RICHARD LOVATO, NMPLS 11769 DATE 11-20-06



PLAT OF
TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
 PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
 IN THE ELENA GALLEGOS GRANT
 ALBUQUERQUE, NEW MEXICO

OCTOBER 2006



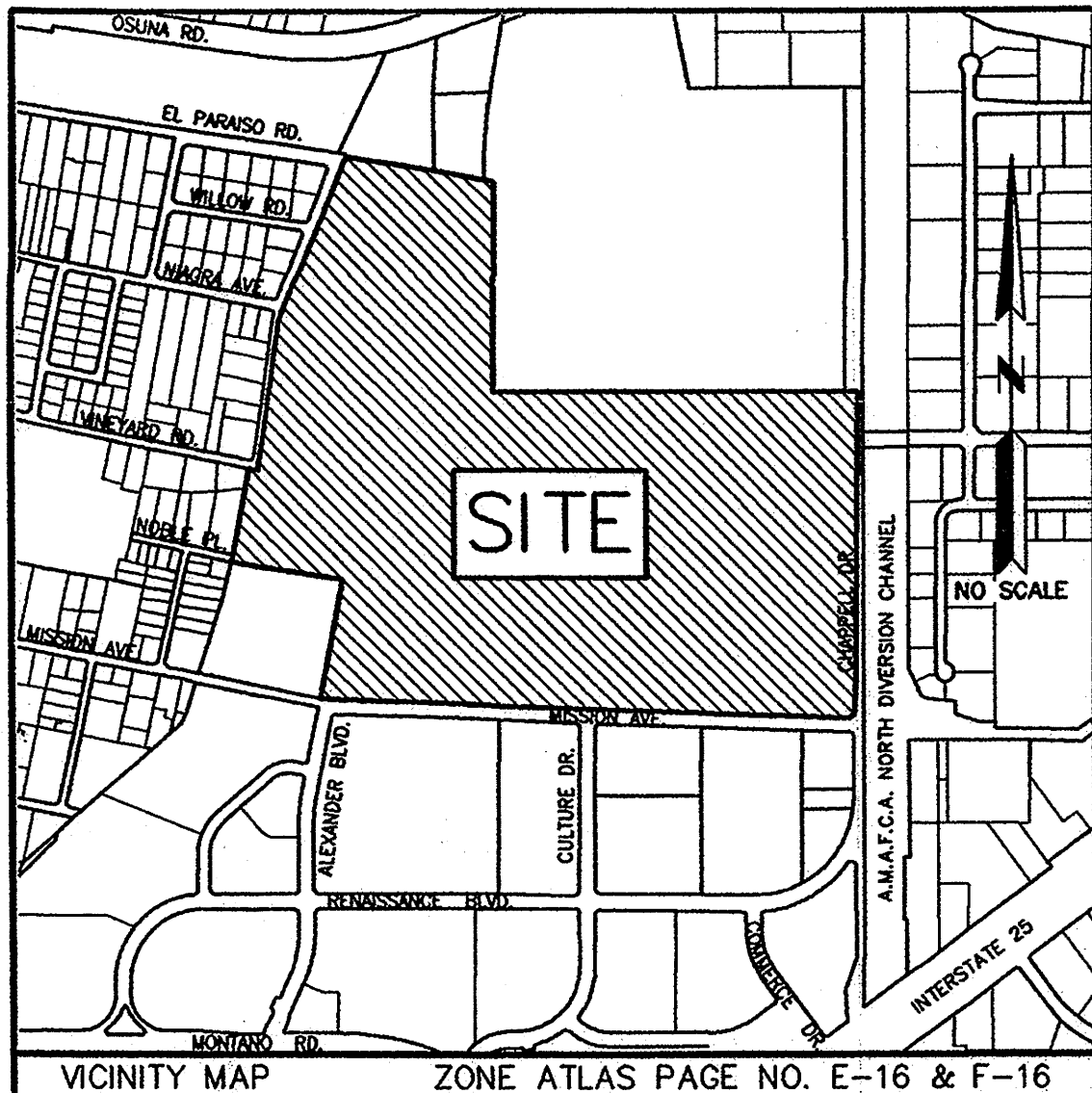
NOTE:
 A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960073358

NOTE:
 DRAINAGE COVENANT WITH RENAISSANCE CENTER AND THE CITY OF ALBUQUERQUE TO ACCEPT CERTAIN DRAINAGE WATERS FILED 3/6/85, BK. MISC. 207-A, PG. 380, Document # 8517070

Reserved Excavation Easement to AMAFCA Filed: 4/21/72, Bk. D916, Pg. 971, East 30' of said Easement Reserved Access Easement in Favor of AMAFCA. Reserved Excavation Easement to AMAFCA Filed 6/23/78, Bk. D65A, Pg. 239 as Document #78 45580, East 25' of said Easement Reserved for Roadway Access. Submit all Plans for Review to AMAFCA.

CURVE DATA

- ① Δ=89°11'47"
 (89°13'19")
 R=35.00'
 L=54.49'
 (54.50')
 T=34.51'
 Ch=S47°29'44"W
 49.15'
- ② Δ=92°05'15"
 R=35.00'
 L=56.25'
 T=36.30'
 LC=S46°03'00"W
 50.39'
- ③ Δ=89°51'10"
 R=35.00'
 L=54.89'
 T=34.91'
 LC=S44°55'12"E
 49.43'



VICINITY MAP ZONE ATLAS PAGE NO. E-16 & F-16

DISCLOSURE STATEMENT

The purpose of this plat is to define the boundary of the existing parcel, grant the easements as shown hereon and to dedicate the additional right-of-way as shown hereon.

FREE CONSENT AND DEDICATION

Leah G. Muth 9-08-04
 PNM ELECTRIC SERVICES DATE

Leah G. Muth 7-08-04
 PNM GAS SERVICES DATE

James R. Muller 9-10-04
 QWEST TELECOMMUNICATIONS DATE

Rita Erickson 9-23-04
 COMCAST DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide gas service.
- C. Qwest Telecommunications for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to ground pedestals and closures.
- D. Comcast for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, locate, relocate, change, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

PNM ELECTRIC EASEMENTS

The City of Albuquerque ("Owner/Grantor"), does hereby give, grant, bargain and convey unto Public Service Company of New Mexico, a New Mexico corporation (Grantee), its successors and assigns, an exclusive, permanent easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain overhead and/or underground facilities for an electric substation and for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes, and for all other related purposes, including, but not limited to, lines, poles, guy wires, conduits, transformers, antennas, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described; together with free access to, from and over said easement, with the right and privilege of going upon, over and across other lands of Owner/Grantor for the purposes set forth herein, with the right to utilize said easements to extend services to customers of Grantees, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures, signs or other obstacles of any kind which interfere with the Grantee's rights set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

- 1. The "PNM SUBSTATION EASEMENT" as shown and dedicated on this plat.
 - 2. All other easements labeled "PNM ELECTRIC EASEMENT" as shown and dedicated on this plat.
- The provisions described above shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of Owner/Grantor and Grantee. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

SURVEY DESCRIPTION

A certain tract of land situate within Projected Sections 27 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, in the Elena Gallegos Grant, Bernalillo County, New Mexico, being a portion of Original Purchase (South Tract) and Tract B as the same are described and designated on the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1963 as Instrument No. 49850.

Said parcel being more particularly described by New Mexico Coordinate System Grid Bearings, Central Zone, NAD 27 Datum, and measured ground distances as follows:

Starting at the corner common to Sections 26, 27, 34 and 35, T. 11 N., R. 3 E., N.M.P.M.; THENCE,

N89°51'54"W, 466.10' feet to the POINT OF BEGINNING and the most easterly corner of the parcel herein described, a found nail and washer on the line common to said Sections 27 and 34, being the most easterly corner of Renaissance Center, as shown on the subdivision plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 3, 1985; THENCE,

S00°00'23"W, a distance of 1591.10' feet to a found concrete nail and washer; THENCE,

S02°53'50"W, a distance of 200.15' feet to a found rebar with cap, a point of curvature; THENCE,

Southwesterly, a distance of 54.49' feet along the arc of a curve to the right, having a radius of 35.00' feet, a central angle of 89°11'47" and a chord which bears S47°29'44" W a distance of 49.15' feet to a found rebar with washer; THENCE,

N87°54'22"W, a distance of 2968.72' feet to a found rebar with cap from whence the Albuquerque Control Survey Station "2-F16" bears S02°24'52" E, a distance of 1951.92' feet; THENCE,

N18°26'50"E, a distance of 6.87' feet to a found rebar with cap; THENCE,

N10°42'25"E, a distance of 658.90' feet to a found rebar with cap; THENCE,

N79°12'22"W, a distance of 637.60' feet to a found 2 1/2" brass disk; THENCE,

N11°54'46"E, a distance of 525.71' feet to a found 2 1/2" alloy disk in concrete; THENCE,

S79°01'34"E, a distance of 25.18' feet to a found 2 1/2" alloy disk in concrete; THENCE,

N08°49'04"E, a distance of 836.57' feet to a found PK nail with tag; THENCE,

N21°10'40"E, a distance of 988.21' feet to the northwesterly corner of the tract herein described, a found 2 1/2" alloy disk in concrete on the south line of Lot 1 of Universal Industrial Park; THENCE,

S81°22'27"E, a distance of 864.17' feet along the south line of Lots 1 and 3A of Universal Industrial Park to a found rebar with cap on the westerly line of Lot 4B-1 of said Universal Industrial Park; THENCE,

S00°02'22"W, a distance of 1180.28' feet along the westerly line of Lot 4B-1 to the southwest corner of Lot 4B-1, to a found rebar with cap; THENCE,

S89°50'47"E, a distance of 2042.95' feet along the south line of said Lot 4B-1 of Universal Industrial Park to the point of beginning of the parcel herein described.

Said parcel containing 162.5256 acres more or less.

DEVELOPMENT NOTES

- 1. One (1) Tract is created by this plat.
 Total Acreage: 162.5256 ac/7079617 sq ft
 R.O.W. Dedication: 1.0717 ac/46683 sq ft
 Net Acreage: 161.4539 ac/7032934 sq ft
- 2. Utility Council Location Log No: 2004 27 4090

SURVEY NOTES

- 1. Basis of bearings for the Survey shown hereon are New Mexico Coordinate System Grid Bearings, Central Zone, NAD 1927, NGVD 1929 Datum, Transverse Mercator Projection, New Mexico.
- Albuquerque Control Station "SC26-27-34-35"
 BRASS CAP
 X=394,315.98 Y=1,508,335.30 (NAD 1927)
 Scale Factor: 0.9995584
 Convergence: -0°12'13"
 Elevation (NGVD 1929) 5110.406 feet
- Albuquerque Control Station "2-F16"
 X=390,920.06 Y=1,504,671.78 (NAD 1927)
 Scale Factor: 0.9995718
 Convergence: -0°12'36"
 Elevation (NGVD 29) 5062.154 feet
- 2. Corner monuments "SET" or "RESET" by this survey are capped #4 rebar, 1.5' feet in length, embossed "PLS 7476" or as described hereon. Existing corner monumentation found by this survey is described hereon.
- 3. Distances are horizontal ground distance.
- 4. Bearings and distances shown in parenthesis () are from recorded plats.

EASEMENT NOTE

1. All existing easements shown hereon are from documents furnished by First American Title Insurance Company Title Commitment No. 01012956 dated June 8, 2001, Insured: City of Albuquerque

FREE CONSENT AND DEDICATION

The plat shown hereon is made in accordance with the desires of the undersigned owner(s) or proprietor(s) thereof. Said owner(s) or proprietor(s) dedicate to the City of Albuquerque the new Right-of-Way shown hereon and do grant the easements shown hereon for the purposes specified; said owner(s) and proprietor(s) do hereby certify that this is their free act and deed and do hereby represent that they are authorized to so act.

OWNER: CITY OF ALBUQUERQUE, NEW MEXICO
 BY: James B. Lewis
 JAMES B. LEWIS,
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on: Aug 11, of 2004.
 by: James B. Lewis, Chief Administrative Officer
Rene Carmona
 NOTARY PUBLIC
 My Commission Expires: 11/15/2006

PLAT OF
TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY
PRELIMINARY PLAT
APPROVED BY DRB
 WITHIN
 PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
 IN THE ELENA GALLEGOS GRANT
 ALBUQUERQUE, NEW MEXICO

AUGUST 2004

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
 AND PAID ON UPC # 1016 061 305 421 0153
 # 1016 061 457 479 10112
 # 1016 061 370 374 10119
 # 1016 061 312 060 30788
 # 1016 061 140 443 20363

Bernalillo County Treasurer
 One Civic Plaza, NW C2
 Albuquerque, New Mexico 87102

PROPERTY OWNER OF RECORD: City of Albuquerque
 BERNALILLO COUNTY TREASURER'S OFFICE: Conchita Lucero 12/29/04



APPROVALS

[Signature] 8-11-04
 CITY SURVEYOR DATE

N/A Sam 9/8/04
 REAL PROPERTY DIVISION DATE

[Signature] 9/8/04
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

[Signature] 9/8/04
 UTILITIES DEVELOPMENT DATE

Christina Sandoval 9/8/04
 PARKS AND RECREATION DEPARTMENT DATE

Martin W. Eckert Jr. 12-23-04
 AMAFCA DATE

Bradley D. Bingham 9/8/04
 CITY ENGINEER DATE

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

[Signature] 9/8/04
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CASE No. DRB 1003170 PLAT No. 04-01329

SURVEYOR'S CERTIFICATE

I, Harry K. Work, New Mexico Professional Surveyor No. 7476, do hereby certify that the real property shown hereon has been surveyed, monumented and plotted by me or under my direct supervision and responsible charge in accordance with the Standards for Land Surveys in New Mexico; that said survey meets the minimum requirements of the City of Albuquerque Subdivision Ordinance; that said survey and plat is true and correct to the best of my knowledge and belief.

Harry K. Work Aug 11, 2004
 HARRY K. WORK, NMPLS 7476 DATE

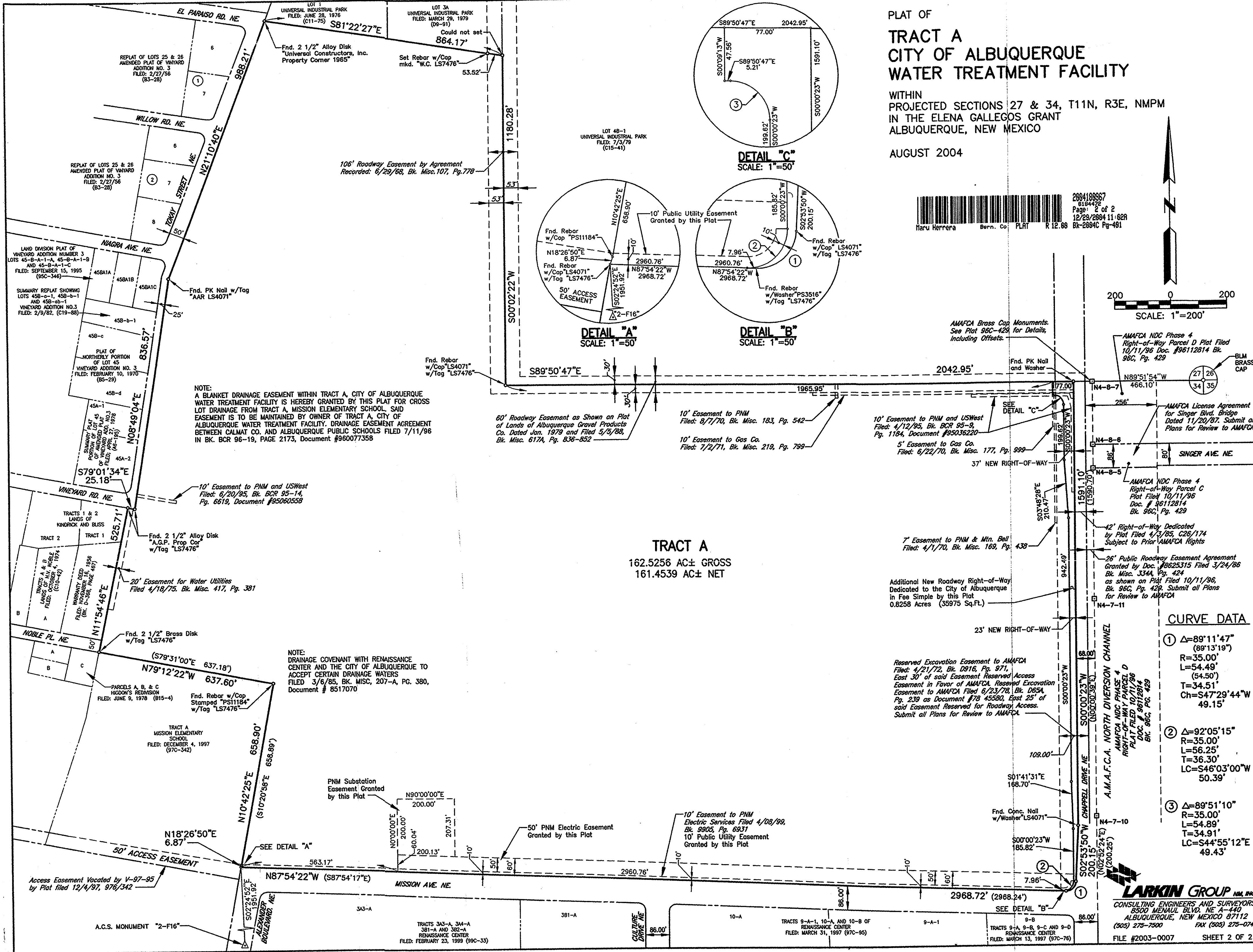
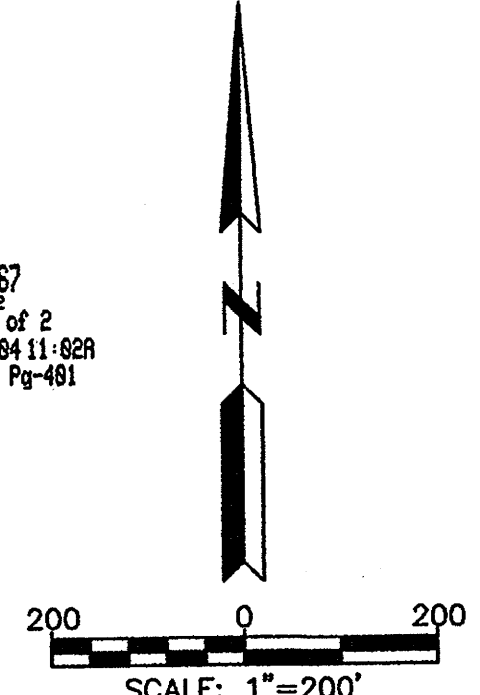


LARKIN GROUP INC.
 CONSULTING ENGINEERS AND SURVEYORS
 8500 MENAUL BLVD. NE A-440
 ALBUQUERQUE, NEW MEXICO 87112
 (505) 275-7500 FAX (505) 275-0748
 FILE #2003-0007 SHEET 1 OF 2

PLAT OF
TRACT A
CITY OF ALBUQUERQUE
WATER TREATMENT FACILITY

WITHIN
PROJECTED SECTIONS 27 & 34, T11N, R3E, NMPM
IN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, NEW MEXICO

AUGUST 2004



NOTE:
A BLANKET DRAINAGE EASEMENT WITHIN TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY IS HEREBY GRANTED BY THIS PLAT FOR CROSS LOT DRAINAGE FROM TRACT A, MISSION ELEMENTARY SCHOOL. SAID EASEMENT IS TO BE MAINTAINED BY OWNER OF TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY. DRAINAGE EASEMENT AGREEMENT BETWEEN CALMAT CO. AND ALBUQUERQUE PUBLIC SCHOOLS FILED 7/11/96 IN BK. BCR 96-19, PAGE 2173, Document #960077358

NOTE:
DRAINAGE COVENANT WITH RENAISSANCE CENTER AND THE CITY OF ALBUQUERQUE TO ACCEPT CERTAIN DRAINAGE WATERS FILED 3/6/85, BK. MISC. 207-A, PG. 380, Document # 8517070

CURVE DATA

- ① $\Delta=89^{\circ}11'47''$
($89^{\circ}13'19''$)
R=35.00'
L=54.49'
(54.50')
T=34.51'
Ch=S44°29'44"W
49.15'
- ② $\Delta=92^{\circ}05'15''$
R=35.00'
L=56.25'
T=36.30'
LC=S46°03'00"W
50.39'
- ③ $\Delta=89^{\circ}51'10''$
R=35.00'
L=54.89'
T=34.91'
LC=S44°55'12"E
49.43'

LARKIN GROUP NM, INC.
CONSULTING ENGINEERS AND SURVEYORS
8500 MENAUL BLVD. NE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500 FAX (505) 275-0748
FILE #2003-0007 SHEET 2 OF 2

C) APPLICATION INFORMATION



April 29, 2026 *(replaces April 9, 2026, letter)*

Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: ABCWUA Chappell Campus Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

Dear Mr. Chairman:

The purpose of this letter is to request a Zone Map Amendment for the Albuquerque Bernalillo County Water Authority (ABCWUA) Chappell Campus. The property is located at 1441 Mission Avenue NE (6000 Alexander Boulevard NE is listed on AGIS) at the southwest corner of Chappell Drive and Mission Avenue, approximately 162.5 acres, and currently zoned Non-Residential Sensitive Use (NR-SU). The Applicant is requesting a Zone Map Amendment to Non-Residential Light Manufacturing (NR-LM).

This application for Zone Map Amendment is tied to the Major Amendment to the Site Plan (PR-2018-001355; SP-2026-00028), which was approved by the Environmental Planning Commission (EPC) on April 16, 2026. The Zone Map Amendment was an EPC condition of approval (PR-2018-001355; SI-2018-00123), which this application seeks to fulfill, and a condition of approval on the recently approved Major Amendment.



PRINCIPAL

James K. Strozier, FAICP

ASSOCIATE

Ken Romig, PLA, ASLA

Subject property location.

BACKGROUND

The San Juan-Chama Drinking Water Treatment Plant (DWTP) Large-Scale Recharge Expansion Project is a strategic initiative by the Albuquerque Bernalillo County Water Utility Authority (Water Authority) to enhance long-term water supply reliability and resiliency through expanded Aquifer Storage and Recovery (ASR) infrastructure. The subject site treats and stores San Juan-Chama (SJC) surface water in the regional aquifer for later recovery during peak demand periods and drought conditions.

The facilities and activities on the subject site contain the Water Authority's existing ASR facilities and surface water system and is a key component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan. The Zone Map Amendment will allow an increase in underground storage capacity, reduce long-term groundwater depletion, and strengthen drought preparedness for the Albuquerque metropolitan area.

Existing Conditions

The ABCWUA Chappell Campus acts as central hub for customer service, operational management, maintenance, and warehousing. The site contains the following:

- Customer Service Center
- Call and Dispatch Center
- Operation Management Offices
- Maintenance and Training Buildings

The project site has been previously disturbed, having been used historically for aggregate mining and extraction and subsequently partially graded in anticipation of future utility development. Once developed, the site will sit approximately two to six feet below the existing grade of Chappell Drive, which will help mitigate any impact on the surrounding area. Existing surrounding uses include Water Authority operational facilities, utility corridors, drainage infrastructure, and a solar facility lease area.

The project area is characterized by utility and industrial uses and does not include residential development, with the exception of the area to the west within Bernalillo County. Existing access roads, power infrastructure, water lines, and stormwater management features are already present within or adjacent to the site. The location is well suited for the expansion of water utility infrastructure and avoids impacts to undisturbed land or sensitive uses.

Previous Planning Actions

The subject property has a long history of approvals by the City of Albuquerque. The original Site Development Plan was approved through by the Environmental Planning Commission in 2003. Since the original approval in 2003, several Minor Amendments and one Major Amendment were approved. The approvals and their associated action numbers per AGIS are listed below:

- February 19, 2004 (1003170; 04DRB-01330) - Original approval
- July 18, 2018 (SI-2018-00076) – Minor Amendment
- September 19, 2018 (VA-2018-00120) – EPC Variance
- November 8, 2018 (PR-2018-001355 / SI-2018-00123) – Major Amendment*
- July 11, 2019 (SI-2019-00230) – Minor Amendment
- October 11, 2019 (SI-2019-00347) – Minor Amendment
- August 22, 2020 (SI-2020-00833) – Minor Amendment

- April 23, 2021 (SI-2021-00382) – Minor Amendment
- March 13, 2026 (SP-2025-00048) – Minor Amendment (*approved after the Major Amendment was submitted to the EPC*)

**The Major Amendment included the EPC condition of approval that the Applicant seek a Zone Map Amendment, which is the impetus behind the current application.*

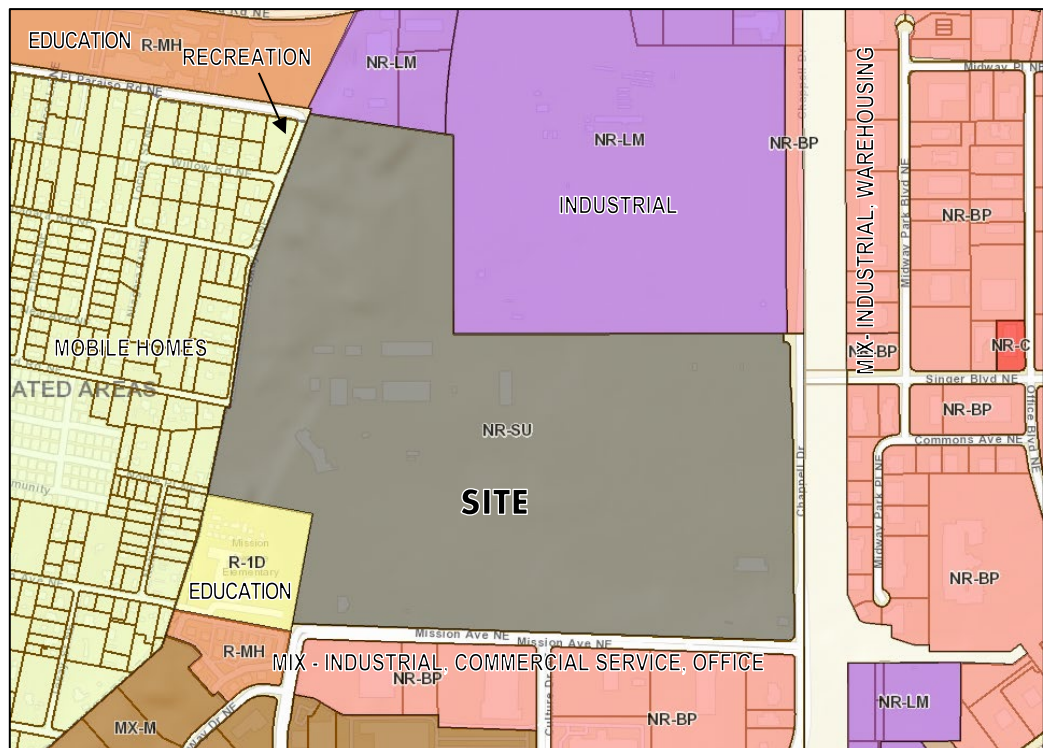
Planning Context and Existing Conditions

The subject property previously held gravel mining operations and is located at the northwest corner of Mission Avenue and Chappell Drive, both Urban Major Collectors. The nearest transit route is Bus Route 157, which runs along Montgomery Boulevard on Monday through Friday at peak and off-peak frequencies of 40 minutes and on Saturday and Sunday at a frequency of 45 minutes.

The adjacent zoning and land use are summarized in Table 1. Surrounding zoning designations include NR-LM, NR-BP, and Bernalillo County M-H. The area is predominantly developed with industrial uses, and some commercial service and office uses. Mission Elementary School is located adjacent to the southwest corner of the subject property and mobile home and recreation uses are to the west within unincorporated Bernalillo County.

TABLE 1: ADJACENT ZONING and LAND USE

Direction	Zoning	Land Use
North	NR-LM	Industrial and Educational to the northeast
South	NR-BP, R1-D	Industrial, Warehousing, Office, Educational
East	NR-BP	Industrial, Office, Commercial Services
West	County M-H	Single-family/mobile homes, Recreation (Sandia Prep tennis courts)



Existing Zoning and Land Use.



6-7 (H)(3) REVIEW AND DECISION CRITERIA

Any application for a Zoning Map Amendment - Council shall be approved if it meets all of the following criteria, as applicable:

6-7(H)(3)(a): *The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-6-7(G)(3).*

Applicant’s Response: The criteria for approval of a Zoning Map Amendment – EPC requires the Applicant to meet the criteria under Zoning Map Amendment – Council IDO Section 6-7(G)(3)(a) due to the subject property being larger than 20 acres. Responses to the criteria follow below.

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

Applicant’s Response: The proposed Zone Map Amendment is consistent with the health, safety, and general welfare of the City because it clearly furthers goals and policies contained in the ABC Comprehensive Plan. The Zone Map Amendment is advantageous to the Albuquerque metro area as a whole because it will allow the Water Authority to continue its long-range water planning by allowing for an increase in underground storage capacity, reduction in long-term groundwater depletion, and strengthening of drought preparedness for the Albuquerque metropolitan area. Overall, the Zone Map Amendment is consistent with and will fulfill the EPC’s 2018 condition of approval that required the Applicant to seek a Zone Map Amendment that allowed major utility as a primary permissive use, thus removing the subject property’s nonconforming status.

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

Applicant’s Response: The proposed Zone Map Amendment furthers Goal 5.3 by enabling development on an existing public utility site that is served by existing infrastructure and public facilities, including the major street network, water and sanitary sewer systems, and public sidewalks. The Zone Map Amendment will serve the public good by allowing the Water Authority to continue its long-range water planning through an increase in underground water storage capacity, reduction in long-term groundwater depletion, and strengthening drought preparedness. The Zone Map Amendment will support and facilitate additional phases of the Water Authority’s planned build-out of the subject property and promote the efficient use of land and existing public investments in the area.

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

Applicant’s Response: The proposed Zone Map Amendment furthers Policy 5.3.1 because it supports additional growth in an industrial area of the City that is fully developed and served by existing infrastructure and public facilities while supporting the continued delivery of utility services to the Albuquerque metro. The area is served by the major transportation network, water and sanitary sewer infrastructure systems, and sidewalks adjacent to the subject property.



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

Applicant's Response: The proposed Zone Map Amendment furthers Goal 5.6 by proposing new development on the subject site that is designated as an Area of Consistency and maintains and reinforces the existing industrial character and intensity of development in the surrounding Areas of Change to the south and east.

Policy 5.6.3 Areas of Consistency: *Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

Applicant's Response: The Zone Map Amendment furthers Policy 5.6.3 because it will facilitate the further development of the subject site within an established industrial area that is outside of any designated Centers and Corridors, parks, or Major Public Open Space. The subject site sits above the existing grade to the west within Bernalillo County, which helps to protect and enhance the established character of the single-family, mobile home neighborhood. The Zone Map Amendment will not introduce new impacts to the existing neighborhood to the west, to Mission Elementary School to the southwest, or to Albuquerque Academy to the northwest.

Goal 7.6 Context Sensitive Infrastructure: *Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.*

Applicant's Response: The proposed Zone Map Amendment furthers Goal 7.6 because the existing and proposed Aquifer Storage and Recovery (ASR) facilities at the Chappell Campus match infrastructure design to the intended density, intensity, and development pattern in the area while simultaneously supporting the Comp Plan goal to minimize lifecycle costs and conservation of natural resources (water). The subject site is currently a nonconforming use within the NR-SU zone, which means the current major utility use cannot be expanded without addressing the nonconformity. The Zone Map Amendment addresses the existing nonconformity on the property and allow the major utility use to be expanded, which in turn will facilitate the increased storage of water underground for demand fluctuations, reduce evaporative loss, and maximize the use of existing storage capacity. This approach represents a cost-effective solution that aligns with the existing major utility use and development pattern and character on the subject property and conserves natural resources.

Goal 12.1 Infrastructure: *Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.*

Applicant's Response: Goal 12.1 is furthered by the Zone Map Amendment because it will allow the Water Authority to expand its ASR facilities by storing San Juan-Chama surface water in the regional aquifer for later recovery during peak demand periods and drought conditions, thus supporting existing communities and the Comprehensive Plan's vision for future growth. The project is a key



component of the Water Authority's long-range water planning efforts, including the Water 2120 Plan.

Policy 12.1.2 Water and Wastewater Utility: *Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.*

Applicant's Response: The Zone Map Amendment to NR-LM furthers Policy 12.1.2 because it will remove the subject site's current nonconformity under NR-SU and allow the Water Authority to fulfill its policies to expand its existing underground water storage capacity rather than seek new sources, maximize and improve existing water infrastructure, minimize the impact to customer rates, which ensures consistency with the Comprehensive Plan's goals for coordinating efficient and environmentally sound infrastructure planning and programming. Without the Zone Map Amendment, the critical community need for water conservation would go unfulfilled.

Goal 13.2 Water Supply & Quality: *Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.*

Applicant's Response: The Zone Map Amendment furthers Goal 13.2 by supporting a crucial Water Authority facility that provides essential infrastructure to protect and sustain the region's long term water supply. The ASR system enhances water reliability by allowing stored water to be recovered, which reduces evaporative loss and supports sustainability of water resources. The ASR facilities that would be allowed by the Zone Map Amendment contribute directly to water conservation efforts and help ensure clean, safe, and sustainable water for the Albuquerque metro area served by the Water Authority.

Policy 13.2.3: Water Quality: *Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.*

Applicant's Response: The Zone Map Amendment furthers Policy 13.2.3 because it will facilitate improvements to an important Water Authority facility that plays a key role in the regional water management system. The Zone Map Amendment will ensure that future phases of development can proceed in a coordinated manner, supporting the task and mission of the Water Authority.

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

1. *There was a typographical or clerical error when the existing zone district was applied to the property.*
2. *There has been a significant change in neighborhood or community conditions affecting the site.*
3. *A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of*

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

Applicant's Response: The subject property is completely within an Area of Consistency in an established industrial area of Albuquerque characterized by gravel extraction, manufacturing, and heavy commercial uses, with the exception of the Mission Elementary School to the southwest of the subject site and Albuquerque Academy at the northwest corner of the subject site.

The NR-SU zone was established on the subject property at the adoption of the IDO in 2018 because its zoning prior to the adoption of the IDO was SU-1 for Sand & Gravel Extraction & Related Activities & Uses Permissive in the M-1 Zone. Under the IDO, natural resource extraction use is only allowed under the NR-SU zone. When that use was subsequently discontinued on the subject property, and major utility use became the primary use, the change to a new zoning district that allows major utility use as a Permissive Accessory use became necessary and required.

The Zone Map Amendment to NR-LM meets Criterion 3 because the existing NR-SU zone is inappropriate and major utility use as a Primary Permissive use is nonconforming in the NR-SU zone. The change to NR-LM is more advantageous to the community because it will allow the Water Authority to expand its operations within a zoning district that lists major utility use as a Permissive Primary use and it will clearly reinforce and strengthen the established industrial character of the surrounding area. The request for a Zone Map Amendment to NR-LM is consistent with and fulfills the EPC's 2018 condition of approval to seek a Zone Map Amendment that addresses the subject property's nonconforming status.

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

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

Applicant's Response: The subject property is completely within an Area of Consistency. As such, this criterion does not apply.

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

Applicant's Response: The Water Authority's subject property is currently zoned NR-SU, whose purpose as stated in the IDO is to "accommodate highly

specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.” The NR-SU zone is intended for airport, cemetery, correctional facility, crematorium, fairgrounds, natural resource extraction, solid waste convenience center, stadium or racetrack, and waste and/or recycling transfer station. The EPC’s 2018 condition of approval required the Water Authority to rezone the subject property based on the cessation of the natural resource extraction use and the major utility use becoming the primary use.

While the subject property’s major utility use is planned for the very long-term future by the Water Authority through its *Water 2120 Plan*, the Criterion 6-7(G)(3)(d) requires a comparative analysis of the permissive uses within the requested zone district. The existing NR-SU zone contains some of the most intense uses, which will be removed with the Zone Map Amendment to NR-LM. The NR-LM zone adds numerous permissive uses, none of which will have a harmful impact on the surrounding mostly industrial area. The parcels to the north of the subject property to Osuna Boulevard totaling approximately 125.5 acres are zoned NR-LM. The property abutting the northeast corner is Albuquerque Academy, which is zoned R-MH. The parcels to the east and south are zoned NR-BP, with the exception of Mission Elementary School, which is zoned R-1D.

A few permissive uses in the NR-LM zone could be considered impactful but are adequately addressed with Use-Specific Standards (USSs). Cannabis retail (Permissive Accessory), cannabis cultivation (Permissive Primary), and cannabis-derived products manufacturing (Permissive Primary) are subject to USSs that require a Conditional Use Approval within 300 feet of a school or daycare. Adult entertainment and adult retail are Permissive Primary uses that are subject to USSs, which are prohibited within 500 feet of a residential zone district, any lot containing any residential use in a MX zone, any religious institution, or any elementary, middle, or high school. Night club, bar, and tap room are Primary Permissive uses that are prohibited within 300 feet of a church or school. The analysis between the NR-M and NR-SU is provided below:

USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Civic and Institutional uses		
Adult or child day care facility	A	
Cemetery		P
Community center or library	C	
Correctional facility		P
Elementary or middle school	CV	
Fire Station or police station	P	
High school	C	
Museum	P	
Parks and open space	C	A
Religious institution	CV	
Sports field	P	
University or college	CV	



USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Vocational school	P	
Commercial Uses – Agriculture and Animal Related		
Community garden	C	
General agriculture	P	
Kennel	P	
Nursery	P	
Commercial Uses – Food, Beverage, and Indoor Entertainment		
Adult entertainment	P	
Auditorium or theater	P	
Bar	P	
Catering service	P	
Health club or gym	P	
Mobile food truck court	P	
Nightclub	P	
Restaurant	P	
Tap room or tasting room	P	
Other indoor entertainment	P	
Commercial Uses – Lodging		
Hotel or motel	P	
Commercial Uses – Motor Vehicle-related		
Car wash	P	
Heavy vehicle and equipment sales, rental, fueling, and repair	P	
Light vehicle fueling station	P	
Light vehicle repair	P	
Light vehicle sales and rental	P	
Outdoor vehicle storage	P	
Paid parking lot	P	A
Parking structure	P	A
Commercial Uses – Offices and Services		
Bank	P	
Blood services facility	P	
Club or event facility	P	
Commercial services	P	
Construction contractor facility and yard	P	
Crematorium		P
Medical or dental clinic	P	
Mortuary	C	A
Office	P	
Personal and business services, small and large	P	
Research or testing facility	P	
Self-storage	P	
Commercial Uses – Outdoor Recreation and Entertainment		
Amphitheater	C	A
Drive-in theater	C	
Fairgrounds		P
Stadium or racetrack		P
Other outdoor entertainment	P	
Commercial Uses – Retail Sales		
Adult retail	P	
Art gallery	P	

USE COMPARISON BETWEEN NR-LM & NR-SU		
Land Use	NR-LM	NR-SU
Bakery goods or confectionery shop	P	
Building and home improvement materials store	P	
Cannabis retail	A	
Farmers' market	CV	
General retail, small	P	
General retail, medium	C	
Grocery store	P	
Liquor retail	C	
Nicotine retail	C	
Pawn shop	P	
Commercial Uses – Transportation		
Airport		P
Freight terminal or dispatch center	P	
Helipad	P	A
Park and ride lot	C	A
Railroad yard	P	
Transit facility	P	
Industrial Uses – Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	
Cannabis cultivation	P	
Cannabis-derived products manufacturing	P	
Light manufacturing	P	
Natural resource extraction		P
Industrial Uses – Telecommunications, Towers, and Utilities		
Drainage facility	P	A
Electric utility	P	A
Energy Storage System (ESS)	P	A
Geothermal energy generation	P	
Major utility, other	P	A
Solar energy generation	P	A
Industrial Uses – Waste and Recycling		
Recycling drop-off bin facility	P	
Salvage yard	C	
Solid waste convenience center		P
Waste and/or recycling transfer station		P
Industrial Uses – Wholesaling and Storage		
Above-ground storage of fuels or feed	C	
Outdoor storage	P	
Warehousing	P	
Wholesaling and distribution center	P	

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

1. *Have adequate capacity to serve the development made possible by the change of zone.*
2. *Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.*

3. *Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).*
4. *Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.*

Applicant Response: The request for Zone Map Amendment meets Criteria 1 because the City’s existing infrastructure and public improvements have adequate capacity to serve this development made possible by the Zone Map Amendment. The subject property is within a fully developed industrial area of Albuquerque on a site well-suited for the continued expansion of this major utility facility. The subject property is served by and has access to the major street network and transit services along Montano Road. Chappell Drive, Mission Avenue, and Singer Boulevard are classified as Urban Major Collectors and Montano Road and Osuna Road are classified as Urban Principal Arterials, all of which have adequate capacity to serve this development. Existing sidewalks run the full length of the subject property along Chappell Drive and Mission Avenue. Drainage needs are addressed onsite. The expansion of the Chappell campus is a key component of the Water Authority’s long-range water planning efforts, including the *Water 2120 Plan*.

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

Applicant’s Response: The subject property is not completely or partially based on the property’s location on a major street. The subject site was first approved in 2003, a Major Amendment was approved in 2018, and several other Minor Amendments were subsequently approved by the Planning Department, the last one approved was in March 2026. The Zone Map Amendment is primarily based on the EPC’s 2018 condition of approval, which required the Water Authority to rezone the subject property:

“2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use.”

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

Applicant’s Response: The Applicant’s justification for the Zone Map Amendment is not based completely or predominantly on the cost of land or economic considerations. The subject site has long been owned, managed, and planned for long-term use by the Water Authority. It was originally entitled in 2003 and has been the subject of numerous approvals by the EPC and the Planning Department. The Water Authority has made major financial investments in improvements over the last 23 years to this critical infrastructure facility, which had previously been used for gravel extraction, to ensure the long-term access to water resources for the Albuquerque metro.

6-7(G)(3)(h) *The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a “spot zone”) or to a strip of land along a street (i.e., create a “strip zone”) unless the*

requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

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

Applicant's Response: The Zone Map Amendment is not a spot or strip zone. The subject property is approximately 162.5 acres that abuts parcels on its north boundary that total approximately 125.5 acres and are zoned NR-LM.

6-7(H)(3)(b) *If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.*

- 1. The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the city better, than could be achieved without the NR-BP zone district.*
- 2. The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.*
- 3. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.*

Applicant's Response: The Applicant is not requesting the creation or amendment of an NR-BP zone district. As such, this criterion does not apply.

6-7(H)(3)(c) *If the application is for the creation or amendment of a PC zone district, all of the following criteria.*

- 1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.*
- 2. The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing system.*
- 3. The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.*
- 4. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on*



existing City resident, or the applicant has made adequate financial commitments to ensure this result.

Applicant's Response: The application is not for the creation or amendment of a PC zone district. As such, this criterion does not apply.

CONCLUSION

The proposed Zone Map Amendment to NR-LM will support the essential operations of the Water Authority's Chappell Campus. The Zoning Map Amendment furthers goals and policies contained in the ABC Comprehensive Plan in regard to land use, Areas of Consistency, infrastructure, and water supply, quality, and sustainability. It will enable the Water Authority to utilize surface water and groundwater resources, reduce long-term groundwater depletion, and strengthen drought preparedness for the Albuquerque metropolitan area. The major utility use on the subject property is nonconforming, which means the major utility use cannot be expanded in the NR-SU zone. The request for Zone Map Amendment fulfills the EPC's 2018 Condition of Approval, which required a rezone based on the major utility use becoming a primary use on the subject property.

Thank you for your consideration.

Sincerely

Jacqueline Fishman, FAICP
Emeritus Principal

Charlene Johnson, AICP
Senior Planner II

January 21, 2026

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Aragon and Commissioners:

This letter provides authorization to Consensus Planning to act as our agent on the request for a Major Amendment/Site Plan-EPC for the following property owned by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Address: 6000 Alexander Boulevard NE
Legal Description: TR A PLAT OF TRACT A CITY OF ALBUQUERQUE
WATERTREATMENT FACILITY CONT 162.5256 AC

The Major Amendment/Site Plan-EPC seeks approval for specific site improvements, including upgrades to infrastructure and landscaping, and will reflect the current as-built conditions.

Sincerely,



Mark S. Sanchez, Executive Director
Albuquerque Bernalillo County Water Utility Authority

D) STAFF INFORMATION

Project Memo 1

DATE: April 23, 2026

TO: Jackie Fishman, Emeritus Consulting Planner
Charlene Johnson, Senior Planner
Alyssa
Consensus Planning

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

RE: Zoning Map Amendment for 6000 Alexander Blvd NE (Case # ZMA-2026-00005)

I've completed an initial review of the proposed Zoning Map Amendment (ZMA), and would like to discuss the justification letter and general project. I will be available throughout this process to answer questions about procedures and requirements. After this review, I ask you to please provide the following:

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

Thursday, April 30, 2026 at 9a

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

1) Introduction

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description for the subject property. This will be used in the Legal ad and should be reflected in all site descriptions:
 - All or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility; approximately 165 acres, located at the NW corner of the Mission Ave and Chappell Dr NE intersection.
- C. It my understanding that you submitted a Zoning Map Amendment request to update the existing IDO zoning of NR-SU to NR-LM. Since the subject site is greater than 10 acres and in an Area of Consistency, this is a legislative request that is reviewed by the EPC with a recommendation by the EPC to City Council (ZMA – Council):
 - Please make sure all paperwork reflects this.
- D. Traffic Scoping Form
 - An unsigned Traffic Scoping Form was included in the application, but is not required and will not be included with the Staff Report.
- E. Is there anything else you'd like to tell us about the request?

2) Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing is **May 21, 2026**. Final staff reports will be available one week prior on **May 14, 2026** at:

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

- C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **May 5, 2026**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood

Requirements for Public Meetings are found in IDO [Table 6-1-1](#): Summary of Development Review Procedures.

- A. According to Planning, there is no Major Public Open Space within 660' of the subject site to prompt an offer of a Pre-submittal Tribal Meeting.

- B. Property Owner Notification:

1. Records provided show about 40 property owners listed within 100 feet of the subject site.
2. Many of the envelopes shown as mailed do not have complete addresses, and over 50% of the addresses presented do not represent the address on file for the property owner. Can you explain this error?



Pre-Application Review - Mailing List for Property Owners within 100 feet

Apply

Category Name:
Pre-Application Review

Description:
Provides a mailing list of property owners within 100 feet of a subject property for Mailed Notice required by the IDO.

3. Please submit the request through ABQ-Plan and renotify:

○ <https://cityofalbuquerque-m-energovweb.tylerhost.net/apps/selfservice#/home>

4. Please upload the updated notification files to ABQ-Plan.

- C. Neighborhood Associations:

1. ONC has determined that two neighborhood associations are within 660 ft of the subject site: District 4 Coalition of Neighborhood Associations, North Valley Coalition. Both organizations and associated contacts were notified via email April 8, 2026.

- D. Sign Posting

1. The Sign Posting Agreement included seems complete.
2. Signs must be posted on or before 9:00 am on **Wednesday, May 6, 2026** and should be left up until **Friday, June 5, 2026** (15 days before and 15 days after the EPC hearing date), dates that should correspond to the Sign Posting Agreement. Also please make sure that the Plan# as well as the Project # is on the sign itself.

- a. We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit any photos by the end of the day **Wednesday, May 6, 2026**.
- b. For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

The project letter seems to be complete and off to a good start. I have included revision recommendations and guidance in the sections below.

A. General Recommendations

The justification letter requires revisions for clarity and to strengthen the request. As per IDO §14-16-6-4(E)(3), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

The applicant needs to add the following:

1. Please include responses to all criteria, even if they do not apply to this request, i.e., IDO §14-16-6-7(G)(3)(c), 6-7(H)(3)(b & c).
2. Please strengthen responses and ensure that they address all parts of the goal or policy to clearly demonstrate how and/or why the request "...is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with)".
3. The IDO Amended as of April 2025 will be used to review this request:
https://abq-zone.com/sites/abq-zone.com/files/u53/IDO_Effective_April_2025_Past_Updates_optimized.pdf

B. Existing Conditions

1. The subject site seems to lie considerably lower than 2' to 6' below the existing grade of Chappell Drive, especially on the undeveloped east side. Please elaborate.

C. Review and Decision Criteria - IDO§14-16-6-7(H)(3):

1. **6-7(H)(3)(a):** Please revise.
 - a. Please strengthen the justifications, ensuring that the responses to the criteria address the **why** and **how** the request meets the prompt.
 - How does the NOD Condition of Approval fit into this request?
 - b. **Criterion 6-7(G)(3)(a):** Please revise.
 - i. Incorporate the NOD Condition of Approval into the response.
 - ii. Policy 5.3.1: Please address "additional growth".
 - iii. Goal 5.6: Please address "intensity".
 - iv. Policy 5.6.3: The first sentence of this response is unclear. Please update.

- v. Goal 7.6: Does the ZMA facilitate increased storage, reduce evaporative loss, and maximize the use of existing storage capacity? How?
 - vi. Goal 12.1, Policy 12.1.2: How does a AMA allow the ABCWUA expand its facilities and strengthen water delivery services?
- c. **Criterion 6-7(G)(3)(b):** Please revise.
- i. This is a 2-part question.
 - a) How does the zone change “clearly reinforce” or “strengthen” the established character”?
 - b) Please elaborate on why/how the existing zoning is inappropriate.
- d. **Criterion 6-7(G)(3)(c):** Please add.
- e. **Criterion 6-7(G)(3)(d):** Please revise.
- i. For the listed Cannabis related uses, it is not obvious in the text which are Permissive Accessory and which Permissive Primary.
 - ii. What about potential harm related to Adult retail, Bar, Night club, or Tap room considering property location is adjacent to an elementary school and within 50’ of a preparatory school (grades 6-12) to the NW.
 - iii. Please make sure there is subject-verb agreement/ idea is not missing from sentence.
- f. **Criterion 6-7(G)(3)(e):** Please revise.
- i. It seems as though you are responding to point #1.
 - ii. Does Mission Ave have a sidewalk?
 - iii. What is the importance of Urban Major Collectors and principal Arterials to capacity?
- g. **Criterion 6-7(G)(3)(f):** Please revise to include original NOD Condition of Approval/Project #.
- h. **Criterion 6-7(G)(3)(g):** Please revise to specifically address land and/or economic considerations.
2. **Criteria 6-7(H)(3)(b, c):** Please include responses.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, May 21, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Webinar ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/aiDEsva2b>
Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:

- o For individuals with disabilities to request special assistance to participate at the public hearing.
- o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, May 6, 2026.**

Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: <https://cabq.gov/epc-public-comment>

Project # PR-2022-007569
Plan # ZMA-2026-00003
Zoning Map Amendment (Zone Change)

Community Design Solutions, agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A to R-1B, for Tract 1 Volcano Cliffs Subdivision Unit 6, located at 99999 Scenic Dr NW, Approx. 0.15 mile West of Vista Veril Dr. NW between Quivira Dr NW and Villa Real Rd. approximately 7.5 acres. (D-9)
Staff Planner: William Steele

PR-2018-001355
Plan # ZMA-2026-00005
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Authority (ABCWUA), requests a Zoning Map Amendment (Zone Change) from NR-SU to NR-LM, for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd NE, NW corner of the

Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16)(F-16)
Staff Planner: Catherine Heyne

Plan # ZMA-2026-00006
Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to NR-BP for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), located at 801 Stephen Moody St SE, between Innovation Pkwy. SE and La Entrada SE., approximately 4 acres. (L-21)
Staff Planner: Daniel Soriano

Plan # ZMA-2026-00007
Zoning Map Amendment (Zone Change)

Strata Design, agent for Jesse Herron, requests a Zoning Map Amendment (Zone Change) from R-1A to for all or a portion of Lot A, Block 0000, Plat of Lots A & B, Lands of Marvin J Gonzales, located at 1010 Belamah Ave NW, between 12 th Street and 8 th Street, approximately 0.2 acres. (J-13)
Staff Planner: Dustin Kiska

Plan # SP-2026-00042
Site Plan EPC, Major Amendment

Tierra West, agent for Daniel Chavez, requests a Site Plan EPC, Major Amendment for all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montana Rd. NE, approximately 24 acres. (F-16)
Staff Planner: William Steele

Environmental Planning Commission (EPC)

Journal: May 4, 2026



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

April 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **May 21, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due May 4, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2022-007569

Plan # [ZMA-2026-00003](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A to R-1B, for Tract 1 Volcano Cliffs Subdivision Unit 6, located at 99999 Scenic Dr NW, between Scenic Dr and Villa Real Rd, approximately 7.47 acres. (D-9)
Staff Planner: William Steele

PR-2018-001355

Plan # [ZMA-2026-00005](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Authority (ABCWUA), requests a Zoning Map Amendment (Zone Change) from NR-SU to NR-LM, for all or a portion of Tract A, Block 0000, City of Albuquerque Water Treatment Facility, Mission Elementary School, located at 1441 Mission Ave NE, between Mission Ave NE and Chappell Dr NE, approximately 162.53 acres.
(E-16)(F-16)
Staff Planner: Catherine Heyne

Plan # [ZMA-2026-00006](#)

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to NR-BP for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), located at 801 Stephen Moody St SE, between Innovation Pkwy. SE and La Entrada SE., approximately 3.9 acres in total. (L-21)
Staff Planner: Daniel Soriano

Plan # [ZMA-2026-00007](#)

Zoning Map Amendment (Zone Change)

Strata Design, agent for Jesse Herron, requests a Zoning Map Amendment (Zone Change) from R-1A to for all or a portion of Lot A, Block 0000, Plat of Lots A & B, Lands of Marvin J Gonzales, located at 1010 Bellamah Ave NW, between 12th Street and 8th Street, approximately 0.2 acres. (J-13)
Staff Planner: Dustin Kiska

Plan # [SP-2026-00042](#)

Site Plan – EPC, Major Amendment

Tierra West, agent for Daniel Chavez, requests a Site Plan – EPC, Major Amendment for all or a portion of Parcel B-1-A-1 Plat of Parcel B-1-A-1 Renaissance Center III Subdivision, located at 1500 Desert Surf Cir. NE, bounded by Montano, Ken Sanchez Way and Alexander Blvd NE, approximately 9.5 acres. (F-16)

Staff Planner: William Steele

E) PUBLIC NOTICE

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

From PlanningEPC <PlanningEPC@cabq.gov>
Date Mon 4/6/2026 2:18 PM
To Alyssa Ortiz <Ortiz@consensusplanning.com>
Cc Planning Dev Help <devhelp@cabq.gov>; PlanningEPC <PlanningEPC@cabq.gov>; ABQ Plan Support <ABQPlanSupport@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Alyssa,

The property at 6000 Alexander Blvd NE **is not** within 660 feet of Major Public Open Space or Tribal land and the offer of a [Pre-submittal Tribal Meeting](#) is **not required** pursuant to IDO [§14-16-6-4\(B\)](#).

Please reach out to us with any questions you may have.

Thank you,



Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Thursday, April 2, 2026 11:06 AM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

Search on the [Tribal Meeting Request Survey Response Map](#) for Unique Identifier **134** in the top left corner of the map.

Details

Application Type: Zoning Map Amendment – EPC

Subject Property Location: 6000 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107

Name of Requestor: Alyssa Ortiz

Company: Consensus Planning

Requestor's Email: ortiz@consensusplanning.com

Project Summary: Consensus Planning is submitting a Zone Map Amendment from Non-Residential Special Use (NR-SU) to Non-Residential Light Manufacturing (NR-LM) to allow for Major Utility to be a permissive use, on behalf of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

Neighborhood Notification_Zone Map Amendment 6000 Alexander Blvd.

From Charlene Johnson <Johnson@consensusplanning.com>

Date Wed 4/8/2026 4:35 PM

To contactus@d4cabq.org <contactus@d4cabq.org>; nvcabq@gmail.com <nvcabq@gmail.com>; hhowerton9379@msn.com <hhowerton9379@msn.com>; aubrey@thegladwellgroup.com <aubrey@thegladwellgroup.com>; Peggy Norton <peggynorton@yahoo.com>; James Salazar <jasalazarnm@gmail.com>

Cc Jackie Fishman <fishman@consensusplanning.com>; Alyssa Ortiz <Ortiz@consensusplanning.com>

Dear Neighbors,

This email is to notify you that Consensus Planning has submitted a Zone Map Amendment (ZMA) application on behalf of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) for the Chappell Campus, located at 6000 Alexander Blvd, at the corner of Mission Avenue and Chappell Drive. The 162-acre property is currently zoned Non-Residential Sensitive Use (NR-SU) and is developed and operates as the ABCWUA's Chappell Campus facility. The ABCWUA is proposing to expand operations to accommodate the San Juan-Chama Drinking Water Treatment Plant (DWTP) Large-Scale Recharge Expansion Project.

The City's Integrated Development Ordinance (IDO) does not allow major utility use permissively in the NR-SU zone but does allow it permissively within the Non-Residential Light Manufacturing (NR-LM) zone. Therefore, the proposal is to rezone the property's current zoning from NR-SU to NR-LM. Due to the property being over 20 acres in size, the ZMA request will first go before the Environmental Planning Commission (EPC) for review and recommendation to the City Council and City Council will render the final decision. This application is related to the ongoing request for Major Amendment to the Site Plan scheduled to go to the EPC on April 16, 2026. The ZMA request will be heard by the EPC on May 21, 2026.

If you have any questions or would like additional information, please feel free to contact me or Jackie Fishman at fishman@consensusplanning.com or by phone at (505) 764-9801.

Sincerely,

Charlene Johnson, AICP
Senior Planner II
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801

Your message has been delivered to the following recipients:

hhowerton9379@msn.com (hhowerton9379@msn.com)

Subject: Neighborhood Notification_Zone Map Amendment 6000 Alexander Blvd.

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

contactus@d4cabq.org (contactus@d4cabq.org)

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

aubrey@thegladwellgroup.com (aubrey@thegladwellgroup.com)

Subject: Neighborhood Notification_Zone Map Amendment 6000 Alexander Blvd.

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

nvcabq@gmail.com (nvcabq@gmail.com)

[James Salazar](mailto:James.Salazar(jasalazarm@gmail.com)) (jasalazarm@gmail.com)

Subject: Neighborhood Notification_Zone Map Amendment 6000 Alexander Blvd.

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

[Peggy Norton](mailto:Peggy.Norton(peggynorton@yahoo.com)) (peggynorton@yahoo.com)

Subject: Neighborhood Notification_Zone Map Amendment 6000 Alexander Blvd.

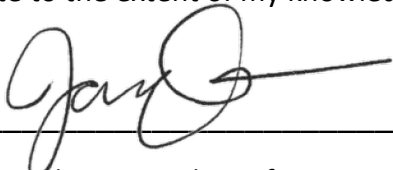


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zone Map Amendment	
Decision-making Body: Recommendation by Environmental Planning Commission (EPC), Final Decision by City Council	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application?	<input type="radio"/> Yes <input checked="" type="radio"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 6000 Alexander Blvd NE Albuquerque, NM 87107	
Name of property owner: Albuquerque Bernalillo County Water Utility Authority (ABCWUA)	
Name of applicant: Applicant: ABCWUA / Agent: Consensus Planning	
Date, time, and place of public meeting or hearing, if applicable:	May 21, 2026 (EPC Hearing) at 9am
Zoom Link: https://cabq.zoom.us/j/83932559165 Call in: (719) 359-4580 Webinar ID: 839 3255 9165	
Address, phone number, or website for additional information:	
Contact Consensus Planning at (505) 764-9801 and via email at fishman@consensusplanning.com or johnson@conseusplanning.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if one occurred.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:	
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J).	
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 _____ (Applicant signature)
 04/09/2026 _____ (Date)

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



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



NOT APPLICABLE

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Language Access Notice:

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

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

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

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

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

6000 ALEXANDER BLVD NE_ Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Thu 4/2/2026 12:28 PM
To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachment (1,005 KB)
IDOZoneAtlasPage_E-16-Z & F-16-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

Dear Applicant:

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

Table with 7 columns: Association Name, Association Email, First Name, Last Name, Email, Address Line 1, City. It lists contact information for District 4 Coalition of Neighborhood Associations and North Valley Coalition.

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
Please use this online link to find the required forms you will need to submit your permit application.
The Checklist you need for notifying neighborhood associations can be found here:
The Administrative Decision form you need for notifying neighborhood associations can be found here:
Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, April 2, 2026 10:57 AM
To: Office of Neighborhood Coordination <ortiz@consensusplanning.com>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Alyssa Ortiz

Telephone Number

5059649801

Email Address

ortiz@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

TR A PLAT OF TRACT A CITY OF ALBUQUERQUE WATERTREATMENT FACILITY CONT 162.5256 AC

Physical address of subject site:

6000 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107

Subject site cross streets:

Mission Ave NE & Chappell Dr NE

Other subject site identifiers:

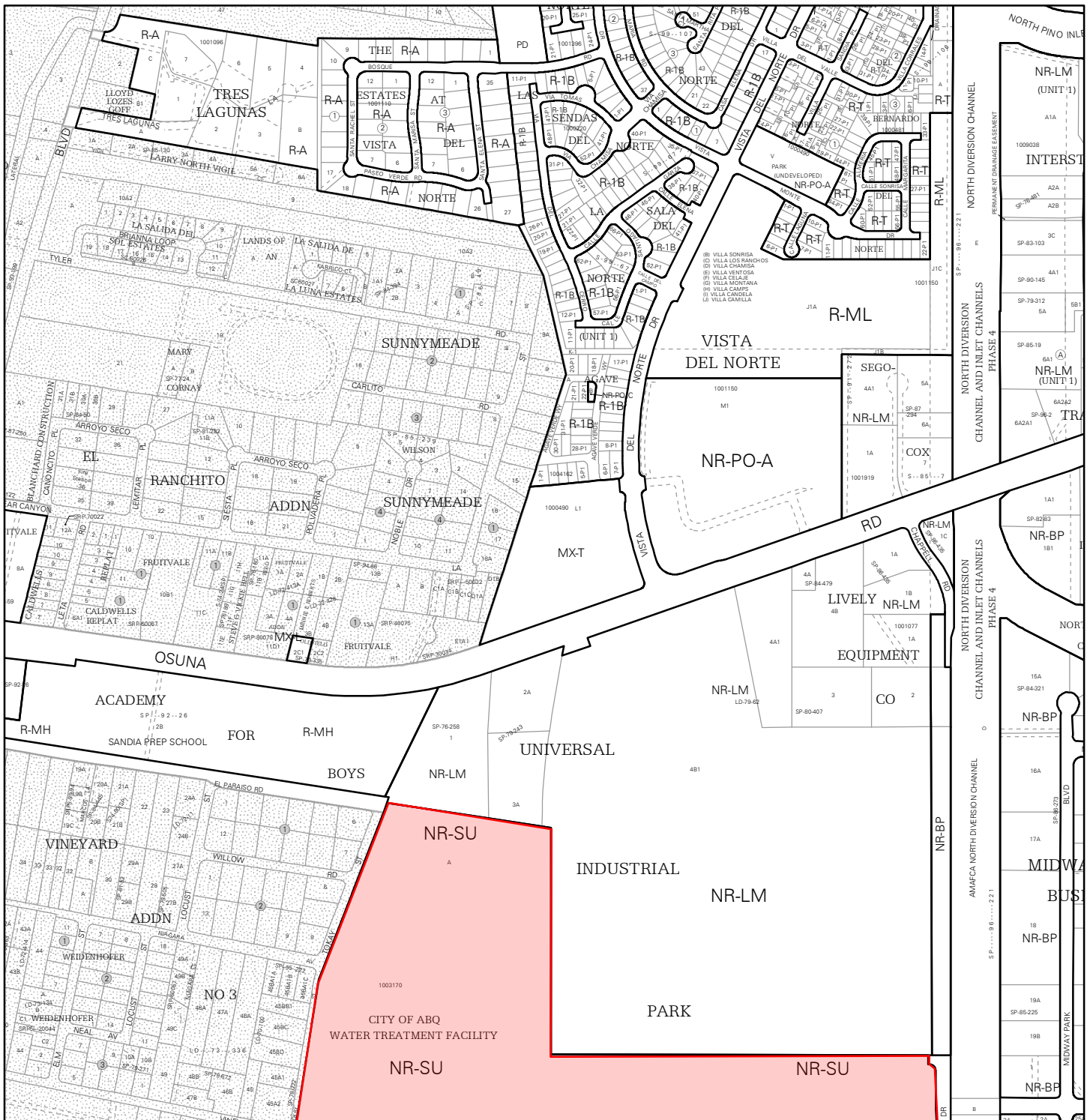
Albuquerque Bernalillo County Water Utility Authority Site

This site is located on the following zone atlas page:

E16 & F16


Link for map

Captcha



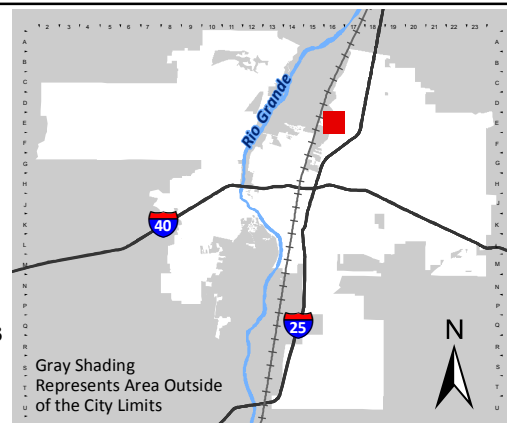
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



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

Zone Atlas Page:
E-16-Z

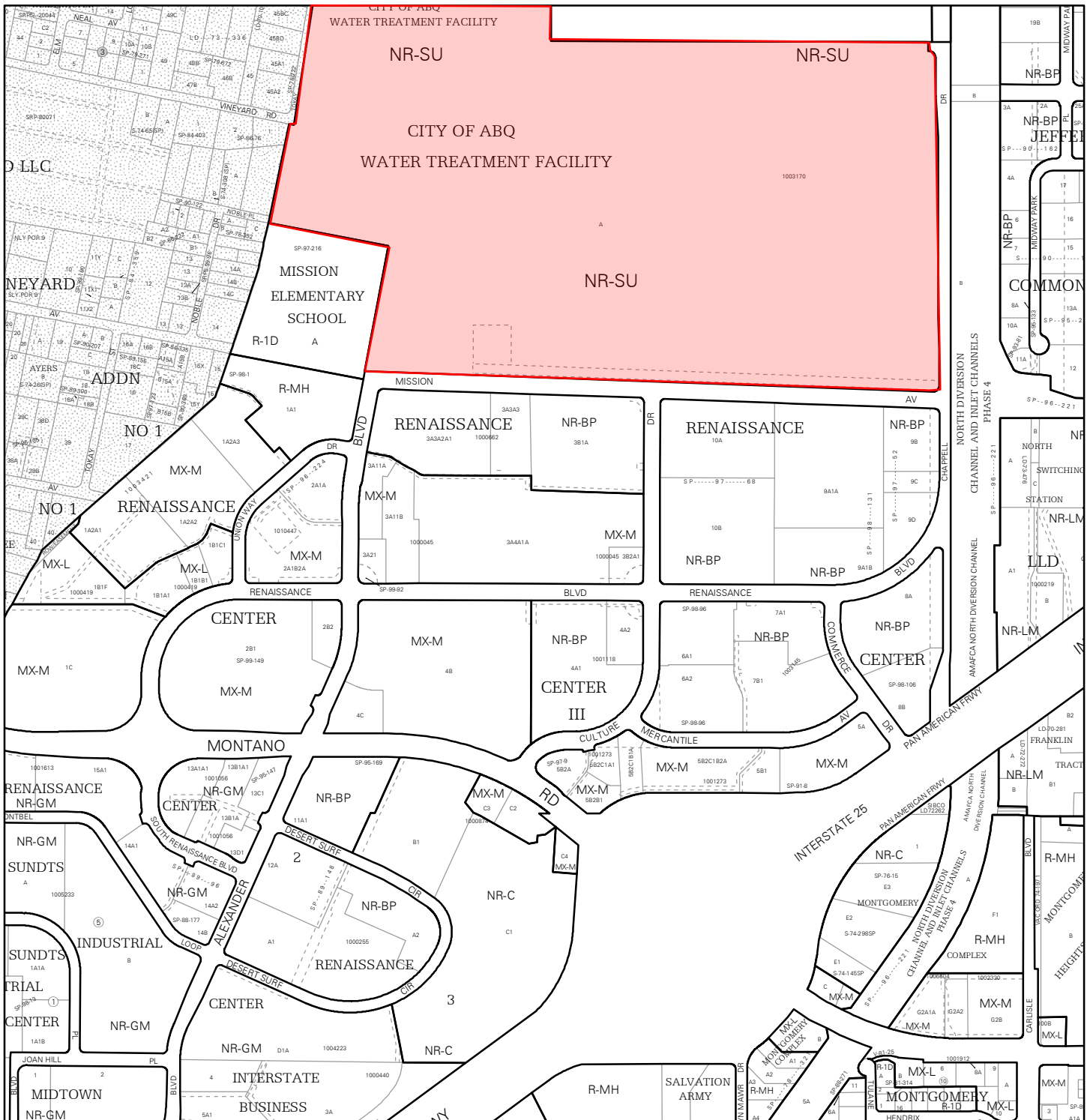


-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

North
N

0 250 500 1,000 Feet



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

IDO Zone Atlas

May 2018

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

Zone Atlas Page:
F-16-Z

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

Feet
0 250 500 1,000

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

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

Date of Notice*: April 9, 2026

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

1. Subject Property Address* 6000 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107
Location Description Property located at the northwest corner of Mission Ave NE & Chappell Dr NE
2. Property Owner* Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
3. Agent/Applicant [if applicable] Agent: Consensus Planning / Applicant: ABCWUA
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Zoning Map Amendment City Council (EPC or Council)
- Other: _____

Summary of project/request²*:

Request for a Zone Map Amendment (ZMA) - Council from Non-Residential Sensitive Use (NR-SU)

to Non-Residential Light Manufacturing (NR-LM) to allow for Major Utility to be a permissive use.

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*: May 21, 2026 at 9am (EPC Hearing)

Location*³: Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Jackie Fishman or Charlene Johnson

Email: fishman@consensusplanning.com or johnson@consensusplanning.com

Phone: (505) 764-9801

Website or project page: N/A

Attachments: _____

Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ E16 & F16

2. Was Pre-submittal Neighborhood Meeting held? Yes No

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

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 162.53

2. IDO Zone District Non-Residential Sensitive Use NR-SU

3. Overlay Zone(s) [if applicable] N/A Select Select Select Select

4. Center or Corridor Area [if applicable] N/A

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

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

<https://www.cabq.gov/planning/abq-plan>

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

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

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



April 9, 2026

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: Zone Map Amendment for 6000 Alexander Blvd NE

Dear Neighboring Property Owner,

This is a notice that Consensus Planning has submitted a Zone Map Amendment (ZMA) application on behalf of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to City Council for the property located at 6000 Alexander Blvd NE (see attached notice form and Zone atlas map) located at Chappell Drive and Mission Avenue. The property is currently zoned Non-Residential Sensitive Use (NR-SU) and is developed and operates as the ABCWUA's Chappell Campus facility. The ABCWUA is proposing to expand operations to accommodate the San Juan-Chama Drinking Water Treatment Plant (DWTP) Large-Scale Recharge Expansion Project.

The City's Integrated Development Ordinance (IDO) does not allow major utility use permissively in the NR-SU zone but does allow it permissively within the Non-Residential Light Manufacturing (NR-LM) zone. Therefore, the proposal is to rezone the property's current zoning from NR-SU to NR-LM. Due to the property being over 20 acres in size, the ZMA request will first go before the Environmental Planning Commission (EPC) for review and recommendation to the City Council and City Council will render the final decision. This application is related to the ongoing request for Major Amendment to the Site Plan scheduled to go to the EPC on April 16, 2026. The ZMA request will be heard by the EPC on May 21, 2026.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be requested at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at fishman@consensusplanning.com or johnson@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,

Jacqueline Fishman, FAICP
Emeritus Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment
Decision-making Body: Recommendation by Environmental Planning Commission (EPC), Final Decision by City Council
Pre-Application meeting required: Yes/No
Mailed Notice required: Yes/No
Electronic Mail required: Yes/No
Is this a Site Plan Application? Yes/No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 6000 Alexander Blvd NE Albuquerque, NM 87107
Name of property owner: Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
Name of applicant: Applicant: ABCWUA / Agent: Consensus Planning
Date, time, and place of public meeting or hearing, if applicable: May 21, 2026 (EPC Hearing) at 9am
Zoom Link: https://cabq.zoom.us/j/83932559165 Call in: (719) 359-4580 Webinar ID: 839 3255 9165
Address, phone number, or website for additional information:
Contact Consensus Planning at (505) 764-9801 and via email at fishman@consensusplanning.com or johnson@conseusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if one occurred.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

[Signature] (Applicant signature) 04/09/2026 (Date)

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



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



NOT APPLICABLE

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Language Access Notice:

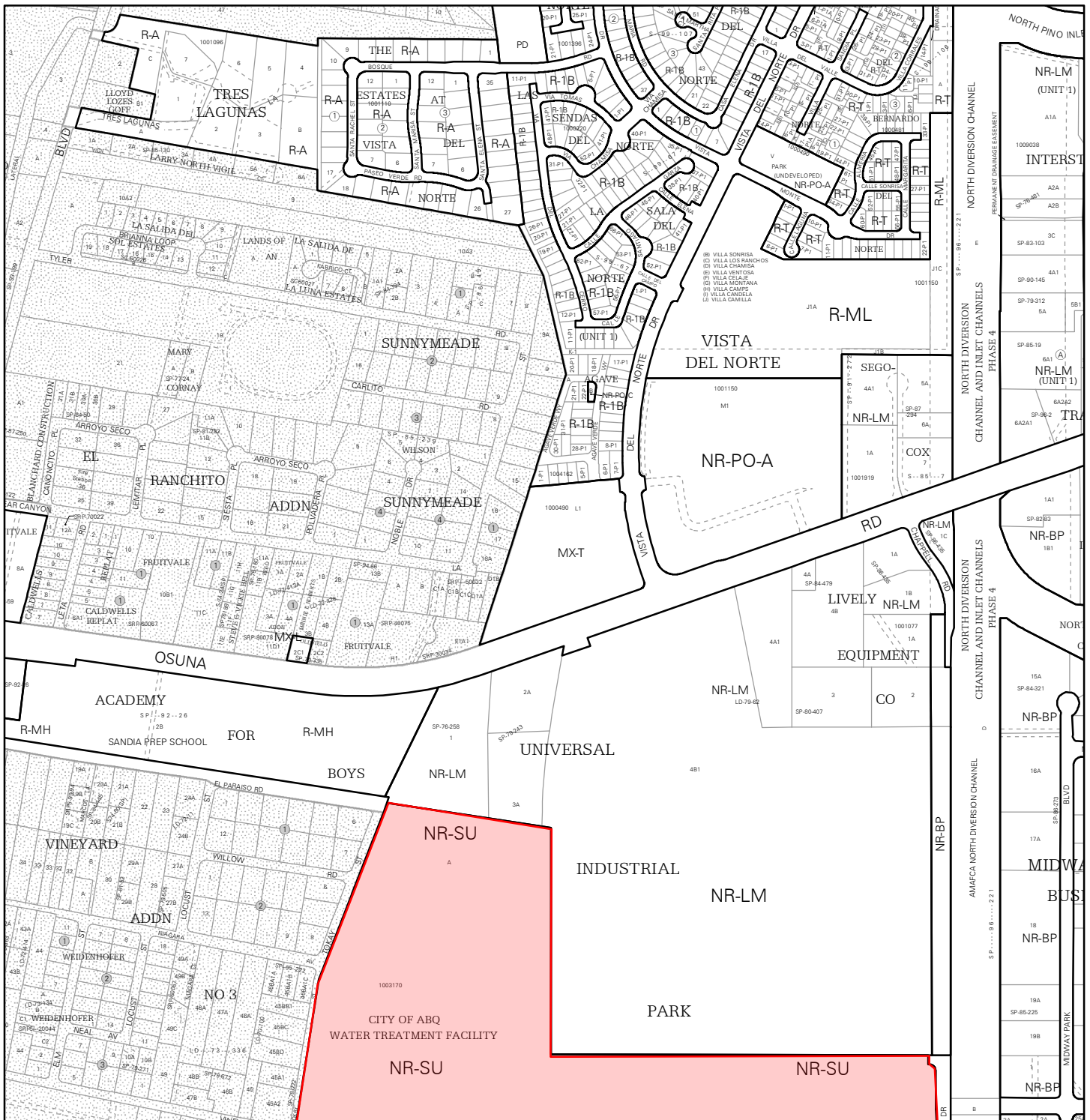
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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

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


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

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



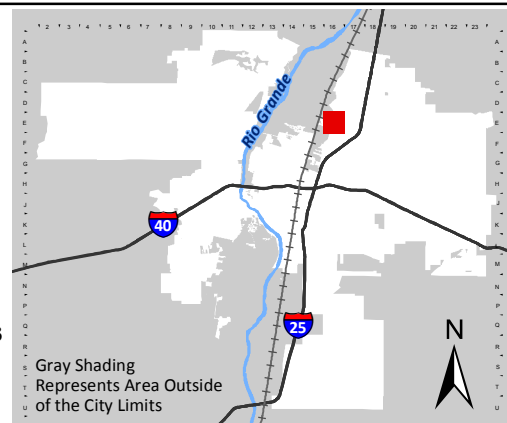
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018











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

Zone Atlas Page:
E-16-Z



Gray Shading
Represents Area Outside
of the City Limits

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

0 250 500 1,000 Feet

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

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

Date of Notice*: April 9, 2026

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

1. Subject Property Address* 6000 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107
Location Description Property located at the northwest corner of Mission Ave NE & Chappell Dr NE
2. Property Owner* Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
3. Agent/Applicant [if applicable] Agent: Consensus Planning / Applicant: ABCWUA
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Zoning Map Amendment City Council (EPC or Council)
- Other: _____

Summary of project/request²*:

Request for a Zone Map Amendment (ZMA) - Council from Non-Residential Sensitive Use (NR-SU)

to Non-Residential Light Manufacturing (NR-LM) to allow for Major Utility to be a permissive use.

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*: May 21, 2026 at 9am (EPC Hearing)

Location*³: Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Jackie Fishman or Charlene Johnson

Email: fishman@consensusplanning.com or johnson@consensusplanning.com

Phone: (505) 764-9801

Website or project page: N/A

Attachments: _____

Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ E16 & F16

2. Was Pre-submittal Neighborhood Meeting held? Yes No

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

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 162.53

2. IDO Zone District Non-Residential Sensitive Use NR-SU

3. Overlay Zone(s) [if applicable] N/A Select Select Select Select

4. Center or Corridor Area [if applicable] N/A

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

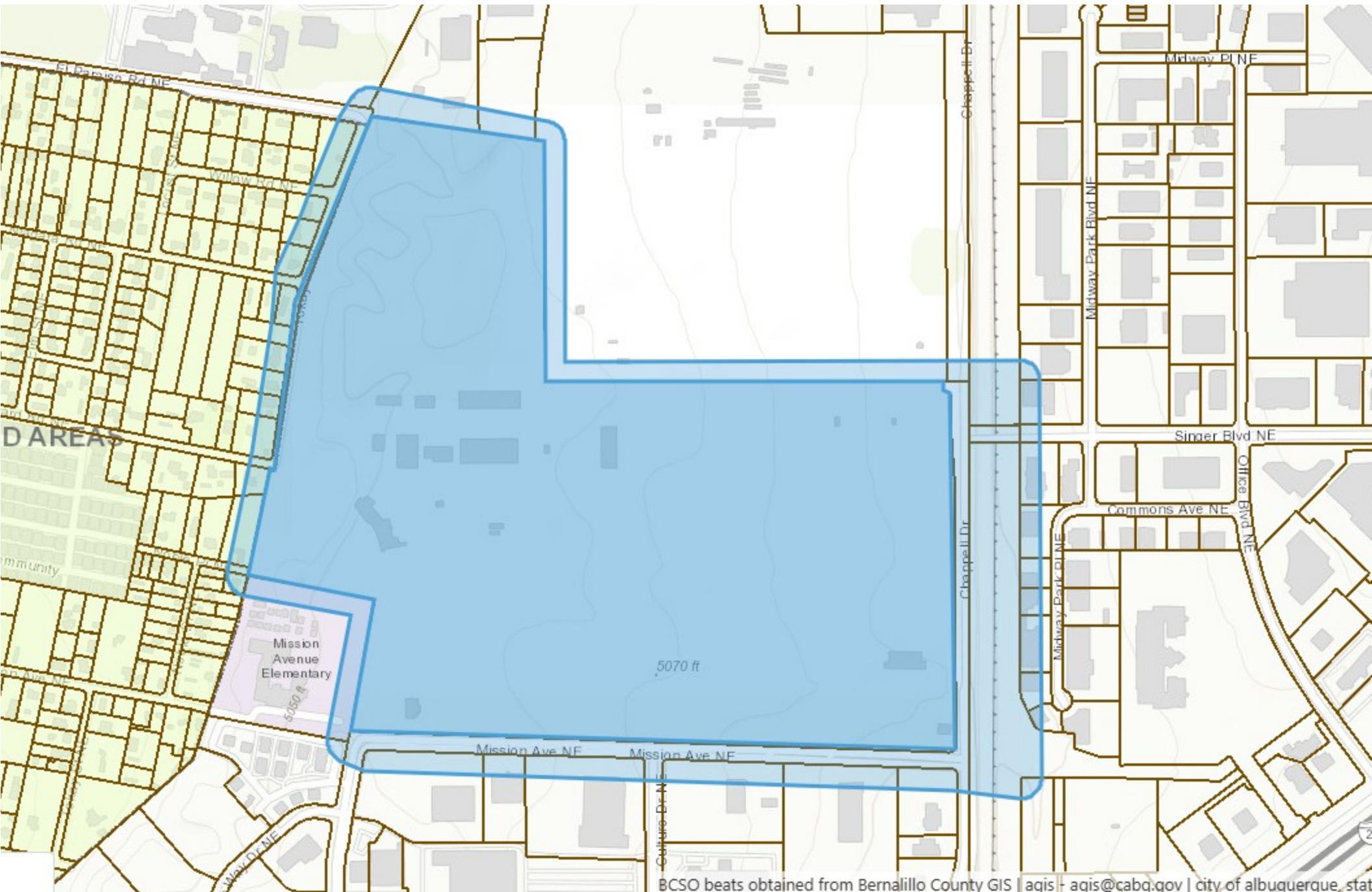
NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

<https://www.cabq.gov/planning/abq-plan>

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

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

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



1441 MISSION AVENUE - 100 FOOT BUFFER PROPERTY OWNER ADDRESSES

OWNER	ADDRESS	
OSUNA LLC & OSUNA PROPERTIES LLC & ETAL ATTN: LAND DEPARTMENT NORTH TOWER	CHAPPELL RD NE	ALBUQUERQUE NM 87107
ALAMEDA 58 LLC	5511 MIDWAY PARK NE	ALBUQUERQUE NM 87109
HAV INVESTMENTS LLC	5551 MIDWAY PARK NE	ALBUQUERQUE NM 87109
NHLMB LLC	1420 MISSION AVE NE	ALBUQUERQUE NM 87107
RYDER TRUCK RENTAL INC C/O PROPERTY TAX DEPARTMENT	1500 MISSION DR NE	ALBUQUERQUE NM 87107
HOBSON RICHARD R	6301 TOKAY ST NE	ALBUQUERQUE NM 87113
MEGALAND LLC	700 OSUNA RD NE	ALBUQUERQUE NM 87107
GALLARDO JORGE R & MORALES MARIA G	627 VINEYARD RD NE	ALBUQUERQUE NM 87113
5501 MIDWAY PARK PLACE LLC	5501 MIDWAY PARK	ALBUQUERQUE NM 87109
5531 MIDWAY PARK PLACE LLC	5531 MIDWAY PARK PL NE	ALBUQUERQUE NM 87109
GLASER HOLLIE J	6303 TOKAY RD NE	ALBUQUERQUE NM 87113
PENA GERMAN	6411 TOKAY RD NE	ALBUQUERQUE NM 87113
OSUNA LLC & BROCE PAMELA & HARMON MARILOU & BAKER JANI & BENOIT JOLENE	CHAPPELL RD	ALBUQUERQUE NM 87107
ASHLEY JASON	621 NIAGARA AVE NE	ALBUQUERQUE NM 87113
PURCELL PROPERTIES III LLC	1400 MISSION AVE NE	ALBUQUERQUE NM 87107
CORNER TEN LLC	5741 MIDWAY PARK BLVD NE	ALBUQUERQUE NM 87109
GRIEGO STEPHEN A	4921 CHAPPELL NE	ALBUQUERQUE NM 87107
DOMINGUEZ-MENDEZ FRANCISCO & ARELLANES-SERRANO LUISA MABEL	624 WILLOW RD NE	ALBUQUERQUE NM 87113
STORE CAPITAL ACQUISITIONS LLC	1450 MISSION AVE NE	ALBUQUERQUE NM 87107
SANDIA SCHOOL	532 OSUNA RD NE	ALBUQUERQUE NM 87113
GROUP 1 REALTY INC		ALBUQUERQUE NM 87109
CHAPPLEE NINE LLC	3700 SINGER BLVD NE	ALBUQUERQUE NM 87109
CLAY OLIN D ETUX	6305 TOKAY ST NE	ALBUQUERQUE NM 87113
CLAY OLEN & KATHY S	6307 TOKAY RD NE	ALBUQUERQUE NM 87113
CRAIG AURELIA (ESTATE OF)	6309 TOKAY RD NW	ALBUQUERQUE NM 87113
BOARD OF EDUCATION	725 MISSION AVE NE	ALBUQUERQUE NM 87107
AMAFCA	N/A	ALBUQUERQUE NM 87109
WILLOW PROPERTIES #29 LLC ATTN TIMOTHY W ELAM	1550 MISSION DR NE	ALBUQUERQUE NM 87107
STOELTJE CLIFFORD A	708 NOBLE PL NE	ALBUQUERQUE NM 87107
HINES LLC	5571 MIDWAY PARK	ALBUQUERQUE NM 87109
LOGAN WALKER LLC	5801 MIDWAY PARK BLVD NE	ALBUQUERQUE NM 87109
CRAIG AURELIA (ESTATE OF)	622 NIAGRA AVE NE	ALBUQUERQUE NM 87113
MIDWAY BUILDING LLC	5541 MIDWAY PARK PL NE	ALBUQUERQUE NM 87109
ORTIZ REYNALDO & STELLA	707 NOBLE PL NE	ALBUQUERQUE NM 87107
CHACON EVELYN L & TORRES JAVIER	626 VINEYARD RD NE	ALBUQUERQUE NM 87107
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	6000 ALEXANDER BLVD NE	ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE	0 SINGER NE	ALBUQUERQUE NM 87107
AMAFCA	0 CHAPPERALL DR NE	ALBUQUERQUE NM 87109
SANDIA SCHOOL	624 EL PARAISO RD NE	ALBUQUERQUE NM 87113
MEGALAND LLC	700 OSUNA RD NE	ALBUQUERQUE NM 87107
POST LIFESTYLE LLC C/O COFORGE BPS	4920 UNION WAY DR NE	ALBUQUERQUE NM 87107

REVISED PROPERTY OWNER ADDRESS - RE-MAILED ADDRESSES IN RED

Property Owner	Address	Address 2
OSUNA LLC & OSUNA PROPERTIES LLC & ETAL ATTN: LAND DEPARTMENT NORTH TOWER	2441 BAYSHORE DR	NEWPORT BEACH CA 92663-5652
ALAMEDA 58 LLC	13001 SAND CHERRY PL NE	ALBUQUERQUE NM 87111
HAV INVESTMENTS LLC	5551 MIDWAY PARK PL NE	ALBUQUERQUE NM 87109-5826
NHLMB LLC	3440 NOYO ST	OAKLAND CA 94602-4130
RYDER TRUCK RENTAL INC C/O PROPERTY TAX DEPARTMENT	PO BOX 025719	MIAMI FL 33102-5719
HOBSON RICHARD R	6301 TOKAY ST NE	ALBUQUERQUE NM 87113
MEGALAND LLC	PO BOX 26146	ALBUQUERQUE NM 87125-6146
GALLARDO JORGE R & MORALES MARIA G	627 VINEYARD RD NE	ALBUQUERQUE NM 87113
5501 MIDWAY PARK PLACE LLC	5951 OFFICE BLVD NE	ALBUQUERQUE NM 87109-5822
5531 MIDWAY PARK PLACE LLC	5951 OFFICE BLVD NE	ALBUQUERQUE NM 87109-5822
GLASER HOLLIE J	6303 TOKAY ST NE	ALBUQUERQUE NM 87113-1018
PENA GERMAN	6411 TOKAY ST NE	ALBUQUERQUE NM 87113
OSUNA LLC & BROCE PAMELA & HARMON MARILOU & BAKER JANI & BENOIT JOLENE	2441 BAYSHORE DR	NEWPORT BEACH CA 92663-5652
ASHLEY JASON	621 NIAGARA AVE NE	ALBUQUERQUE NM 87113-1015
PURCELL PROPERTIES III LLC	PO BOX 100 STREET	POTOSI MO 63664-0100
CORNER TEN LLC	1907 BUENA VISTA DR SE OFC 100	ALBUQUERQUE NM 87106-4246
GRIEGO STEPHEN A	9509 KANDACE DR NW	ALBUQUERQUE NM 87114-4134
DOMINGUEZ-MENDEZ FRANCISCO & ARELLANES-SERRANO LUISA MABEL	624 WILLOW RD NE	ALBUQUERQUE NM 87113-1025
STORE CAPITAL ACQUISITIONS LLC	328 SILVER HILL RD	NEWARK NY 14513-9185
SANDIA SCHOOL	532 OSUNA RD NE	ALBUQUERQUE NM 87113-1031
GROUP 1 REALTY INC	730 TOWN AND COUNTRY BLVD SUITE 500	HOUSTON TX 77024-4671
CHAPPLEE NINE LLC	1907 BUENA VISTA DR SE OFC 100	ALBUQUERQUE NM 87106-4140
CLAY OLIN D ETUX	6305 TOKAY RD NE	ALBUQUERQUE NM 87113
CLAY OLEN & KATHY S	6305 TOKAY RD NE	ALBUQUERQUE NM 87113
CRAIG AURELIA (ESTATE OF)	6309 TOKAY ST NE	ALBUQUERQUE NM 87113-1018
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
WILLOW PROPERTIES #29 LLC ATTN TIMOTHY W ELAM	294 GROVE LN E SUITE 140	WAYZATA MN 55391-1682
STOELTJE CLIFFORD A	708 NOBLE DR NE	ALBUQUERQUE NM 87107-4919
HINES LLC	5300 HIGH CANYON TRL NE	ALBUQUERQUE NM 87111-8315
LOGAN WALKER LLC	5910 MIDWAY BLVD NE	ALBUQUERQUE NM 87109-5805
CRAIG AURELIA (ESTATE OF)	6309 TOKAY ST NE	ALBUQUERQUE NM 87113-1018
MIDWAY BUILDING LLC	1907 BUENA VISTA DR SE OFC 100	ALBUQUERQUE NM 87106-4246
ORTIZ REYNALDO & STELLA	707 NOBLE PL NE	ALBUQUERQUE NM 87107
CHACON EVELYN L & TORRES JAVIER	626 VINEYARD RD NE	ALBUQUERQUE NM 87113-1023
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
SANDIA SCHOOL	532 OSUNA RD NE	ALBUQUERQUE NM 87113
MEGALAND LLC	PO BOX 26146	ALBUQUERQUE NM 87125-6146
POST LIFESTYLE LLC C/O COFORGE BPS	2727 LBJ FWY SUITE 806	DALLAS TX 75234-7334

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



GROUP 1 REALTY INC
ALBUQUERQUE NM 87109

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



RYDER TRUCK RENTAL INC C/O
PROPERTY TAX DEPARTMENT
1500 MISSION DR NE
ALBUQUERQUE NM 87107

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



5501 MIDWAY PARK PLACE LLC
5501 MIDWAY PARK
ALBUQUERQUE NM 87109

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



GALLARDO JORGE R & MORALES MARIA
G
627 VINEYARD RD NE
ALBUQUERQUE NM 87113

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



HOBSON RICHARD R
6301 TOKAY ST NE
ALBUQUERQUE NM 87113

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



GRIEGO STEPHEN A
4921 CHAPPELL NE
ALBUQUERQUE NM 87107

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



HAV INVESTMENTS LLC
5551 MIDWAY PARK NE
ALBUQUERQUE NM 87109

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



SANDIA SCHOOL
532 OSUNA RD NE
ALBUQUERQUE NM 87113

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



ALAMEDA 58 LLC
5511 MIDWAY PARK NE
ALBUQUERQUE NM 87109

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



CLAY OLIN D ETUX
6305 TOKAY ST NE
ALBUQUERQUE NM 87113

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



BOARD OF EDUCATION
725 MISSION AVE NE
ALBUQUERQUE NM 87107

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



5531 MIDWAY PARK PLACE LLC
5531 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109

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



STOELTJE CLIFFORD A
708 NOBLE PL NE
ALBUQUERQUE NM 87107

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



OSUNA LLC & BROCE PAMELA & HARMON
MARILOU & BAKER JANI & BENOIT JOLENE
CHAPPEL RD
ALBUQUERQUE NM 87107

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



OSUNA LLC & OSUNA PROPERTIES LLC
& ETAL ATTN: LAND DEPARTMENT
NORTH TOWER
CHAPPELL RD NE
ALBUQUERQUE NM 87107

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



CORNER TEN LLC
5741 MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

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



NHLMB LLC
1420 MISSION AVE NE
ALBUQUERQUE NM 87107

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



STORE CAPITAL ACQUISITIONS LLC
1450 MISSION AVE NE
ALBUQUERQUE NM 87107

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



MEGALAND LLC
700 OSUNA RD NE
ALBUQUERQUE NM 87107

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



CHAPPEL NINE LLC
3700 SINGER BLVD NE
ALBUQUERQUE NM 87109

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



CRAIG AURELIA (ESTATE OF)
6309 TOKAY RD NW
ALBUQUERQUE NM 87113

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



PURCELL PROPERTIES III LLC
1400 MISSION AVE NE
ALBUQUERQUE NM 87107

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



WILLOW PROPERTIES #29 LLC ATTN
TIMOTHY W ELAM
1550 MISSION DR NE
ALBUQUERQUE NM 87107

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



ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
6000 ALEXANDER BLVD NE
ALBUQUERQUE NM 87107

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



SANDIA SCHOOL
624 EL PARAISO RD NE
ALBUQUERQUE NM 87113

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



POST LIFESTYLE LLC C/O COFORGE BPS
4920 UNION WAY DR NE
ALBUQUERQUE NM 87107

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



DOMINGUEZ-MENDEZ FRANCISCO &
ARELLANES-SERRANO LUISA MABEL
624 WILLOW RD NE
ALBUQUERQUE NM 87113

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



MIDWAY BUILDING LLC
5541 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109

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



PENA GERMAN
6411 TOKAY RD NE
ALBUQUERQUE NM 87113

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



CHACON EVELYN L & TORRES JAVIER
626 VINEYARD RD NE
ALBUQUERQUE NM 87107

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



CLAY OLEN & KATHY S
6307 TOKAY RD NE
ALBUQUERQUE NM 87113

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



ASHLEY JASON
621 NIAGARA AVE NE
ALBUQUERQUE NM 87113

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



AMAFCA
0 CHAPPERALL DR NE
ALBUQUERQUE NM 87109

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



HINES LLC
5571 MIDWAY PARK
ALBUQUERQUE NM 87109

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



CITY OF ALBUQUERQUE
0 SINGER NE
ALBUQUERQUE NM 87107

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



LOGAN WALKER LLC
5801 MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

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



CRAIG AURELIA (ESTATE OF)
622 NIAGARA AVE NE
ALBUQUERQUE NM 87113

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



ORTIZ REYNALDO & STELLA
707 NOBLE PL NE
ALBUQUERQUE NM 87107

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



MEGALAND LLC
700 OSUNA RD NE
ALBUQUERQUE NM 87107

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



POST LIFESTYLE LLC C/O COFORGE BPS
4920 UNION WAY DR NE
ALBUQUERQUE NM 87107

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



GLASER HOLLIE J
6303 TOKAY RD NE
ALBUQUERQUE NM 87113

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



Clay Olen & Kathy S
6305 Tokay Rd. NE
Albuquerque, NM 87113

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



CORNER TEN LLC
1907 BUENA VISTA DR SE OFC 100
ALBUQUERQUE NM 87106-4246

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



MIDWAY BUILDING LLC
1907 BUENA VISTA DR SE OFC 100
ALBUQUERQUE NM 87106-4246

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



STORE CAPITAL ACQUISITIONS LLC
328 SILVER HILL RD
NEWARK NY 14513-9185

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



NHLMB LLC
3440 NOVO ST
OAKLAND CA 94602-4130

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



CHAPPLEE NINE LLC
1907 BUENA VISTA DR SE OFC 100
ALBUQUERQUE NM 87106-4140

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



5531 MIDWAY PARK PLACE LLC
5951 OFFICE BLVD NE
ALBUQUERQUE NM 87109-5822

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



WILLOW PROPERTIES #29 LLC ATTN
TIMOTHY W ELAM
294 GROVE LN E SUITE 140
WAYZATA MN 55391-1682

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



OSUNA LLC & BROCE PAMELA &
HARMON MARLOU & BAKER JANI &
BENOIT JOLENE
2441 BAYSHORE DR
NEWPORT BEACH CA 92663-5652

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



ALAMEDA 58 LLC
13001 SAND CHERRY PL NE
ALBUQUERQUE NM 87111

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

FIRST-CLASS



US POSTAGESM PITNEY BOWES

ZIP 87102 \$ 000.74⁰
02 7H
0006057985 APR 24 2026

CRAIG AURELIA (ESTATE OF)
6309 TOKAY ST NE
ALBUQUERQUE NM 87113-1018

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

FIRST-CLASS



US POSTAGESM PITNEY BOWES

ZIP 87102 \$ 000.74⁰
02 7H
0006057985 APR 24 2026

CHACON EVELYN L & TORRES JAVIER
626 VINEYARD RD NE
ALBUQUERQUE NM 87113-1023

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

FIRST-CLASS



US POSTAGESM PITNEY BOWES

ZIP 87102 \$ 000.74⁰
02 7H
0006057985 APR 24 2026

POST LIFESTYLE LLC C/O COFORGE BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

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

FIRST-CLASS



US POSTAGESM PITNEY BOWES

ZIP 87102 \$ 000.74⁰
02 7H
0006057985 APR 24 2026

SANDIA SCHOOL
532 OSUNA RD NE
ALBUQUERQUE NM 87113

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

FIRST-CLASS



US POSTAGESM PITNEY BOWES

ZIP 87102 \$ 000.74⁰
02 7H
0006057985 APR 24 2026

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

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



RYDER TRUCK RENTAL INC C/O
PROPERTY TAX DEPARTMENT
PO BOX 025718
MIAMI FL 33102-9719

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



PURCELL PROPERTIES III LLC
PO BOX 100 STREET
POTOSI MO 63664-0100

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



GRIEGO STEPHEN A
9509 KANDACE DR NW
ALBUQUERQUE NM 87114-4134

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



5501 MIDWAY PARK PLACE LLC
5951 OFFICE BLVD NE
ALBUQUERQUE NM 87109-5822

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



BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

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



MEGALAND LLC
PO BOX 26146
ALBUQUERQUE NM 87125-6146

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



HINES LLC
5300 HIGH CANYON TRL NE
ALBUQUERQUE NM 87111-8315

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



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

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



GROUP 1 REALTY INC
730 TOWN AND COUNTRY BLVD SUITE
500
HOUSTON TX 77024-4671

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



LOGAN WALKER LLC
5910 MIDWAY BLVD NE
ALBUQUERQUE NM 87109-5805

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 87102
02 7H
0006057985

\$ 000.74⁰

APR 27 2026

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2018-001355 / 6000 Alexander Blvd. NE

Applicant/Agent Signature *Charlene Johnson* **Date:** 4/9/2026

May 2, 2026 at 11:08:40 AM
N 3890407 E 352734
6411 Tokay St NE
Albuquerque, NM 87113
United States

REQUEST
ZONING MAP AMENDMENT
From Non-Residential Sensitive Use (NR-SU)
To Non-Residential Light Manufacturing (NR-LM)

The City of Albuquerque Environmental Planning Commission will hold a public hearing ON Zoom on MAY 21, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from MAY 6, 2026 to JUNE 5, 2026
by CONSENSUS PLANNING phone 505 764 9801
applicant/agent
REFER TO FILE# PR-2018-00135 / ZMA-2026-00005

It is illegal for an unauthorized person to remove or tamper with this sign.

May 2, 2026 at 11:23:06 AM
N 3889809 E 353347
1517 - 1537 Mission Ave NE
Albuquerque NM 87113
United States

REQUEST
ZONING MAP AMENDMENT (ZMA)
From Non-Residential-Sensitive Use (NR-SU)
To Non-Residential - Light Manufacturing (NR-LM)

The City of Albuquerque Environmental Planning Commission will hold a public hearing ON Zoom on MAY 21, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from MAY 6, 2026 to JUNE 5, 2026
by CONSENSUS PLANNING phone 505 764 9801
applicant/agent
REFER TO FILE# PR-2018-00135 / ZMA-2026-00005

It is illegal for an unauthorized person to remove or tamper with this sign.

May 2, 2026 at 11:18:49 AM
N 3890086 E 353729
6013-6059 Chappell Dr NE
Albuquerque NM 87109
United States

REQUEST
ZONING MAP AMENDMENT
From Non-Residential Sensitive Use (NR-SU)
To Non-Residential Light Manufacturing (NR-LM)

The City of Albuquerque Environmental Planning Commission will hold a public hearing ON Zoom on MAY 21, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
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