



Environmental Planning Commission

Agenda Number: 06
PR-2022-007569
Plan #: ZMA-2026-00003
Hearing Date: May 21, 2026

Staff Report

Agent	Community Design Solutions, LLC
Applicant	Murad Hijazi of Falcons Investments Inc
Request	Zoning Map Amendment – EPC (zone change)
Legal Description	TRACT 1 VOLCANO CLIFFS SUBDIVISION UNIT 6
Location	99999 Scenic Dr NW, Approx. 0.15 mile West of Vista Veril Dr. NW between Quivira Dr NW and Villa Real Rd.
Size	Approximately 7.5 acres
Existing Zoning	R-A
Proposed Zoning	R-1B (reclassified to R-1)

Staff Recommendation

APPROVAL of PR-2022-007569, Plan # ZMA-2026-00003 based on Findings 1-17 in this report.

Senior Planner
William Steele

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) from R-A to R-1B (reclassified to R-1), for an approximately 7.5 acre unaddressed lot on Scenic Dr. NW (the “subject site”).

The request would facilitate the subject site to be subdivided for single-family dwellings

The applicant’s justification for the request generally meets all decision criteria by furthering a preponderance of applicable Comp Plan Goals and Polices [IDO § 14-16-6-7(G)(3)].

There are no Neighborhood Associations within 660 feet of the subject site. Property owners within 100-feet of the subject site were notified as required. A Pre-submittal Tribal Meeting was held with the applicant and tribal representatives. Staff received a question regarding notification requirements and concerns regarding the proposed R-1B minimum lot size lot size.

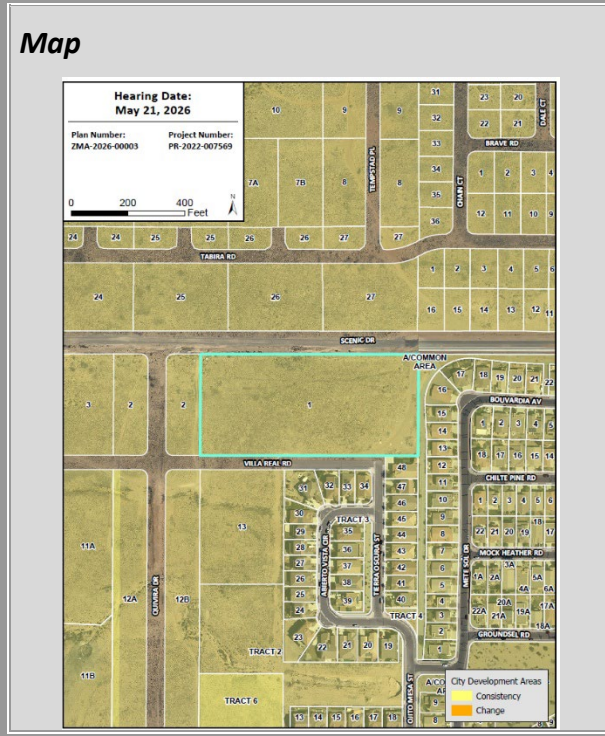


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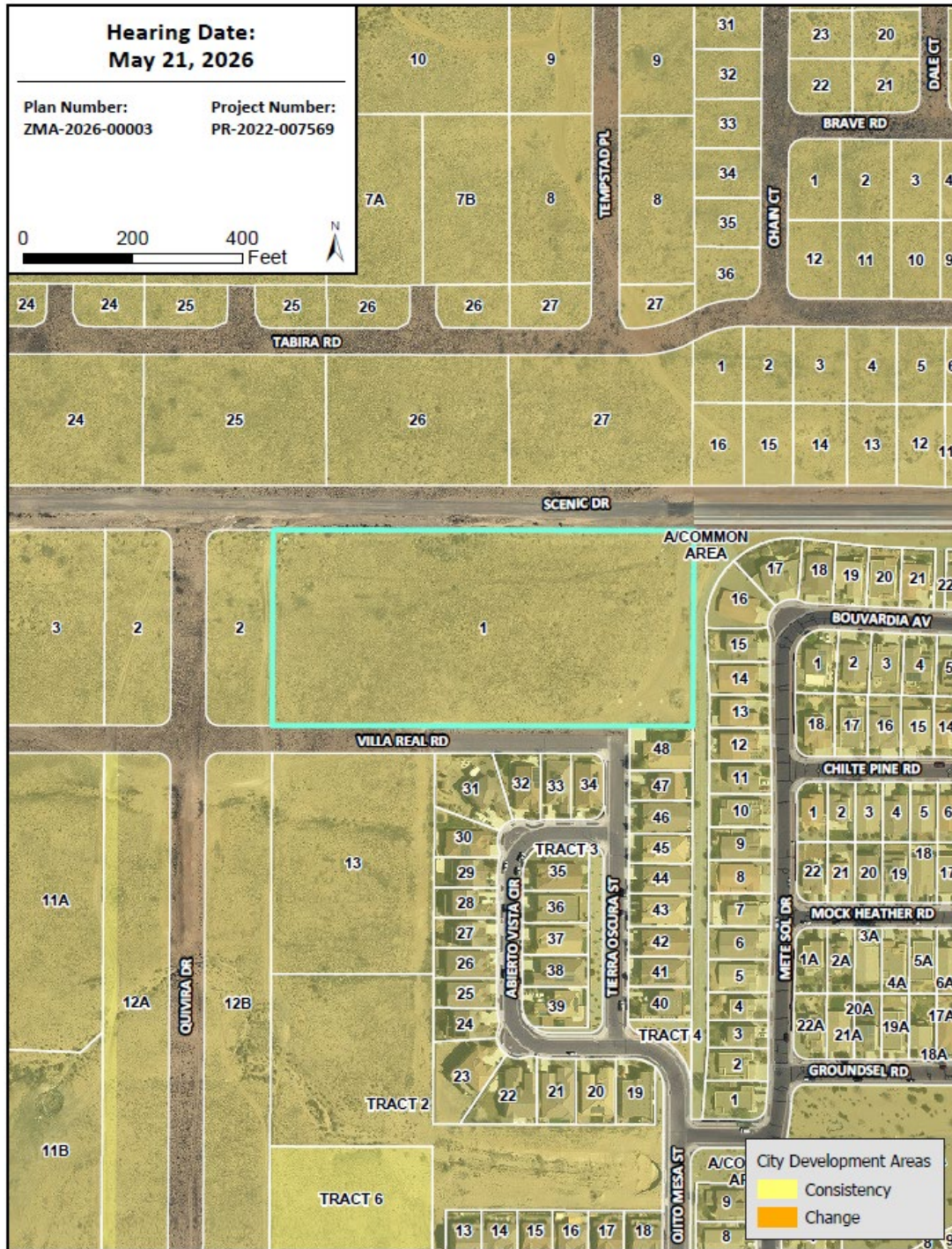
RECOMMENDATION 29

ATTACHMENTS

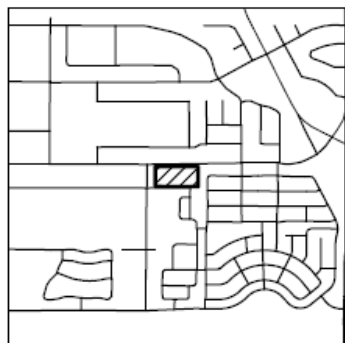
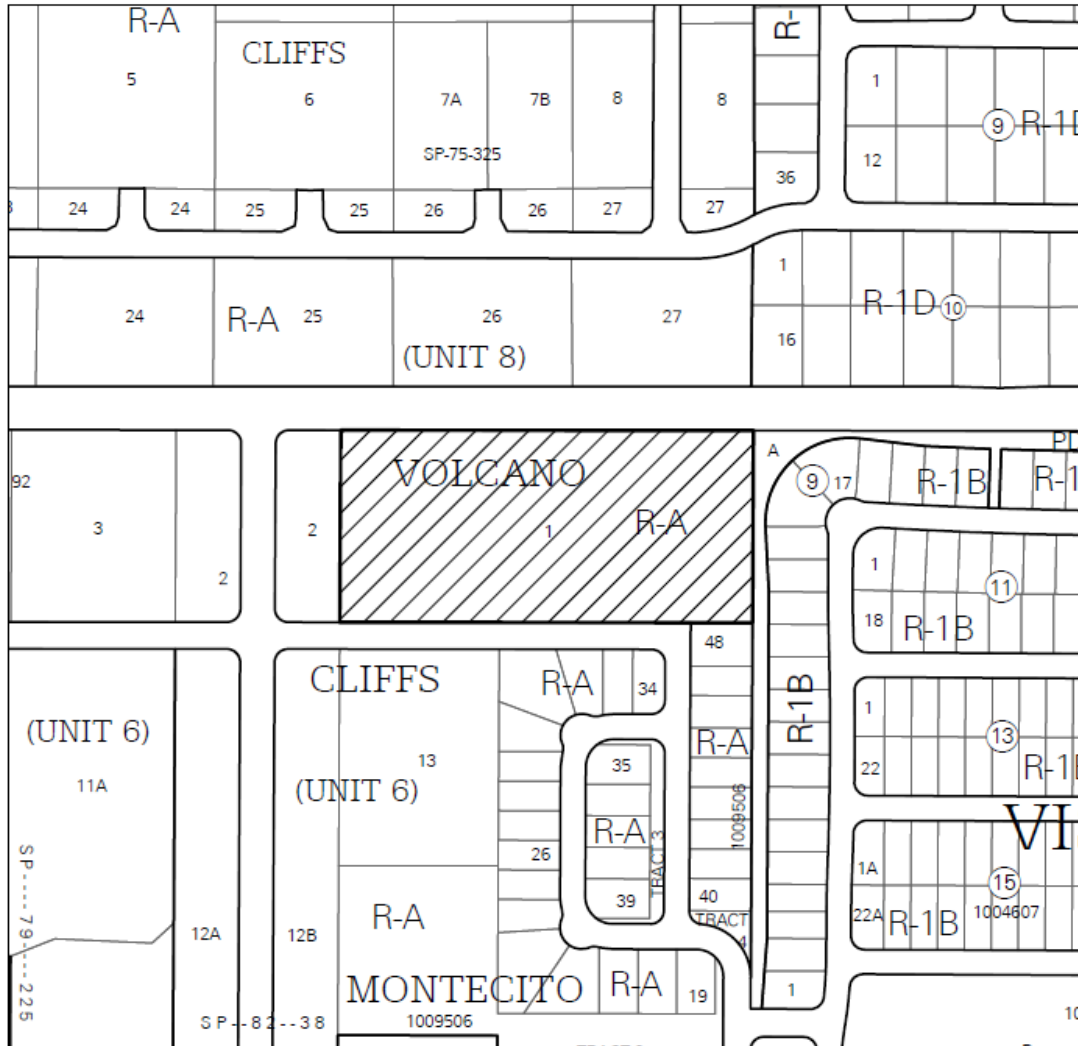
A) PHOTOGRAPHS A
B) HISTORY B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION D
E) PUBLIC NOTICE E
F) PRE-SUBMITTAL TRIBAL (FACILITATED) MEETING F

I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

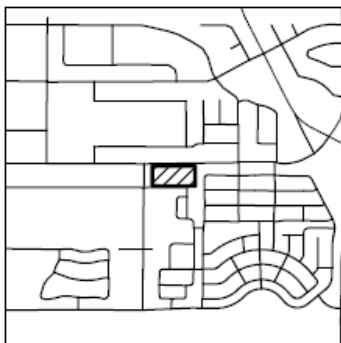
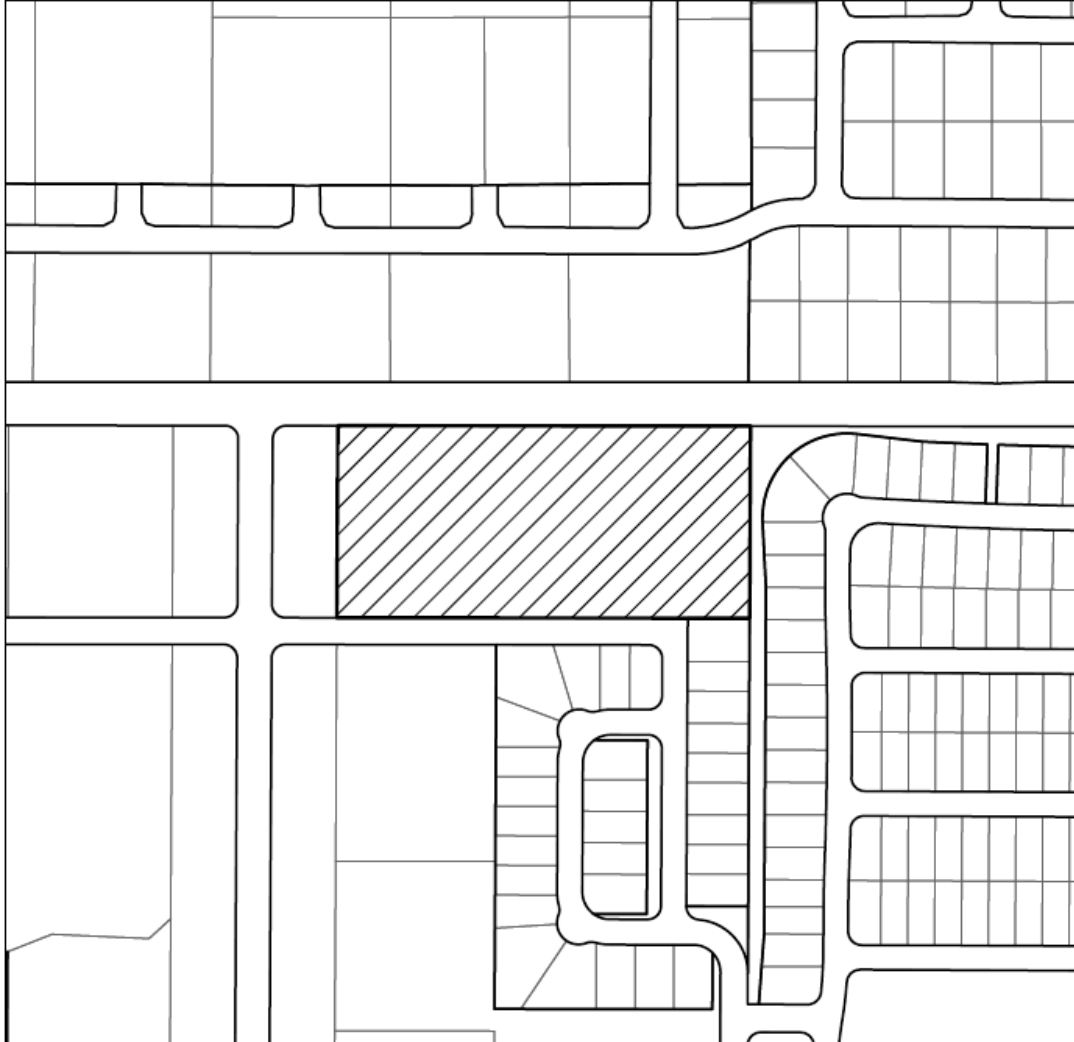
Note: Gray shading
Indicates County.

0 200 Feet

Hearing Date:
5/21/2026
Project Number: PR-2022-007569
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Zone Atlas Page:
D-9

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

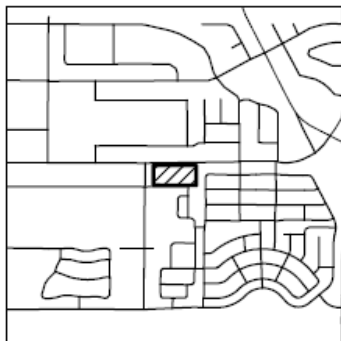
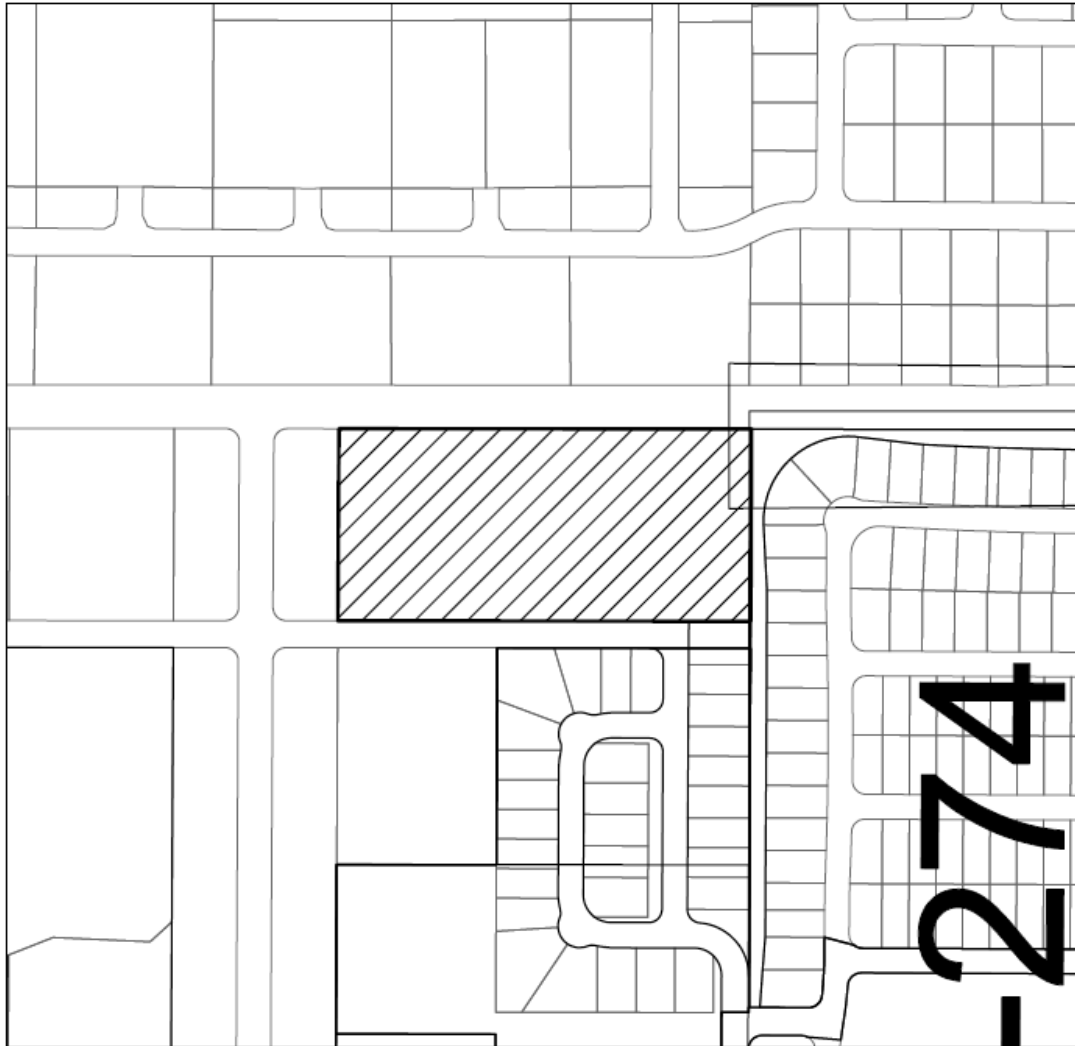
Key to Land Use Abbreviations
LDRES | Low-density Residential
PARK | Parks and Open Space
VAC | Vacant



0 200 Feet

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History Map



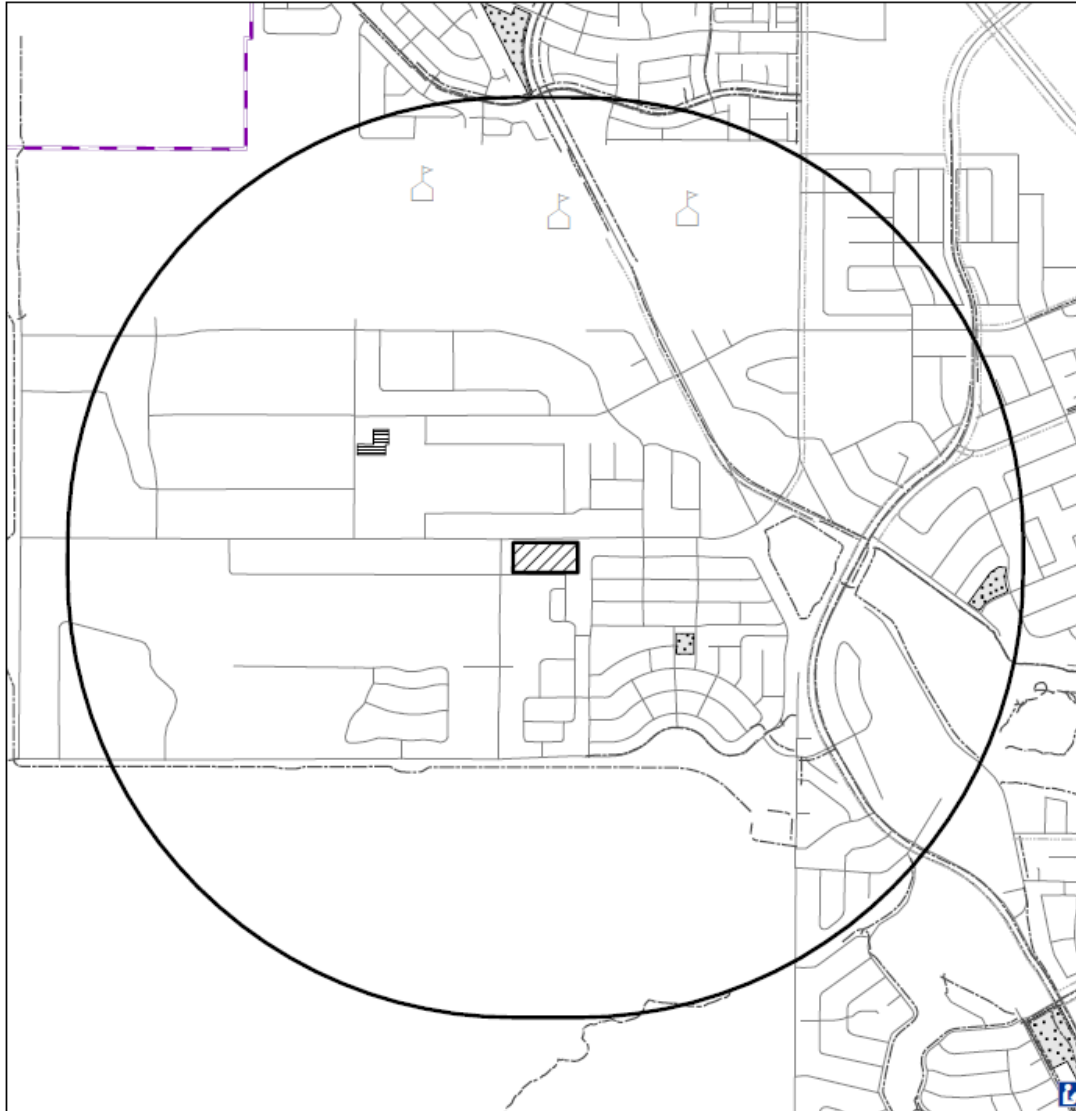
HISTORY MAP

Note: Gray shading
Indicates County.



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Public Facilities / Community Services

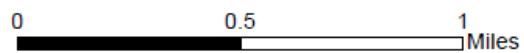


Public Facilities Map with One-Mile Buffer



- | | | | |
|--------------------------|--------------------------|-----------------------------------|----------------------------|
| Library | Public School | Albuquerque City Limits | Landfill designated by EHD |
| Proposed Bike Facilities | Existing Bike Facilities | Landfill Buffer designated by EHD | Developed City Park |
| | | Undeveloped City Park | |

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II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) from R-A to R-1B (reclassified to R-1) 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., encompassing approximately 7.5 acres (“the subject site”). As of April 20, 2026, the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning.

The zone change would facilitate the subdivision of the property for single-family dwelling units. Because both R-A and R-1B (reclassified to R-1) allow single-family dwellings, the impact of the zone change will be to lower the minimum lot size. Under the R-A zone district, the minimum lot size is 10,890 square feet (1/4 acre). The minimum lot size in R-1 is 3,500 square feet. Future development will take place after the adoption of the 2026 IDO, therefore will be subject to R-1 dimensional standards. This staff report will refer to the R-1 zoning district.

EPC Role

The EPC is the final decision-making body because the subject site is within an Area of Consistency and is less than 10 acres [IDO §14-16-6-7(G)(1)(a)2]. The request is a quasi-judicial matter.

History/Background

In 2022, the Development Review Board reviewed a sketch plat (PR-2022-007569, PS-2022-00190), but the development did not proceed on the subject site.

A sketch plat was submitted on November, 18, 2025 to the Development Review Services team for review. This included 35 lots and density according to the R-1B standards (PR-2022-007569, PA-2025-00377).

No additional history is associated with the subject site.

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	R-A	Area of Consistency	Undeveloped
<i>North</i>	R-A, R-1D	Area of Consistency	Undeveloped
<i>South</i>	R-A	Area of Consistency	Undeveloped, Low-density Residential,

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>East</i>	PD R-1B	Area of Consistency	Undeveloped, Low-density Residential
<i>West</i>	R-A	Area of Consistency	Undeveloped

The subject site is located in the northwest area of the city. It is undeveloped (vacant) and is surrounded to the north and west by undeveloped (vacant) parcels. Southwest of the site is NR-PO-B and east is a single family residential subdivision. South of the subject site are single-family dwellings.

Roadway System

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

The LRRS designates Scenic Dr. as proposed Minor Collector.

Bikeways / Trails

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

The LRBS shows no proposed or existing bikeways and trails along Scenic Dr.

Transit

The subject site is not within the vicinity of a bus route.

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 Comp Plan. The Area of Consistency 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 context.

Community Planning Area (CPA)

The Subject Site is located within the Northwest Mesa CPA. The Northwest Mesa CPA is a predominantly residential community, adjacent to the volcanoes and volcanic Northwest Mesa Escarpment which overlooks the Rio Grande and provides views of the

mountains to the east. The Coors Corridor provides many commercial opportunities. Corrales and Rio Rancho border this area to the north.

Center & Corridor Designations

The subject site is not within the boundary of a Center or Corridor as designated by the Comp Plan.

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 4: COMMUNITY IDENTITY

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

The request would align the subject site with the established character of the adjacent subdivisions to the east and the south. Rezoning from the R-A (Rural and Agricultural) designation recognizes the transition of the Northwest Mesa from agricultural or undeveloped land to a suburban residential context. The proposed R-1 zoning ensures that future lot sizes and scale of homes are consistent with the existing neighborhoods. This amendment prevents the creation of an isolated rural tract within a built-up area and preserves the consistency of the surrounding distinct residential community. Overall, the change enhances, protects and preserves the existing distinct community.

The request furthers Goal 4.1.

Policy 4.1.2 IDENTITY AND DESIGN: Encourage development that reinforces the character of unique neighborhoods.

The zone change intends to facilitate development that reinforces the character of the area by aligning the subject site with the established identity of the surrounding neighborhoods through a future subdivision action. The current R-A zoning is rural and no longer reflects the built environment of the surrounding subdivisions. By transitioning to the R-1 designation, the subject site will match the scale and character of adjacent single-family residential developments. This change ensures that future development will contribute to a cohesive neighborhood appearance rather being out of character with surrounding development and rural. Adopting the R-1 standards reinforces the residential identity of this area of the Northwest Mesa. **The request furthers Policy 4.1.2.**

CHAPTER 5: LAND USE

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

This request promotes efficient land use and focusing residential growth on a site served by some existing infrastructure. Although there will be additional infrastructure required for any development on the site, the existing road and utilities already serving Tierra Oscura Street NW and Villa Real Rd can be utilized. Converting this approximately 7.5-acre site from rural to low-density residential ensures a more efficient use of land to support the public good by ensuring any existing and future required infrastructure is utilized effectively within the existing urban footprint rather than requiring costly extensions elsewhere. **The request partially furthers Goal 5.3.**

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 request ensures that future development in an Area of Consistency reinforces the intensity and character of the surrounding area. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context. Rezoning to R-1 addresses the inconsistency and provides a logical transition that matches the density and built environment of the residential development adjacent to the south and east. This amendment directs growth to a specific location where residential development is both expected and desired, given the proximity to existing subdivisions. By aligning the zoning with the actual character of the surrounding tracts, the ZMA fulfills the requirement to maintain neighborhood stability while ensuring consistent intensity. **The request furthers Goal 5.6.**

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods.

The request protects and enhances the character of the existing and adjacent single family neighborhoods while achieving the land-use expectations for a tract located within an Area of Consistency. While these areas emphasize maintaining character, the existing R-A zoning creates a lack of predictability for the neighborhood because it is inconsistent with the surrounding R-1 development pattern. Updating the zone to R-1 ensures that any future residential use is bound by the same low-density standards as its neighbors to the east and south. This protects the long-term character of the neighborhood by preventing the introduction of uses or lot patterns allowed under R-A that might conflict with the existing and surrounding neighborhoods. **The request furthers Policy 5.6.3.**

CHAPTER 9: HOUSING

POLICY 9.2.1 COMPATIBILITY: Promote development that is respectful of the character and scale of existing neighborhoods.

The ZMA request would promote development that is respectful of the character and scale of the existing neighborhoods. The property sits between the two single family home developments, both of which function at R-1 development standards. Rezoning the site from R-A to R-1 ensures that the property will be used for purposes that would be compatible with the established single-family homes nearby. The request would align the subject site with the surrounding residential neighborhoods, ensuring that future building heights, setbacks, and lot sizes are respectful of the existing suburban context. By adopting the R-1 designation, the applicant ensures that the eventual land use is a continuation of the neighborhood scale rather than an abrupt departure from it. **The request furthers Policy 9.2.1.**

POLICY 9.3.2 OTHER AREAS: Maintain densities that are compatible with the existing neighborhood character in areas not designated as Centers or Corridors.

The requested R-1 density for the subject site is compatible with the surrounding neighborhood character and not withing a Center or Corridor. The R-1 zone district provides a moderate density that is higher than the rural R-A designation but far lower than multi-family or mixed-use intensities and aligns with the existing character of the area. The R-1 zone district will contribute to a variety of lot sizes and dimensions for in the surrounding neighborhoods of single-family homes. **The request furthers Policy 9.3.2.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is currently zoned R-A (Residential Rural and Agricultural.) The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

Proposed Zoning

The zone change is to R-1B (Reclassified to R-1 on April 20, 2026). The purpose of the R-1 (Residential – Single-Family) zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

Overlay Zones

There are no overlay zones impacting the subject site-

Definitions

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of the IDO.

Major Public Open Space: City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

IV. Zoning Map Amendment (Zone Change)

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

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

Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and policies as listed below, along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate the need for housing for the area as identified in the draft Northwest Mesa CPA assessment.

Staff Response: Applicable citations: Goal 4.1-Character, 4.1.2-Identity and Design, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency, Policy 9.2.1 Compatibility.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, identity and design, areas of consistency, and development and thereby does not present any significant conflicts with the Comprehensive Plan. Thus, the request is consistent with the City's health, safety, and general welfare. **The applicant's response meets Criterion A.**

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

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

Applicant Response: *The requested Zone Map Amendment meets criterion (3) because the R-1B zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan and other adopted City plans. The subject property is located entirely within an Area of Consistency, and rezoning from R-A to R-1B would clearly reinforce and strengthen the established character and intensity of the surrounding single-family residential area. The R-1B zone district allows development at a scale, density, and intensity consistent with adjacent subdivisions to the east and south and would not permit development substantially different from the prevailing suburban residential pattern. Maintaining the existing R-A zoning, which requires a minimum lot size of 0.25 acres, is inconsistent with the established lot sizes and development pattern in the area and makes development of the site unlikely in the near future in a manner that reinforces surrounding neighborhood character. This finding is supported by Policy 5.6.3 (Areas of Consistency), which calls for aligning zoning and development standards with established residential patterns. By enabling development that reflects adopted*

land-use and density objectives while limiting permissive agricultural uses associated with R-A, the proposed zoning better implements the Comprehensive Plan within this Area of Consistency.

Staff Response: The subject property is situated within an Area of Consistency, and the proposed transition to the R-1 zone district reinforces the established character of the surrounding neighborhood by aligning the subject site with the low-density residential intensity and similar minimum lot standards—effective as of April 20, 2026—found in the adjacent subdivisions to the east and south. This zoning change ensures that any future development is not significantly different from the surrounding neighborhoods, as it limits land use to single-family residential patterns and prevents the introduction of rural or agricultural activities permitted under the current R-A designation that would be incompatible with the surrounding neighborhood scale. Furthermore, the R-1 designation is more advantageous to the community as articulated by the ABC Comprehensive Plan because it uses a more efficient pattern of land use and creates a predictable development environment that supports the Plan’s goals for future development and land-use compatibility in the Northwest Mesa. **The applicant’s response meets criterion B.**

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

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

Applicant Response: *The subject site is located entirely in an Area of Consistency. The policy does not apply.*

Staff Response: The subject property is located in an Area of Consistency. **The applicant’s response to creation C is sufficient.**

(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 Response: The requested rezoning from R-A to R-1B does not introduce permissive uses that would be harmful to adjacent property, the surrounding neighborhood, or the community. To the contrary, the R-1B zone district reduces the range of permissive uses allowed under the existing R-A zoning, particularly those associated with agricultural and accessory activities that may be less compatible with an established suburban residential setting. Both the existing and proposed zones primarily allow single-family residential development, and the R-1B zone further focuses development on residential use consistent with adjacent neighborhoods. Any uses permitted under the R-1B zone district would remain subject to applicable IDO Use-specific Standards, where required, to ensure potential impacts are adequately mitigated. As a result, the proposed zoning would not allow uses that are harmful to surrounding properties and satisfies the requirements of IDO §6-7(G)(3)(d). Community center or library is the only permissive uses that is expanded by a zone change to R-1B since it is a conditional use in R-A. Table 2 presents a direct comparison of the permissive uses in R-A and R-1B zones.

Land Use	R-A	R-1
Community center or library	C	P
Equestrian facility	P	-
General agriculture	P	-
Nursery	P	-
Farmer’s Market	T	-
Outdoor Animal Run	A	-
Compost facility, large	P	-
Farmers’ market	T	-
General Agriculture	P	-
Kennel	C	-
Nursery	P	-
Veterinary Hospital	C	-
Other pet services	C	-
Bed and Breakfast	A	CA

Staff Response: The requested R-1 zoning district does not include permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. While civic uses such as a community center or library would become permissive under the new designation, these are neighborhood-scale facilities generally considered compatible with the surrounding residential character and the Northwest Mesa area. Additionally, changing the status of a Bed and Breakfast from a permissive to a conditional accessory use ensures that any such future use would require public hearing to mitigate potential impacts on neighbors. **The applicant’s response meets criterion D.**

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

1. Will have adequate capacity 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 requested Zone Map Amendment meets criterion (3) of IDO §6-7(G)(3)(e) because the City's existing infrastructure and public improvements will have adequate capacity to serve the development enabled by the proposed zoning when the applicant fulfills its obligations under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA). The subject property is adjacent to existing and stubbed public infrastructure, including roadways and utilities along Scenic Road NW and Tierra Oscura Street NW, which are designed to serve residential development in this area. Development of the site will require extension of infrastructure into the property in accordance with City standards, and those improvements will be constructed as part of the subdivision and development process. Accordingly, adequate infrastructure capacity will be available to support the proposed development upon fulfillment of the applicant's required obligations, consistent with IDO §6-7(G)(3)(e)(3).

Staff Response: The subject property is located within an established residential area where major infrastructure, including the street system and utility networks, has been designed to support low-density residential development. Primary access is available via Tierra Oscura Street NW and Villa Real Road NW. The subject site is currently not accessible from Scenic Rd, a dirt road with a road end sign at the parcel boundary line, and will have to make modifications to the surrounding infrastructure. The applicant will have to fulfill any obligations under the Infrastructure Improvement Agreement (IIA) to ensure that the existing infrastructure system will have adequate capacity to serve the subject site. Additionally, under the requirements of the IDO and the Development Process Manual (DPM), the applicant is obligated to ensure that any necessary internal improvements or connections meet City standards prior to any subdivision (replat) action. **The response to Criterion E is sufficient.**

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

Applicant Response: IDO §6-7(G)(3)(f) is intended to prevent zone change requests that are justified solely on the basis of roadway adjacency — for example, seeking commercial zoning simply because a property fronts an arterial street. The applicant's justification does not rely on that basis. While the subject property is adjacent to Scenic Road NW, which functions as a minor collector, the proposed rezoning is driven by the need to align zoning with the established residential development pattern, lot sizes, and dimensional standards of the surrounding neighborhoods. The request is grounded in land use compatibility, feasibility of development under existing conditions, and implementation of the ABC Comprehensive Plan within a designated Area of Consistency. Accordingly, the applicant's justification for the requested Zone Map Amendment is not completely based on the property's location on a major street, and the application satisfies the requirements of IDO §6-7(G)(3)(f).

Staff Response: The justification for this Zoning Map Amendment is centered on the land-use consistency and neighborhood compatibility rather than the property's proximity to a major street. The subject site does not front onto a major arterial or transit corridor that would typically drive a request for higher-intensity zoning. Instead, the applicant has demonstrated that the R-1 designation is necessary to align the zoning with the established residential pattern to the east and south. Therefore, a motivation for the amendment is the alignment of zoning boundaries with the actual residential character of the Northwest Mesa. **The applicant's response meets criterion F.**

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

Applicant Response: The applicant's justification for the requested Zone Map Amendment is not based completely or predominantly on economic considerations or the cost of land. While dimensional standards affect development feasibility, the primary basis for this request is to align zoning with the established suburban residential pattern, neighborhood character, and lot sizes of surrounding development. Retaining R-A zoning, with a minimum lot size of 0.25 acres, would be inconsistent with prevailing development patterns and unlikely to result in development that reinforces the surrounding Area of Consistency. The requested rezoning to R-1B is therefore grounded in land-use compatibility and Comprehensive Plan implementation, rather than financial considerations, and meets the intent of IDO §6-7(G)(3)(g).

Staff Response: Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the ZMA request from R-A to R-1 furthers a preponderance of applicable Comprehensive Plan goals and policies and without conflict. The Zone Map Amendment request facilitates the transition of the subject site from a rural and agricultural to a residential zone district that aligns the property's density and character with the established residential neighborhoods adjacent to the north and south. As a result, the request is not based predominantly on the cost of land or individual financial gain. **The applicant's response meets criterion G.**

(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 Response: *The proposed Zone Map Amendment does not constitute spot zoning or strip zoning. The requested R-1B zoning extends and aligns with existing R-1B zoning immediately to the east and with residential development to the south that functions consistent with R-1B standards. The rezoning would result in a more cohesive and logical zoning pattern that reflects existing and anticipated residential development rather than applying a significantly different zone district to a single isolated parcel. The subject property also does not function as a linear zone change along a roadway. By consolidating zoning to reflect established land-use patterns and support implementation of the ABC Comprehensive Plan, the proposed rezoning satisfies IDO §6-7(G)(3)(h).*

Staff Response: This Zoning Map Amendment does not create a spot zone or a strip zone because it applies a designation that is identical to the R-1 zoning immediately adjacent to the east. By rezoning the subject property, it clearly facilitates the implementation of the ABC Comprehensive Plan by ensuring that development in Areas of Consistency reinforces the character and intensity of the surrounding area. The request results in a more cohesive and predictable zoning map for the Northwest Mesa. **The applicant's response meets criterion H.**

V. Agency & Neighborhood Concerns

Reviewing Agencies

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

Neighborhood/Public

Staff received one phone call from a Montecito HOA representative with a question regarding notification requirements and concerns regarding the proposed R-1B minimum lot size and proposed it meet the R-1C standards. Staff explained the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning.

Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice.

According to the Office of Neighborhood Coordination there are no Neighborhoods Associations within 660-feet of the subject site and notification was not required.

Property owners within 100 feet of the subject site were notified by the applicant, as required.

Indian Nations, Tribes, or Pueblos

The applicant was required to offer a Pre-submittal Tribal Meeting. The subject site is located within 660 ft of Major Public Open Space. The pre-submittal facilitated meeting for the Scenic Road project was held on March 16, 2026 with the applicant and representatives from the Pueblo of Pojoaque and Petroglyph National Monument, to discuss a Zoning Map Amendment (ZMA) for approximately 7.5 acres in the Volcano Cliffs area. The applicant is seeking to change the zoning from R-A (Rural and Agricultural) to R-1B (Single-family residential) to allow for a development of approximately 35 lots. During the session, the agent emphasized that the requested R-1B designation, which includes a minimum lot size of approximately 0.11 acres, is more compatible with the density and character of adjacent residential developments than the existing rural standards. The R-A significant portion of the discussion focused on environmental and cultural stewardship. Participants expressed shared concerns regarding stormwater management, leading the agent to present plans for a retention/detention pond designed to mitigate runoff and contain potential pollutants. Regarding cultural resources, the agent recommended that a cultural resource professional conduct a site walk-through during the next phase of the application process. The meeting concluded as a respectful exchange of information, ensuring that tribal concerns regarding the protection of cultural assets and landscape integrity were documented as the project moves toward the Environmental Planning Commission review.

VI. Conclusion

The request is for a Zoning Map Amendment (zone change) from R-A to R-1B (reclassified to R-1), 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., encompassing approximately 7.5 acres.

As of April 20, 2026, the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning.

The zone change would facilitate the subdivision of the subject site for single-family dwelling units. Because both R-A and R-1B (reclassified to R-1) allow single-family dwellings, the impact of the zone change will be to lower the minimum lot size. Under the R-A zone district, the minimum lot size is 10,890 square feet (1/4 acre). The minimum lot size in R-1 is 3,500 square feet. Future development will take place after the adoption of the 2026 IDO, therefore will be subject to R-1 dimensional standards.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies, therefore would be more advantageous to the community than the current zoning. The request meets the Integrated Development Ordinance, Review and Decision Criteria for application for a Zoning Map Amendment.

The applicant was required to offer a Pre-submittal Tribal Meeting. The subject site is located within 660 ft of Major Public Open Space. The pre-submittal facilitated meeting for the Scenic Road project was held on March 16, 2026 with the applicant and representatives from the Pueblo of Pojoaque and the Petroglyph National Monument, to discuss a Zoning Map Amendment (ZMA).

Staff received one phone call from a Montecito HOA representative with a question regarding notification requirements and concerns regarding the proposed R-1B minimum lot size and proposed it meet the R-1C standards. Staff explained the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning.

According to the Office of Neighborhood Coordination there are no Neighborhood Associations within 660-feet of the subject site and notification was not required.

Property Owners within 100-feet of the subject site were notified of the request. Staff is unaware of any support or opposition. Staff recommends approval of the request.

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

Plan #: ZMA-2026-00003

1. The request is for a Zoning Map Amendment (zone change) from R-A to R-1B (reclassified to R-1), 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., encompassing approximately 7.5 acres (the “subject site”).
2. The EPC is the final decision-making body because the subject site is within an Area of Consistency and is less than 10 acres [IDO §14-16-6-7(G)(1)(a)2]. The request is a quasi-judicial matter.
3. As of April 20, 2026, the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request will result in R-1 zoning. All future development on the subject site is subject to R-1 dimensional standards.
4. The zone change is intended to facilitate the subdivision of the subject site for single-family dwelling units. Because both R-A and R-1B (reclassified to R-1) allow single-family dwellings, the impact of the zone change will be to lower the minimum lot size. Under the R-A zone district, the minimum lot size is 10,890 square feet (1/4 acre). The minimum lot size in R-1 is 3,500 square feet.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is currently zoned R-A (Residential Rural and Agricultural.) The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area.
7. The purpose of the R-1 (Residential – Single-Family) zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.
8. The subject site is located in the Northwest Mesa CPA, a predominantly residential community, adjacent to the volcanoes and volcanic Northwest Mesa Escarpment which overlooks the Rio Grande and provides views of the mountains to the east. The Coors Corridor provides many commercial opportunities. Corrales and Rio Rancho border this area to the north.

9. The subject site is located in an Area of Consistency as designated by the Comp Plan. Areas of Consistency have policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

10. The request is consistent with the following Goal and Policy related to Character, Identity, and Design from Comprehensive Plan Chapter 4: Community Identity.

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

The request would align the subject site with the established character of the adjacent subdivisions to the east and the south. Rezoning from the R-A (Rural and Agricultural) designation recognizes the transition of the Northwest Mesa from agricultural or undeveloped land to a suburban residential context. The proposed R-1 zoning ensures that future lot sizes and scale of homes are consistent with the existing neighborhoods. This amendment prevents the creation of an isolated rural tract within a built-up area and preserves the consistency of the surrounding distinct residential community. Overall, the change enhances, protects and preserves the existing distinct community.

B. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The zone change intends to facilitate development that reinforces the character of the area by aligning the subject site with the established identity of the surrounding neighborhoods through a future subdivision action. The current R-A zoning is rural and no longer reflects the built environment of the surrounding subdivisions. By transitioning to the R-1 designation, the subject site will match the scale and character of adjacent single-family residential developments. This change ensures that future development will contribute to a cohesive neighborhood appearance rather being out of character with surrounding development and rural. Adopting the R-1 standards reinforces the residential identity of this area of the Northwest Mesa.

11. The request is consistent with the following Goals and Policies related to Development and Areas of Consistency from Comprehensive Plan Chapter 5: Land Use.

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

The request ensures that future development in an Area of Consistency reinforces the intensity and character of the surrounding area. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context. Rezoning to R-1 addresses the inconsistency and provides a logical transition that matches the density and built environment of the residential development

adjacent to the south and east. This amendment directs growth to a specific location where residential development is both expected and desired, given the proximity to existing subdivisions. By aligning the zoning with the actual character of the surrounding tracts, the ZMA fulfills the requirement to maintain neighborhood stability while ensuring consistent intensity.

B. **POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of existing single-family neighborhoods.

The request protects and enhances the character of the existing and adjacent single family neighborhoods while achieving the land-use expectations for a tract located within an Area of Consistency. While these areas emphasize maintaining character, the existing R-A zoning creates a lack of predictability for the neighborhood because it is inconsistent with the surrounding R-1 development pattern. Updating the zone to R-1 ensures that any future residential use is bound by the same low-density standards as its neighbors to the east and south. This protects the long-term character of the neighborhood by preventing the introduction of uses or lot patterns allowed under R-A that might conflict with the existing and surrounding neighborhoods.

12. The request is consistent with the following Goals and Policies related to Compatibility and Other Areas from Comprehensive Plan Chapter 9: Housing.

A. **POLICY 9.2.1 COMPATIBILITY:** Promote development that is respectful of the character and scale of existing neighborhoods.

The ZMA request would promote development that is respectful of the character and scale of the existing neighborhoods. The property sits between the two single family home developments, both of which function at R-1 development standards. Rezoning the site from R-A to R-1 ensures that the property will be used for purposes that would be compatible with the established single-family homes nearby. The request would align the subject site with the surrounding residential neighborhoods, ensuring that future building heights, setbacks, and lot sizes are respectful of the existing suburban context. By adopting the R-1 designation, the applicant ensures that the eventual land use is a continuation of the neighborhood scale rather than an abrupt departure from it.

B. **POLICY 9.3.2 OTHER AREAS:** Maintain densities that are compatible with the existing neighborhood character in areas not designated as Centers or Corridors.

The requested R-1 density for the subject site is compatible with the surrounding neighborhood character and not within a Center or Corridor. The R-1 zone district provides a moderate density that is higher than the rural R-A designation but far lower than multi-family or mixed-use intensities and aligns with the existing character of the area. The R-1 zone district will contribute to a variety of lot sizes and dimensions for in the surrounding neighborhoods of single-family homes.

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

- A. 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.

Applicable citations: Goal 4.1-Character, 4.1.2-Identity and Design, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency, Policy 9.2.1 Compatibility.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, identity and design, areas of consistency, and development and thereby does not present any significant conflicts with the Comprehensive Plan. Thus, the request is consistent with the City's health, safety, and general welfare.

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

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

The subject property is situated within an Area of Consistency, and the proposed transition to the R-1 zone district reinforces the established character of the surrounding neighborhood by aligning the subject site with the low-density residential intensity and similar minimum lot standards—effective as of April 20, 2026—found in the adjacent subdivisions to the east and south. This zoning change ensures that any future development is not significantly different from the surrounding neighborhoods, as it limits land use to single-family residential patterns and prevents the introduction of rural or agricultural activities permitted

under the current R-A designation that would be incompatible with the surrounding neighborhood scale. Furthermore, the R-1 designation is more advantageous to the community as articulated by the ABC Comprehensive Plan because it uses a more efficient pattern of land use and creates a predictable development environment that supports the Plan's goals for future development and land-use compatibility in the Northwest Mesa.

- C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject property is located in an Area of Consistency..

- D. 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 requested R-1 zoning district does not include permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. While civic uses such as a community center or library would become permissive under the new designation, these are neighborhood-scale facilities generally considered compatible with the surrounding residential character and the Northwest Mesa area. Additionally, changing the status of a Bed and Breakfast from a permissive to a conditional accessory use ensures that any such future use would require public hearing to mitigate potential impacts on neighbors.

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

The subject property is located within an established residential area where major infrastructure, including the street system and utility networks, has been designed to support low-density residential development. Primary access is available via Tierra Oscura Street NW and Villa Real Road NW. The subject site is currently not accessible from Scenic Rd, a dirt road with a road end sign at the parcel boundary line, and will have to make modifications to the surrounding infrastructure. The applicant will have to fulfill any obligations under the Infrastructure Improvement Agreement (IIA) to ensure that the existing infrastructure system will have adequate capacity to serve the subject site. Additionally, under the requirements of the IDO and the Development Process Manual (DPM), the applicant is obligated to ensure that any necessary internal improvements or connections meet City standards prior to any subdivision (replat) action.

- F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The justification for this Zoning Map Amendment is centered on the land-use consistency and neighborhood compatibility rather than the property's proximity to a major street. The subject site is does not front onto a major arterial or transit corridor that would typically drive a request for higher-intensity zoning. Instead, the applicant has demonstrated that the R-1 designation is necessary to align the zoning with the established residential pattern to the east and south. Therefore, a motivation for the amendment is the alignment of zoning boundaries with the actual residential character of the Northwest Mesa.

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

Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the ZMA request from R-A to R-1 furthers a preponderance of applicable Comprehensive Plan goals and policies and without conflict. The Zone

Map Amendment request facilitates the transition of the subject site from a rural and agricultural to a residential zone district that aligns the property's density and character with the established residential neighborhoods adjacent to the north and south. As a result, the request is not based predominantly on the cost of land or individual financial gain.

H. 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.

This Zoning Map Amendment does not create a spot zone or a strip zone because it applies a designation that is identical to the R-1 zoning immediately adjacent to the east. By rezoning the subject property, it clearly facilitates the implementation of the ABC Comprehensive Plan by ensuring that development in Areas of Consistency reinforces the character and intensity of the surrounding area. The request results in a more cohesive and predictable zoning map for the Northwest Mesa.

14. According to the Office of Neighborhood Coordination there are no Neighborhood Associations within 660-feet of the subject site and notification was not required.
15. Property owners within 100 feet of the subject site were notified by the applicant, as required.
16. The applicant was required to offer a Pre-submittal Tribal Meeting. The subject site is located within 660 ft of Major Public Open Space. On March 16, 2026, a pre-submittal facilitated meeting was held with the applicant and representatives from the Pueblo of Pojoaque and Petroglyph National Monument, to discuss a Zoning Map Amendment for the subject site, where the applicant proposes transitioning from R-A to R-1B to allow for approximately 35 residential lots. The meeting centered on a respectful exchange regarding environmental and cultural stewardship, with specific discussions held on a proposed retention/detention pond designed to manage stormwater runoff and mitigate potential pollutants. To address tribal concerns regarding cultural assets, the agent

recommended that a cultural resource professional conduct a site walk-through during the next phase of the application process, ensuring that the protection of the landscape remains a priority as the project moves toward review by the Environmental Planning Commission.

17. Staff received one phone call from a Montecito HOA representative with a question regarding notification requirements and concerns regarding the proposed R-1B minimum lot size and proposed it meet the R-1C standards. Staff explained the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning.

Recommendation

APPROVAL of Plan #: ZMA-2026-00003, for a Zoning Map Amendment (zone change) from R-A to R-1B (reclassified to R-1), for all or a portion of 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., encompassing approximately 7.5 acres, based on the preceding Findings.

William Steele

William Steele
Senior Planner

Notice of Decision cc list:

Murad Hijazi, Falcons Investments, Inc., remzxlegacy@comcast.net
John Stapleton, Community Design Solutions, john.stapleton@cdsn.com
Renee Regal, Community Designs Solutions, renee.regal@cdsn.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

No Comment

Transportation Development Services

No Objection

Zoning

No Comment

Long Range Planning

This is a request for a zone map amendment (ZMA) from R-A to R-1 B for a vacant parcel at 99999 Scenic Drive NW. The subject site is within the Northwest Mesa Community Planning Area (CPA). It is in an Area of Consistency, and within the Volcano Mesa – Community Protection Overlay Zone (CPO-13) and the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). It is within 330 feet of Major Public Open Space, and not within any Centers or Corridors. Northwest Mesa CPA Policy #7 is applicable to the request. Policy #7: Support quality housing development that increases affordable housing within Centers and along Major Transit Corridors, and that complements the surrounding area. The request protects neighborhood identity, is consistent with the surrounding area, and responds to its development context (Policies 4.1.2, 5.6.3 and 9.2.1). Policies for pedestrian & bicycle connectivity and transportation infrastructure (6.2.3 and 7.6.2) are not applicable, as they would only be relevant for a site plan or site plan major amendment. The request does not meet the intent of a more dense, mixed use, and affordable housing development (Policy 9.3.2).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Solid Waste Department

No Comment

CABQ Parks and Rec / Park Design

Parks and Recreation has no objections to this request.

Future development notes: the following criteria applies to this site IDO 5-2(J)(2) and IDO 5-2(J)(2)(b)

CABQ Parks and Rec / Urban Forestry

Forestry has no comments at this time.

Environmental Health

No Comment (Not Required)

Fire Department

Comment Received (Approved)

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request. The Property owners should be informed that this property falls within the Boca Negra DMP Above Unser and any development of this property must conform to the discharge restrictions of the DMP.

Albuquerque Public Schools (APS)

Project # ZMA-2026-00003

- a. EPC Description: Proposed Site Plan – EPC Major Amendment for an existing water treatment facility).
- b. Site Information: The site is located on the northwest mesa, north of Tierra Oscura St NW and near Villa Real Rd NW. It sits west of existing developed residential subdivisions and is adjacent to stubbed roadway infrastructure, including Scenic Rd NW. The area is characterized by suburban residential development patterns, vacant land (7.47 acres), and proximity to major open space areas
- c. Location: 99999 Scenic Dr NW, Albuquerque, NM.
- d. Request Description: Consensus Planning, Inc., acting as agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A (Residential Agricultural) to R-1B (Residential Single-Family) for Tract 1, Volcano Cliffs Subdivision Unit 6. The request would allow development of a residential subdivision consistent with surrounding single-family neighborhoods, aligning lot sizes and development standards with nearby subdivisions and supporting approximately 35 residential lots.
- e. APS Comments: APS has no objection to the request as submitted. However, the application indicates that the applicant intends to allow new residential development.

Permitting residential use (R-1B) would affect the following schools: Tierra Antigua Elementary School, Tony Hillerman Middle School, and Highland High School. The proposed development is estimated to generate the following student enrollment:

Residential Lots: 35

- i. Est. Elementary School Students: 9
- ii. Est. Middle School Students: 4
- iii. Est. High School Students: 4
- iv. Est. Total # of Students from the Project: 17

**The estimated number of students from the proposed project is based on an average student generation rate.*

School Capacity

School	2025-2026 (40 th Day) Enrollment	Facility Capacity	Space Available
Tierra Antigua Elementary School	639	678	39
Tony Hillerman Middle School	869	1230	361
Volcano Vista High School	2036	2160	124

Additionally, safe pedestrian and vehicular access should be maintained to support students residing in the area.

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

No objection, future development will require a Request for Availability.

Public Service Company of New Mexico (PNM)

There are no PNM facilities and/or easements on the subject 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 restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

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

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

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

A) PHOTOGRAPHS



Looking across the subject site towards the south and southwest. Subdivisions can be seen in the background to the left and right. A sign posting can be seen in this view.



Looking east at the subject site. The subdivision to the east and the Sandia Mountains can be seen in this view.

Looking west on Scenic Dr where it becomes a dirt road. A “Road Closed” sign can be seen in this view. The site is visible on the left, just beyond the sign.





Looking west on Villa Real Rd where it dead ends. The subject site can be seen on the right. A subdivision is on the left.



Looking north at the subject site from Villa Real Rd.



Looking north at the subject site from the intersection of Tierra Oscura St NW and Villa Real Rd.



B) HISTORY

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2022-007569 Hearing Date: 12-10-2025
Project: Lot/Tract 1, VOLCANO CLIFFS
UNIT 6 zoned R-A, located at
Scenic Drive and Villa Real Road Agenda Item No: 15

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- An approved grading and drainage plan with a drainage report or a conceptual grading and drainage plan with a drainage report is required prior to approval of Preliminary Plat or Site Plan for Subdivision.
- The infrastructure list may be needed for Preliminary Plat.
- A recorded SIA may be required prior to Final Plat.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007569

PA-2025-00377 – SKETCH

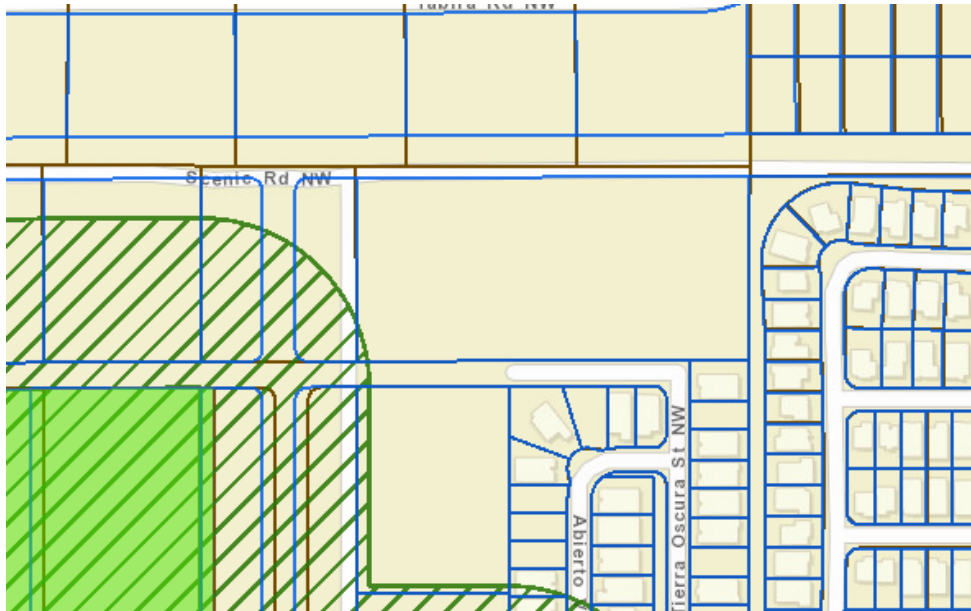
All or a portion of: Lot/Tract 1, VOLCANO CLIFFS UNIT 6 zoned R-A, located at Scenic Drive and Villa Real Road containing approximately 7.47 acre(s). (D-09)

REQUEST: Sketch Plan - Scenic Road - TRACT 1 VOLCANO CLIFFS SUBD UNIT 6
IDO – 2025

COMMENTS

12.10.2025

- A portion of the subject site is located within 330' of Major Public Open Space. All development must comply with all applicable standards in the [IDO 14-16-5-2\(J\)\(1\)](#).
- The subject site is located within VPO-2 View Protection Overlay Zone for the West Mesa Escarpment. All development must comply with all applicable standards in the [IDO 14-15-3-6\(E\)](#).





Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2022-007569 Date: 12/10/2025 Agenda Item: #15 Zone Atlas Page: D-09

Legal Description: Lot/Tract 1, Volcano Cliffs Unit 6 zoned R-A

Location: Scenic Drive and Villa Real Road 7.47 acres

Request: Sketch Plan – Scenic Road – Tract 1 Volcano Cliffs SUBD Unit 6.

Approved No Conditions

Approved W/Conditions

Not Approved

Application For: PA-2025-00377 - SKETCH

1. Please place a Request for Availability online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2022-007569

AGENDA ITEM NO: 15

Single-Family Subdivision
Scenic & Villa rd NW

SUBJECT: Sketch

ENGINEERING COMMENTS:

- 1- Scenic and Villa are local streets require Curb & Gutter, half road section, 5' sidewalk and 4'-6' Landscaping Buffer.
- 2- Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, PE
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: December 10, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 12/10/25 **AGENDA ITEM:** # 15

Project Number: PR-2022-007569

Application Number: PA-2025-00377

Project Name: Scenic Road in Volcano Cliffs

Request: Sketch Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This is a Sketch Plat review to create a subdivision of 35 lots from Tract 1 of the Volcano Cliffs Subdivision Unit 6, on undeveloped land at 7.4702 acres.
- The subject property is within Volcano Mesa CPO-13, Northwest Mesa Escarpment VPO-2, and within 330' feet of a Major Public Open Space; the Boca Negra.
- The subject property and all surrounding properties are currently zoned R-A Rural and Agricultural, in the Northwest Mesa Community Planning Area, and within an area of consistency.

IDO/DPM COMMENTS

- It is not possible to do calculations, per 5-1(C)(2)(b) Contextual Residential Development in Areas of Consistency, due to the lack of residential development fronting the same street where the new low-density residence is to be built.

Block

Where used to describe a city block or an area to be platted with lots and streets, **an area that is bounded but not crossed by streets**, railroad rights-of-way, waterways, unsubdivided areas, or other barriers. For the purposes of the large retail facility provisions and development in the NR-LM and NR-GM zone districts, drive aisles and private streets also qualify as block boundaries. See also *Measurement Definitions for Block Length*.

**(See additional comments on next page)*

- The proposed lot sizes do not meet the minimum lot size requirements of the R-A Zone District.
- A variance, per lot, to the minimum lot size standard and the minimum lot width required in the R-A zone. Verify with Code Enforcement.
- All future plans must comply with the dimensional standards of the zone district as shown in Table 2-3-3 below:

Table 2-3-1: R-A Zone District Dimensional Standards Summary		
<i>See Table 5-1-1 for complete Dimensional Standards</i>		
Site Standards		
A	Lot size, minimum	10,890 sq. ft.
B	Lot width, minimum	75 ft.
C	Usable open space, minimum	N/A
Setback Standards		
D	Front, minimum	20 ft.
E	Side, minimum	10 ft.
F	Rear, minimum	25 ft.
Building Height		
G	Building height, maximum	26 ft.

- It may be more effective economically to attain a Zoning Map Amendment for the proposed lot sizes and quantity of lots trying to achieve sizes below the standard as well as smaller than the lot widths required in the R-A zone.

Platting:

- The platting application will require the submittal and Development Hearing Officer (DHO) approval of a Major Preliminary/Final Plat application.
- The **CPO-13, Volcano Mesa**, has very specific requirements for development in the character protection overlay and subsequent development must be in compliance with this section 3-4(N) of the IDO.
- Per section **3-6(E) Northwest Mesa Escarpment -VPO 2**, Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards. The development of the subject property must show compliance with this section, as well.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Major Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is located within this area, therefore a Pre-Submittal Tribal Meeting request will be required for a future platting application on the subject property.

6-4(B)(8) Where Table 6-1-1 requires that a pre-submittal tribal meeting be offered, and a meeting was held, the applicant shall provide all of the following as part of the project application:

6-4(B)(8)(a) proof that a meeting was offered.

6-4(B)(8)(b) proof that the meeting occurred, including a sign-in sheet of attendance.

6-4(B)(8)(c) meeting location, date, and time.

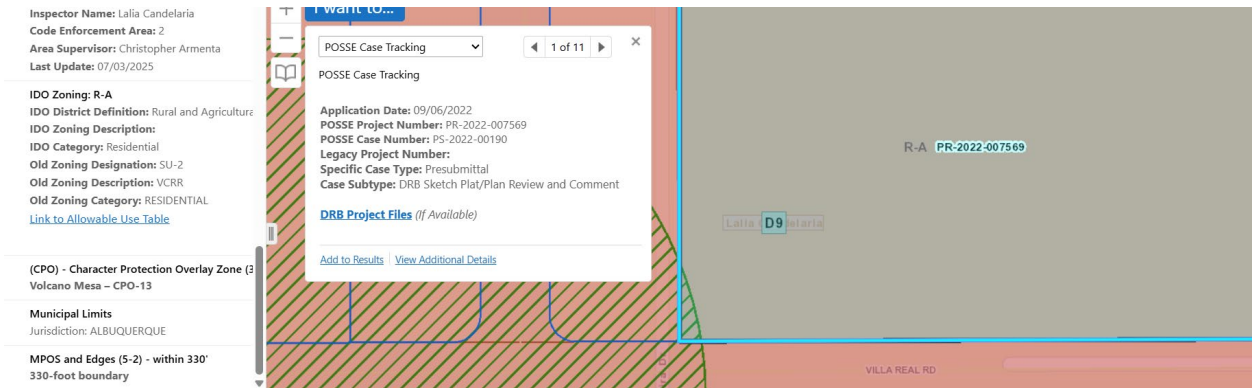
6-4(B)(8)(d) summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.

6-4(B)(8)(e) identification of any design accommodations that may have been made as a result of the meeting. If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.

- The above section will require proof from the applicant that a meeting was offered in the future platting application.

<https://documents.cabq.gov/planning/online-forms/TribalMeetingRequest-Print&Fill.pdf>

The southwestern portion of the tract is located within 330 feet of Major Public Open Space, placing it in the applicable buffer zone. Therefore, all development on this tract must comply with IDO Section 5-2(J): Major Public Open Space Edges.



- A sensitive lands analysis is required.
- A Major Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

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

A checklist of submittal requirements for this application is, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20FINAL%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet.

- All signatures from the surveyor, property owner(s), and the City Surveyor are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**
 - **If a waiver is needed for the sidewalk, curb and gutter requirements; a DHO Waiver will be needed separate from the platting action application. Both application to the DHO can be concurrent.**



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 12/09/25

C) APPLICATION INFORMATION

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Murad Hijazi
FALCONS INVESTMENTS INC
1316 Yale Boulevard SE
Albuquerque, NM 87106-4132

AGENT: Community Design Solutions, LLC | CDS
John Stapleton, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
John.stapleton@cdsn.com

Property Description: The request is for a Zoning Map Amendment (ZMA) for the property located at Scenic Road NW, Albuquerque, NM 87120 and with a legal description of TRACT 1 VOLCANO CLIFFS SUBD UNIT 6, 7.47 Acres | UPC 100906322524230127.

The property is currently zoned R-A (Residential – Rural and Agricultural). The applicant requests a Zoning Map Amendment from R-A to R-1B (Residential – Single-Family Zone District). The proposed rezoning would align the subject property with the R-1B zoning of the adjacent Vista Vieja subdivision to the east and would be consistent with the existing development pattern immediately to the south within the Montecito West subdivision.

Murad Hijazi / Falcon Investments, Inc., owner of the above-referenced land, hereby authorizes CDS as agent for the Zoning Map Amendment application submission for the property.

Murad Hijazi

Signature

02/03/2026

Date

MH

MuradHijazi
Printed Name

Community Design Solutions

May 4, 2026

Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter – Zone Map Amendment (ZMA)
Subject: Rezoning Request for Tract 1 Volcano Cliffs Subdivision Unit 6

Dear Environmental Planning Commission Members,

On behalf of our client, Murad Hijazi, Community Design Solutions, LLC respectfully submits this justification letter in support of a request for a Zoning Map Amendment (ZMA) in accordance with the procedures and review criteria outlined in the Integrated Development Ordinance (IDO), specifically **IDO §14-16-6-7(G)**.

The subject property is legally described as Tract 1 Volcano Cliffs Subdivision Unit 6, approximately 0.15 miles West of Vista Veril NW on Scenic Rd between Tiera Oscura St NW and Scenic Rd, comprised of approximately 7.5 acres. The property is currently zoned R-A (Residential – Rural and Agricultural) and does not currently have an assigned street address.

The applicant requests a Zoning Map Amendment from R-A to R-1B (Residential – Single-Family Zone District). The proposed rezoning would align the subject property with the R-1B zoning of the adjacent Vista Vieja subdivision to the east and would be consistent with the existing development pattern immediately to the south within the Montecito West subdivision. While Montecito West is zoned R-A, it was developed under pre-IDO zoning (SU-2), and its lot sizes and development pattern conform to current R-1B dimensional standards.

In this area at the western edge of Albuquerque, undeveloped bulk tracts are generally zoned R A, with the exception of land designated for Major Public Open Space. Since adoption of the IDO in 2018, the prevailing development pattern has been for R A tracts to be rezoned to an appropriate R 1 district at the time of subdivision development in order to accommodate market rate residential housing that is compatible with the character of surrounding neighborhoods. Existing market rate subdivisions in the immediate vicinity are characterized by lot sizes generally ranging from approximately 0.11 to 0.18 acres, including the developed subdivision immediately to the south, which has an average lot size of approximately 0.11 acres.

The minimum lot size in the R A zone district is 0.25 acres, which is not consistent with the established development pattern in the area and does not reflect market demand for suburban residential lots in this location. By contrast, the minimum lot size in the R 1B zone district is 0.11 acres, which aligns with the scale, character, and dimensional standards of nearby subdivisions. The requested rezoning is not intended to increase density for economic gain, but rather to enable development that is feasible, context sensitive, and consistent with the surrounding land uses. Without rezoning, the site is unlikely to develop in a manner that reinforces the existing neighborhood character. The requested Zoning Map Amendment is therefore consistent with the established and ongoing pattern of development in the area.

Project Overview



Figure 1: Site location

- **Current Zoning:** R-A (Residential - Rural and Agricultural)
- **Proposed Zoning:** R-1B (Residential - Single Family Zone District)
- **Current Use:** Vacant
- **Planned Use:** Residential subdivision with approximately 35 lots

Planning Context

The subject property is approximately 7.47 acres and zoned R-A. The land use on the subject property is “vacant” and the site has never been developed.

The subject property is located within the Northwest Mesa Community Planning Area (CPA), for which a draft assessment report has been prepared. The ABC Comprehensive Plan identifies the Northwest Mesa as an area characterized by suburban residential development patterns, proximity to Major Public Open Space, and expansive views of the volcanic escarpment, the Rio Grande valley, and the Sandia Mountains.

The predominant land use within the Northwest Mesa CPA is low-density residential, followed by vacant land and Parks and Open Space. The draft Northwest Mesa CPA assessment identifies existing vacant land, a reevaluation of zoning patterns, and the provision of additional single-family housing as key opportunities within the planning area. The assessment further notes that additional housing is needed within the CPA, reflecting both the availability of undeveloped land and the established residential character of the surrounding area.

Design and character considerations for the Northwest Mesa CPA include suburban subdivisions with generous setbacks and landscape buffers, walls along collector and arterial streets to buffer residential uses, and sensitivity to adjacent open space and scenic resources. The subject site is located within approximately 330 feet of Major Public Open Space and within one-half mile of the Petroglyph National Monument and multiple other open space tracts.

The surrounding subdivisions contain sidewalks on both sides of the roadway along with landscape buffers between the sidewalk and back of curb. The subject property is located within one-half mile of the paved Paseo de la Mesa and Boca Negra multiuse trail systems. Scenic Road NW, a minor collector, provides direct access to Rainbow Boulevard NW and Unser Boulevard NW, both of which are regional principal arterials with bicycle facilities that support multimodal connectivity.

The site is designated as an Area of Consistency in the ABC Comprehensive Plan. Areas of Consistency are intended to reinforce the established character of surrounding development. The proposed R-1B zoning would enable development that is compatible in scale, density, and character with adjacent residential neighborhoods and would reinforce the existing development pattern in the area.

Zoning and Land Use

The subject property is currently zoned R-A (Rural and Agricultural). Per the IDO, “the purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of 1/4 acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area.” While this zoning is appropriate for rural contexts, it does not reflect the prevailing suburban subdivision pattern that has been established in the surrounding area.

Adjacent zoning and land use include a developed single-family residential subdivision to the east zoned R-1B, and a developed residential subdivision to the south that is zoned R-A but represents a zoning nonconformity resulting from development under pre-IDO zoning. Although zoned R-A, the southern subdivision conforms to current R-1B dimensional standards. Undeveloped R-A tracts are located to the north, west, and portions of the south. To the northeast is an undeveloped tract zoned R-1D. Two tracts to the east and southeast are zoned PD and are developed as privately maintained parks and open space. In addition, Major Public Open Space zoned NR-PO-B is located within approximately 330 feet of the subject site to the southwest.

Overall, the land use in the area is characterized by detached single family residential subdivisions, open space, and vacant land. The development enabled by the proposed ZMA match the character of the existing land use and zoning. Figures 2 and Table 1 illustrate the adjacent zoning and land use, while figures 3-5 show pictures of the site from multiple angles.

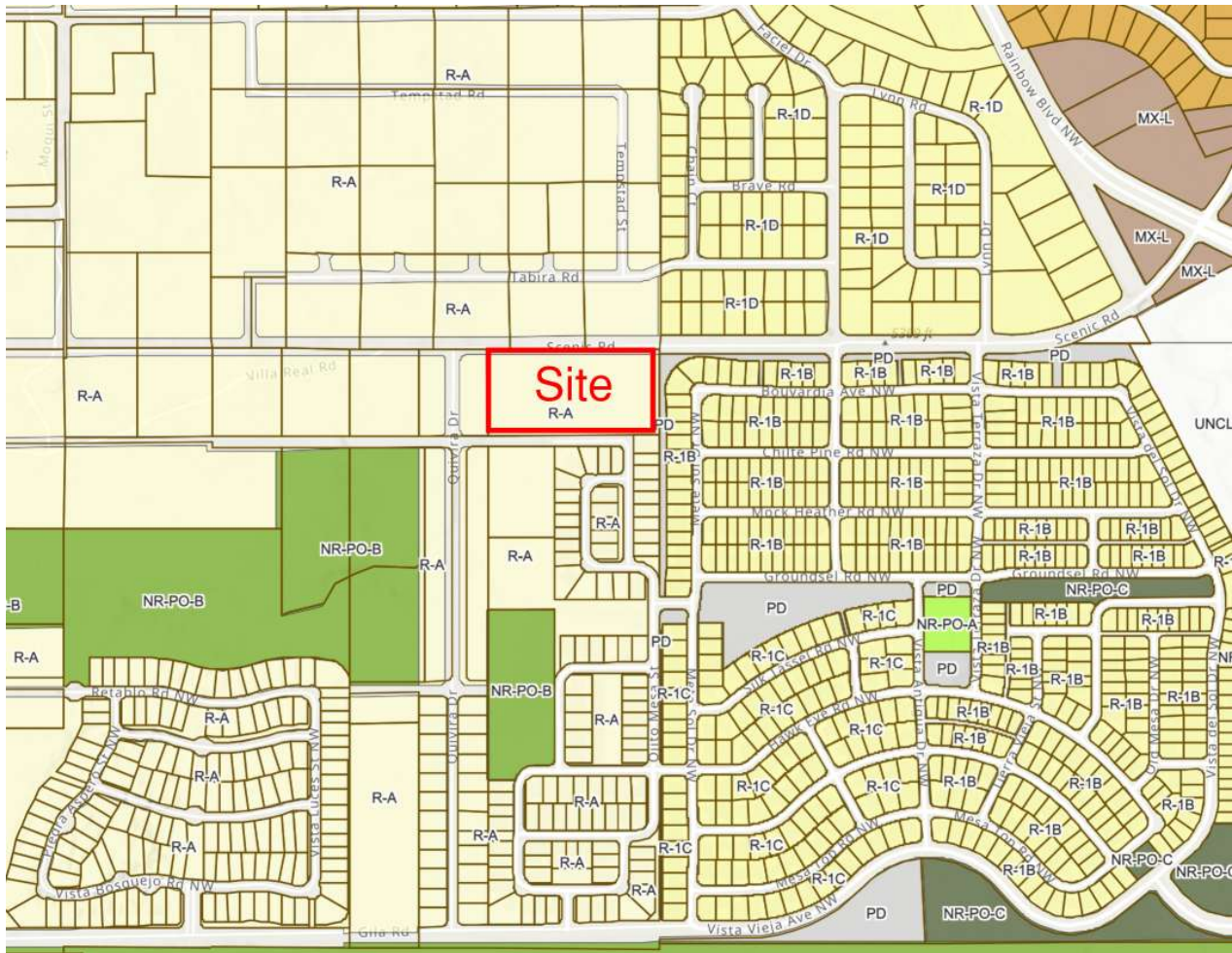


Figure 2: Existing and surrounding zoning

Direction	Zoning	Land Use
North	R-A	Vacant
Northeast	R-1D	Vacant
East	R-1B	Dwelling, single-family detached
East	PD	Privately maintained parks and open space
Southeast	PD	Privately maintained parks and open space
South	R-A	Dwelling, single-family detached
South	R-A	Vacant
Southwest	NR-PO-B	Vacant (Open Space)
West	R-A	Vacant

Table 1: Adjacent zoning and land use



Figure 3: Looking southwest at the subject site from Scenic Road NW



Figure 4: Looking east at the subject site from Scenic Road NW



Figure 5: Looking south at the subject site from Scenic Road NW

The Request

The applicant requests approval of a Zone Map Amendment from R-A to R-1B to enable development of a residential subdivision that is consistent with the dimensional standards and established development pattern of surrounding neighborhoods.

The allowable uses in the R-A and R-1B zone districts are largely similar, with both permitting single-family residential development. A key distinction between the two districts is that the R-A zone allows a broader range of permissive agricultural and accessory uses, which are reduced under the R-1B zone district. As a result, the requested rezoning would not introduce new or more intensive land uses, but would instead limit certain agricultural uses while maintaining a residential focus that is consistent with the surrounding area. The differences in permissive uses between the two zone districts are discussed in greater detail later in this letter.

The primary distinction between the R-A and R-1B zone districts is the dimensional standards, including minimum lot size and setbacks. The minimum lot size in the R-A zone district is 0.25 acres, which is not aligned with the prevailing suburban subdivision pattern in the area. By contrast, the R-1B zone district allows minimum lot sizes of approximately 0.11 acres, which are consistent with nearby subdivisions. As identified in the draft Northwest Mesa Community Planning Area assessment, additional housing is needed within the CPA, and the development enabled by this zone change would help meet that need in a manner that is compatible with existing development.

The requested Zone Map Amendment is supported by applicable goals and policies of the ABC Comprehensive Plan and satisfies the approval criteria for a Zoning Map Amendment reviewed by the Environmental Planning Commission pursuant to IDO §6-7(G)(3), as discussed below.

Zoning Map Amendment Justification

This request for a Zoning Map Amendment complies with the criteria outlined in the IDO §6-7(G)(3) as follows:

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 Comprehensive Plan, as amended, and other applicable plans adopted by the City.

***Applicant Response:** The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and policies as listed below, along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate the need for housing for the area as identified in the draft Northwest Mesa CPA assessment.*

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

***Applicant Response:** The proposed zone change enhances, protects, and preserves distinct communities by aligning the zoning of the subject property with the established single-family residential character and dimensional standards of adjacent development in the Northwest Mesa area. Rezoning from R-A to R-1B will enable development at a scale and lot size consistent with nearby subdivisions, including the R-1B neighborhood to the east and the pre-IDO subdivision to the south that functions consistent with current R-1B standards. By limiting the broader agricultural permissive uses allowed in the R-A zone district and focusing the site on low-density residential development, the proposed zoning reinforces the existing neighborhood pattern, avoids the introduction of incompatible uses, and supports continued development that reflects the character of surrounding residential areas.*

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: *The proposed zone change protects the identity and cohesiveness of surrounding neighborhoods by ensuring that future development on the subject property is appropriately scaled and located to match adjacent residential subdivisions. Rezoning to R-1B will allow dimensional standards, including lot size and setbacks, that are consistent with nearby development and will result in a subdivision pattern comparable to the established neighborhoods to the east and south. The R-1B zone district limits the range of permissive uses relative to the R-A zone and focuses development on single-family residential use, thereby avoiding the introduction of uses or development patterns that would be inconsistent with the surrounding area. By enabling development that reflects the prevailing residential scale and use pattern, the proposed zoning supports neighborhood continuity and reinforces the established identity of the area consistent with Policy 4.1.2.*

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

Applicant Response: *The proposed zone change promotes efficient development patterns by enabling use of existing public infrastructure and utilities that are already extended to the perimeter of the site. The subject property is directly adjacent to Tierra Oscura Street NW, where public utilities and transportation infrastructure are in place and available for extension into the site. Existing public infrastructure and utilities also in place in Scenic Rd which is stubbed to the site boundary. While the extension of Scenic Rd is not needed to develop this site, the City requires developers to construct adjacent infrastructure with proposed developments and so the development of the subject site would include extending Scenic Rd across the site frontage. Development enabled by the requested rezoning would therefore make efficient use of existing infrastructure investments and would not require extension of services through undeveloped or remote areas. While the site does not constitute true infill development, it represents a highly efficient edge condition that is substantially more efficient than leapfrog development patterns. By allowing residential development at a scale consistent with surrounding neighborhoods and supported by existing facilities, the proposed rezoning supports orderly growth, minimizes infrastructure inefficiencies, and advances the public good consistent with Goal 5.3.*

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

Applicant Response: *The proposed zone change discourages leapfrog development by directing growth to a location that is already served by existing public infrastructure and facilities. The subject property is immediately adjacent to stubbed roadways, specifically Scenic Road NW and Tierra Oscura Street NW, where transportation infrastructure and utilities are in place and available for extension into the site. Development enabled by the requested rezoning would utilize existing infrastructure investments rather than requiring extension of services through undeveloped or isolated areas. As a result, the proposed development represents an orderly and efficient extension of the existing urban pattern and avoids the inefficiencies associated with leapfrog growth, consistent with Policy 5.3.2 of the ABC Comprehensive Plan.*

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 Response: *The proposed zone change supports the intent of City Development Areas by reinforcing the established character and intensity of development within an Area of Consistency, as designated by the ABC Comprehensive Plan. The subject property is surrounded by existing single-family residential subdivisions and vacant tracts that are anticipated to develop with similar residential character. Rezoning from R-A to R-1B will enable development at a scale, density, and intensity that is consistent with adjacent neighborhoods, including nearby R-1B subdivisions and pre-IDO residential development that functions under comparable dimensional standards. The requested zoning does not introduce development intensity beyond what is already established in the area, but instead ensures that future development reinforces the prevailing residential pattern. Accordingly,*

the proposed rezoning is consistent with Goal 5.6 by directing development in a manner that strengthens the character and intensity of the surrounding Area of Consistency.

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

Applicant Response: *The proposed zone change protects and enhances the character of the surrounding Area of Consistency by enabling development that is compatible with existing single-family neighborhoods and respectful of nearby parks and Major Public Open Space. Rezoning the subject property from R-A to R-1B will allow residential development at a scale, lot size, and intensity consistent with adjacent single-family subdivisions to the east and south, while avoiding the introduction of uses or densities that would be incompatible with areas outside of Centers and Corridors. The R-1B zone district limits permissive uses relative to R-A and reinforces a residential development pattern that reflects the established character of the area. By aligning zoning with surrounding land uses and development patterns, the proposed rezoning ensures that future development reinforces, rather than alters, the character of nearby neighborhoods and open space areas, consistent with Policy 5.6.3 of the ABC Comprehensive Plan.*

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

Applicant Response: *The proposed zone change supports context-sensitive infrastructure planning by enabling development at a density and scale that aligns with existing infrastructure design and the established residential development pattern in the area. Rezoning from R-A to R-1B allows dimensional standards that are consistent with nearby subdivisions served by similar roadway sections, utility extensions, and pedestrian facilities. Development under the R-1B zone district will utilize existing stubbed infrastructure and require extensions that are appropriately sized for suburban residential use, thereby avoiding oversized facilities and unnecessary long-term maintenance costs. By matching infrastructure design to the intended development pattern and making efficient use of existing systems, the proposed rezoning minimizes lifecycle costs and supports responsible resource use, consistent with Goal 7.6 of the ABC Comprehensive Plan.*

POLICY 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Applicant Response: *The proposed zone change supports context-appropriate transportation infrastructure by enabling development at a scale and intensity that aligns with the surrounding residential development pattern and existing roadway network. The subject property is served by Scenic Road NW, a minor collector, and is proximate to regional principal arterials that are designed to accommodate higher traffic volumes and multimodal travel. In addition, the development will be required to meet IDO standards for pedestrian facilities, supporting multiple travel modes consistent with the surrounding context. By aligning transportation infrastructure design and capacity with the established residential setting and anticipated travel demand, the proposed rezoning is consistent with Policy 7.6.2 of the ABC Comprehensive Plan.*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Applicant Response: *The proposed zone change supports Goal 9.1 by enabling the addition of market-rate single-family residential lots in a location where infrastructure is available and surrounding development patterns support residential use. The draft Northwest Mesa CPA assessment identifies additional housing as a key need within the planning area, reflecting both the availability of undeveloped land and the established residential character of the surrounding area. Rezoning the subject property from R-A to R-1B will allow development of approximately 35 single-family lots at lot sizes consistent with nearby subdivisions, contributing to the supply of housing in a high-demand area of the city. By facilitating*

residential development at a scale and price point compatible with the surrounding suburban context, the proposed rezoning advances the City's objective of ensuring a sufficient and balanced supply of housing options consistent with Goal 9.1 of the ABC Comprehensive Plan.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Applicant Response: *The proposed zone change promotes sustainable and compatible housing development by directing residential growth to a location that is contiguous with existing development, served by existing infrastructure, and sensitive to the natural features and open space resources of the surrounding area. Development enabled by the R-1B rezoning will be required to comply with IDO standards for site design, landscaping, and pedestrian connectivity, ensuring that future construction is compatible with both the built and natural environments. The subject property is located within approximately 330 feet of Major Public Open Space and within one-half mile of the Petroglyph National Monument, and future development will be subject to applicable IDO standards governing proximity to open space. The proposed R-1B zoning will enable development at lot sizes, setbacks, and a residential scale that are directly compatible with the established subdivision pattern of adjacent neighborhoods, including the R-1B subdivision immediately to the east and the pre-IDO subdivision to the south that functions consistent with current R-1B dimensional standards. By concentrating development in a location that is contiguous with the existing urban edge and makes efficient use of stubbed infrastructure, the proposed rezoning avoids inefficient land consumption and supports an orderly, sustainable extension of the established residential pattern. By concentrating development contiguous with the existing urban edge and making efficient use of stubbed infrastructure, the proposed rezoning supports orderly, sustainable growth that is compatible with both the natural environment and the scale and character of surrounding subdivisions, consistent with Goal 9.2 of the ABC Comprehensive Plan.*

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Applicant Response: *The proposed zone change encourages compatible housing development by enabling residential use that reflects the established suburban context and development pattern of the surrounding area. Rezoning the subject property from R-A to R-1B will allow lot sizes, setbacks, and residential street relationships that are consistent with adjacent single-family subdivisions to the east and south and with anticipated development on surrounding vacant tracts. The R-1B zone district supports low-density residential development that is compatible in use and scale with nearby neighborhoods and does not introduce land uses or intensities that would be inconsistent with the surrounding land use pattern. By aligning zoning standards with the existing development context and facilitating housing that complements adjacent residential uses, the proposed rezoning advances the intent of Policy 9.2.1 of the ABC Comprehensive Plan.*

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Applicant Response: *The proposed zone change supports increased housing density in an appropriate location by enabling residential development at a modest density that is supported by existing infrastructure, services, and amenities. Rezoning the subject property from R-A to R-1B allows a level of residential density that is consistent with surrounding single-family subdivisions and reflects the established suburban development pattern of the Northwest Mesa. The site is served by existing roadway and utility infrastructure and is located near parks, open space, pedestrian facilities, and regional trail connections, providing amenities that support residential development at the proposed scale. By facilitating housing where services and amenities are already available and development intensity is appropriate to the context, the proposed rezoning advances the intent of Goal 9.3 of the ABC Comprehensive Plan.*

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comprehensive 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 Comprehensive Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The requested Zone Map Amendment meets criterion (3) because the R-1B zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan and other adopted City plans. The subject property is located entirely within an Area of Consistency, and rezoning from R-A to R-1B would clearly reinforce and strengthen the established character and intensity of the surrounding single-family residential area. The R-1B zone district allows development at a scale, density, and intensity consistent with adjacent subdivisions to the east and south and would not permit development substantially different from the prevailing suburban residential pattern. Maintaining the existing R-A zoning, which requires a minimum lot size of 0.25 acres, is inconsistent with the established lot sizes and development pattern in the area and makes development of the site unlikely in the near future in a manner that reinforces surrounding neighborhood character. This finding is supported by Policy 5.6.3 (Areas of Consistency), which calls for aligning zoning and development standards with established residential patterns. By enabling development that reflects adopted land-use and density objectives while limiting permissive agricultural uses associated with R-A, the proposed zoning better implements the Comprehensive Plan within this Area of Consistency.*

6-7(G)(3)(c) If the subject property is located partially or completely in an Area of Change (as shown in the ABC Comprehensive 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 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 Comprehensive Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject site is located entirely in an Area of Consistency. The policy 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 Response: *The requested rezoning from R-A to R-1B does not introduce permissive uses that would be harmful to adjacent property, the surrounding neighborhood, or the community. To the contrary, the R-1B*

zone district reduces the range of permissive uses allowed under the existing R-A zoning, particularly those associated with agricultural and accessory activities that may be less compatible with an established suburban residential setting. Both the existing and proposed zones primarily allow single-family residential development, and the R-1B zone further focuses development on residential use consistent with adjacent neighborhoods. Any uses permitted under the R-1B zone district would remain subject to applicable IDO Use-specific Standards, where required, to ensure potential impacts are adequately mitigated. As a result, the proposed zoning would not allow uses that are harmful to surrounding properties and satisfies the requirements of IDO §6-7(G)(3)(d). Community center or library is the only permissive uses that is expanded by a zone change to R-1B since it is a conditional use in R-A. Table 2 presents a direct comparison of the permissive uses in R-A and R-1B zones.

Table 2: Use comparison: R-A vs. R-1B

Use	R-A	R-1B
Community center or library	C	P
Equestrian facility	P	-
General agriculture	P	-
Nursery	P	-
Farmer's Market	T	-
Outdoor Animal Run	A	-
Bed and Breakfast	A	CA

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

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

Applicant Response: The requested Zone Map Amendment meets criterion (3) of IDO §6-7(G)(3)(e) because the City's existing infrastructure and public improvements will have adequate capacity to serve the development enabled by the proposed zoning when the applicant fulfills its obligations under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA). The subject property is adjacent to existing and stubbed public infrastructure, including roadways and utilities along Scenic Road NW and Tierra Oscura Street NW, which are designed to serve residential development in this area. Development of the site will require extension of infrastructure into the property in accordance with City standards, and those improvements will be constructed as part of the subdivision and development process. Accordingly, adequate infrastructure capacity will be available to support the proposed development upon fulfillment of the applicant's required obligations, consistent with IDO §6-7(G)(3)(e)(3).

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 Response: IDO §6-7(G)(3)(f) is intended to prevent zone change requests that are justified solely on the basis of roadway adjacency — for example, seeking commercial zoning simply because a property fronts an arterial street. The applicant's justification does not rely on that basis. While the subject property is adjacent to Scenic Road NW, which functions as a minor collector, the proposed rezoning is driven by the need to align zoning with the established residential development pattern, lot sizes, and dimensional standards of the surrounding neighborhoods. The request is grounded in land use compatibility, feasibility of development under existing conditions, and implementation of the ABC Comprehensive Plan within a designated Area of Consistency. Accordingly, the applicant's justification for the requested Zone Map Amendment is not completely based on the property's location on a major street, and the application satisfies the requirements of IDO §6-7(G)(3)(f).

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

Applicant Response: The applicant's justification for the requested Zone Map Amendment is not based completely or predominantly on economic considerations or the cost of land. While dimensional standards affect development feasibility, the primary basis for this request is to align zoning with the established suburban residential pattern, neighborhood character, and lot sizes of surrounding development. Retaining R-A zoning, with a minimum lot size of 0.25 acres, would be inconsistent with prevailing development patterns and unlikely to result in development that reinforces the surrounding Area of Consistency. The requested rezoning to R-1B is therefore grounded in land-use compatibility and Comprehensive Plan implementation, rather than financial considerations, and meets the intent of IDO §6-7(G)(3)(g).

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

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

Applicant Response: The proposed Zone Map Amendment does not constitute spot zoning or strip zoning. The requested R-1B zoning extends and aligns with existing R-1B zoning immediately to the east and with residential development to the south that functions consistent with R-1B standards. The rezoning would result in a more cohesive and logical zoning pattern that reflects existing and anticipated residential development rather than applying a significantly different zone district to a single isolated parcel. The subject property also does not function as a linear zone change along a roadway. By consolidating zoning to reflect established land-use patterns and support implementation of the ABC Comprehensive Plan, the proposed rezoning satisfies IDO §6-7(G)(3)(h).

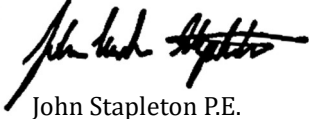
Conclusion

The requested Zone Map Amendment from R-A to R-1B represents a logical and appropriate extension of the existing residential zoning pattern in this area of the Northwest Mesa. The proposed rezoning would reinforce

neighborhood character, support the City's housing objectives, and allow for development that is compatible with surrounding land uses, infrastructure capacity, and adopted planning policies.

Based on the analysis provided in this letter, we respectfully request your approval to rezone the subject property from R-A to R-1B on behalf of Murad Hijazi.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E.
CDS | Project Manager
505-545-9607

D) STAFF INFORMATION



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/u/alDEsva2b>

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:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - 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 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 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 Montano Rd. NE, approximately 24 acres. (F-16)
Staff Planner: William Steele

Environmental Planning Commission (EPC)

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 4, 2026

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department



**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



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

TO:

**ALL PUEBLO COUNCIL OF
GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
YSLETA DEL SUR**

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

DATE: April 14, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

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

Each case below has a link that will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section. Please see the separate attachment on how to view cases in ABQ-PLAN.

The case planner, noted below, is available for any questions by email or can set up a Zoom meeting by request: PlanningEPC@cabq.gov

All comments are due by May 4, 2026.

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

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

Project # PR-2022-007569

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

Zoning Map Amendment (Zone Change)

Within 660 ft. of MPOS

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

Memo 1

DATE: April 28, 2026

TO: John Stapleton
Community Design Solutions

FROM: William Steele, Senior Planner - wsteele@cabq.gov
City of Albuquerque Planning Department

RE: Zoning Map Amendment (ZMA-2026-00003) for 99999 Scenic Drive NW

We've completed an initial review of the proposed ZMA, and would like to discuss the justification letter and general project. We will be available throughout this process to answer questions about procedure and requirements. After this review, please provide the following:

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

9am May 5, 2026.

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

1) Introduction

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you right away.
- B. It is our understanding that you submitted a request for a Zoning Map Amendment.
- C. The following is what we have for the legal description. This will be used in the Legal ad and should be reflected in all site descriptions:
 - Tract 1 Volcano Cliffs Subdivision Unit 6, Approx. 0.15 mile West of Vista Veril NW on Scenic Rd between Tierra Oscura St NW and Scenic Rd, comprised of approximately 7.5 acres ("the subject site").
- D. Has a sketch plat has been submitted to DFT for this site? Yes – Please send a copy.
 - FYI: Whether you get a ZMA or not the minimum square footage for the lots would be as follows: 0.890 SF For R-A single family lots or 3,500 SF R-1 single-family lots.
- E. Is there anything else you'd like to tell us about the proposed Zoning Map Amendment?

- F. There was a Land Use Facilitation Meeting with the representatives from Pueblo of Pojoaque and Petroglyph Natl Monument on in March, 16, 2026. Is there any additional information regarding this proposed ZMA proposed ZMA and future residential development that was discussed not mentioned in the Facilitation Meeting report?

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 the ZMA request is May 21st. Final staff reports will be available about one week prior, on May 14th at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- C. Agency Comments will be posted to ABQ-Plan by the end of day Wednesday, May 6, 2026. Any comments received by Staff after this date will be updated as soon as possible, and Staff will let you know of any late submissions received.
- D. During the EPC Hearing, you will have up to 10 minutes to present your request after the staff presentation. The EPC Commissioners have indicated a preference for visuals with your presentation (e.g., PowerPoint).

3) Notification

Notification requirements for a ZMA are explained in Section 14-16-[6-4\(J\)](#) & [6-4\(K\)](#), Public Notice and Post-submittal Facilitated Meeting, respectively.

- A. It is our understanding that ONC determined that the subject site is in an area where there are no Neighborhood Associations to notify.
- B. Property Owners within a 100 ft of the provided parcel were notified via first class mail per provided photos.
- C. Please send neighbors an updated letter with current zoom link.
- D. Sign Posting:
 - 1. The Sign Posting Agreement was included, signed and dated.
 - 2. The signs will need to be posted on or before 9:00am on – **Wednesday, May 6, 2026** and shall be left up until **Friday, May 22, 2026**.
 - 3. You may pick up the required **2** signs from the Urban, Design and Development Offices at Mesa del Sol, 2nd Floor during business hours, 8a-5p.

4. Two signs shall be posted at the subject site, one for each street frontage.
5. Please submit photos of the posted signs to ABQ-Plan by the end of the day Wednesday, May 6, 2026.
6. For more information regarding site posting locations and requirements please see:

https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

- E. Are you aware of any support or opposition to this request? Please let us know if you receive any comments to be included in the staff report.

4) Project Letter

- A. The project letter is off to a good start, although we have suggested revisions. These updates should be included in a revised justification letter and submitted through the ABQ-Plan portal. The specifics of these revisions are discussed below.

- B. Introduction:

1. The IDO was adopted in 2018 not 2017.
2. The adjacent subdivisions have sidewalks that promote walkability within their developments. It does not promote high walkability in all related aspects of the term. Please see Comp Plan Section 7-6 for more information regarding walkability. – Please rewrite.

- C. Section: Zoning and Land Use

There is no guarantee that the R-A zoned parcels to the north will be rezoned? Please remove all assumptions (unless based in fact) regarding the surrounding land uses and zoning mentioning the “anticipation” and how land uses “appear to have been prematurely platted without supporting infrastructure.”

- D. Section: The Request

Please remove references to “market demand” if this is not a consideration in your Review and Decision Criteria. If it is a consideration then please leave in the reference.

- E. Review and Decision Criteria

- Goals and Policies – 15 total
- Please remember that this is not a development or site plan request. This is zoning map amendment request so all responses should be land use based.

- Please add a couple more goals.
- Policies in chapter 5 are related to development.
- Goal 5.3 and Policy 5.3.2 - If Scenic Road will have to be extended and how is this maximizing the utility of existing infrastructure?
- Goal 6.2 does not pertain to sidewalks only. Having sidewalks does not mean there is a multi-modal system.
- Please remove Policy 6.2.3 unless the subject site will provide bicycle access to and within Centers, commercial properties, community facilities and residential neighborhoods.
- Policy 8.1. is about fostering a range of interesting places. Is this ZMA fostering a range of interesting places if it is a proposed residential land use is identical to the adjacent land use? Is residential zoning a diverse place unto itself?
- Policy 9.3.2 How does the subject site benefit from proximity to existing services and amenities when they are not any near the subject site or in close proximity?
- Policy 10.1.1 How does changing the zoning automatically improve the community access to recreation opportunities?
- 6-7(G)(3)(b) – Criterion 2 should be removed. Where is the significant change? There are a lot of lots that look like this lot.
- 6-7(G)(3)(d) – See Farmers Market, Outdoor Animal Run, Bed and Breakfast.
- 6-7(G)(3)(f) – Please rephrase.

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



Greetings,

Enclosed is the Tribal Comments Memo for our EPC hearing on May 21, 2026. Tribal comments are due by **Monday, May 4, 2026** and should be submitted via our online portal here: <https://cabq.gov/epc-agency-comment>

Also enclosed is a guide on how to look up the application materials in ABQ-PLAN for each case. If you would like us to email you the memo with the links to cases, please send an email to nmaher@cabq.gov.

Per the IDO section listed below, 15 or more days for comment are being provided.

Part 14-16-6: Administration and Enforcement

6-4(I): Referrals to Commenting Agencies

Following a determination that the application is complete, the Planning Director, ZEO, or any City staff designated to review applications in Table 6-1-1 shall refer applications for comment to the following departments or agencies, as noted below. For decisions that require a public hearing and policy decisions in Table 6-1-1, **any comments received within 15 calendar days after such a referral** shall be considered with the application materials in any further review and decision-making procedures.

Please let us know if you have any questions or need any help navigating ABQ-PLAN or the comment portal.

Respectfully,

Nichole Maher

Sr. Administrative Assistant
Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

E) PUBLIC NOTICE

April 28, 2026

Dear Property Owner:

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 AM** for the request below. The EPC hearing will be held via Zoom. To access the hearing online use the following link and select the May 21st hearing date:

External Link: [Zoom Link: https://cabq.zoom.us/j/83932559165](https://cabq.zoom.us/j/83932559165)

Call in: (719) 359-4580

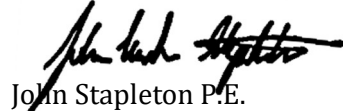
Meeting ID: 839 3255 9165

REQUEST

Community Design Solutions, LLC (CDS), Agents for Falcon Investments, Inc., is submitting an application for a Zoning Map Amendment request to change the current zoning from R-A to R-1B (Residential – Single-Family Zone District). The property is located at located at Scenic Road NW, Albuquerque, NM 87120 and with a legal description of TRACT 1 VOLCANO CLIFFS SUBD UNIT 6, 7.47 Acres | UPC 100906322524230127 (see enclosed Zone Atlas page D-09-Z). Included in this mailing is an exhibit showing a survey and sketch plan.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsn.com. You can also check the Environmental Planning Commission website for information [Environmental Planning Commission — City of Albuquerque](#) .

Sincerely,



John Stapleton P.E.

CDS | Project Manager

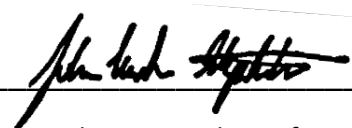


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zoning Map Amendment	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Neighborhood 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: Scenic Road NW, Albuquerque, NM 87120	
Name of property owner: Falcons Investments, Inc.	
Name of applicant: Falcons Investments, Inc / Murad Hijazi and Community Design Solutions / John Stapleton (Agent)	
Date, time, and place of public meeting or hearing, if applicable:	
Thursday, May 21, 2026 @ 8:40 am / City of Albuquerque / EPC Public Hearing	
Address, phone number, or website for additional information:	
Please contact John Stapleton at (505) 545-9607 or john.stapleton@cdsn.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:	
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) 4/1/26 (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**



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.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 4/1/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* Scenic Road NW, Albuquerque, NM 87120
Location Description TRACT 1 VOLCANO CLIFFS SUBD UNIT 6
2. Property Owner* Falcons Investments, Inc.
3. Agent/Applicant* [if applicable] Community Design Solutions LLC / John Stapleton (Agent)
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: Zoning Map Amendment - EPC

Summary of project/request³*:

Zoning Map Amendment from R-A to R-1B (Residential – Single-Family Zone District).

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: Thursday, May 21, 2026 @ 8:40 am

Location*4: City of Albuquerque / EPC Public Hearing

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505.545.9607

- Attachments:
 - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: _____

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

1. Zone Atlas Page(s)*5 C-09-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 7.47
 - 2. IDO Zone District R-A
 - 3. Overlay Zone(s) [if applicable] CPO-3
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

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

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

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

Notificación de Acceso Lingüístico.

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

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

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

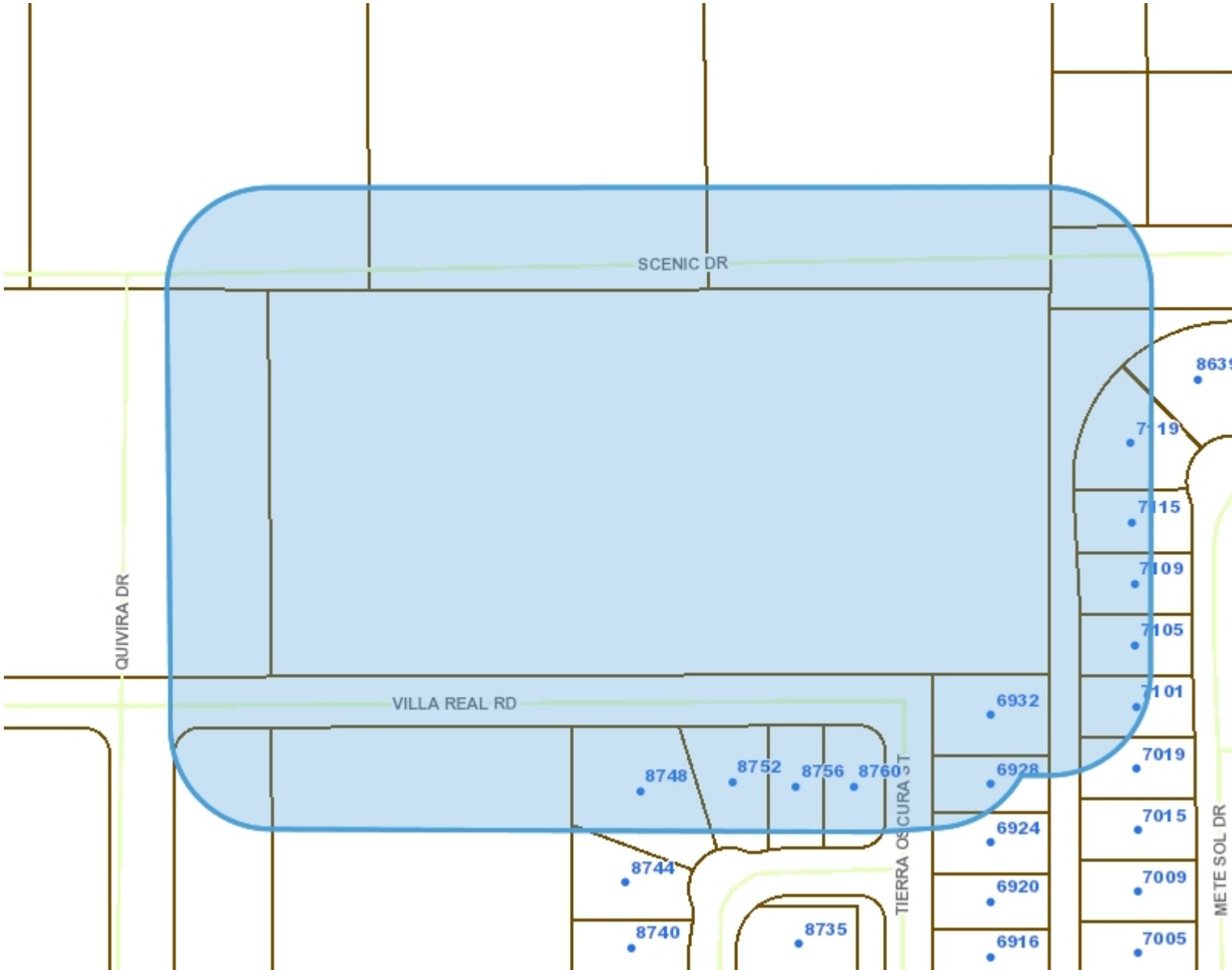
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii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

99999 Scenic Road NW

	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
1	100906327421342211	ABNEY KYLE L	7019 METE SOL DR NW	ALBUQUERQUE NM 87120	7019 METE SOL DR NW	ALBUQUERQUE 87120
2	100906327421942212	BARTAA NOURALDIN	7101 METE SOL DR NW	ALBUQUERQUE NM 87120-4278	7101 METE SOL DR NW	ALBUQUERQUE 87120
3	100906321428820108	BASINGER RICHARD W TRUSTEE BASINGER TRUST	PO BOX 66318	ALBUQUERQUE NM 87193-6318	N/A	ALBUQUERQUE NM 87120
4	100906324721330722	BISHOW JUDITH & SEARS JODI L	8760 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120-6800	8760 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120
5	100906326827610110	CALECA JOE & KAREN	17 RUSSELL ST	STATEN ISLAND NY 10308-3138	N/A	ALBUQUERQUE NM 87120
6	100906324728820109	CHAVEZ REMIJO E & RACHAEL M TRUSTEES CHAVEZ RVT	6118 EDITH BLVD NE UNIT 155	ALBUQUERQUE NM 87107-5066	N/A	ALBUQUERQUE NM 87120
7	100906322524230127	FALCONS INVESTMENTS INC	1316 YALE BLVD SE	ALBUQUERQUE NM 87106-4132	N/A	ALBUQUERQUE NM 87120
8	100906324121430721	FLANAGAN GUY & LUANN	8756 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120-6800	8756 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120
9	100906327422542213	FLORES ERICA C & JESSICA M	7105 METE SOL DR NW	ALBUQUERQUE NM 87120-4278	7105 METE SOL DR NW	ALBUQUERQUE 87120
10	100906326121330909	GUDMUNDSON TRACY & SINGER STEPHANI	6928 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120-6804	6928 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120
11	100906322420330718	HACKETT JASON PAUL	8744 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120-6800	8744 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120
12	100906318216630116	HALLIDAY ROXANNE EZZELL TRUSTEE ESTES LVT	52616 NE 2ND ST	SCAPPOOSE OR 97056-3216	N/A	ALBUQUERQUE NM 87120
13	100906320419830114	HERNANDEZ CESAR & MODESTA	7431 VIA SERENITA SW	ALBUQUERQUE NM 87121	N/A	ALBUQUERQUE NM 87120
14	100906327424542216	HERNANDEZ FRANK J	2258 1/2 241ST ST	LOMITA CA 90717-1063	7119 METE SOL DR NW	ALBUQUERQUE 87120
15	100906326120730908	HONSOWETZ DANIEL JEAN & TERESA LYNN	6924 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120	6924 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120
16	100906323521430720	LEBARRON BARBARA J	8752 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120-6800	8752 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120
17	100906327025442227	MONTECITO ESTATES COMMUNITY ASSOCIATION ATTN: ASSOCIA CANYON GATE	PO BOX 93488	ALBUQUERQUE NM 87199-3488		ALBUQUERQUE 87120
18	100906317124230126	NEW MEXICO FINE PROPERTIES LLC	7116 E MAIN ST	SCOTTSDALE AZ 85251-4316	N/A	ALBUQUERQUE NM 87120
19	100906328124942217	ONUNKWO UZOMA & IFEOMA	8639 BOUVARDIA AVE NW	ALBUQUERQUE NM 87120	8639 BOUVARDIA AVE NW	ALBUQUERQUE 87120
20	100906327423742215	POTERE BERNARD A & MARCIA M	7115 METE SOL DR NW	ALBUQUERQUE NM 87120-4278	7115 METE SOL DR NW	ALBUQUERQUE 87120
21	100906318128820107	QUINTANA LARRY D & ELIZABETH A	PO BOX 4073	ESPANOLA NM 87533-4073	N/A	ALBUQUERQUE NM 87120
22	100906322621230719	SHIRK MICHAEL J & CARLEEN BARDWELL	8748 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120-6800	8748 ABIERTO VISTA CIR NW	ALBUQUERQUE NM 87120
23	100906326122030910	TREVIZO CARLOS & PINALES BLANCA A	6932 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120-6804	6932 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120
24	100906327423142214	WEST TERRY W & TINA L	7109 METE SOL DR NW	ALBUQUERQUE NM 87120-4278	7109 METE SOL DR NW	ALBUQUERQUE 87120



99999 Scenic Drive NW

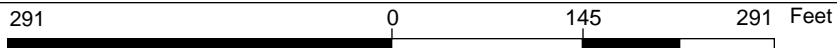


Legend

- Address Points
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- + BN and SF Railroad
- Bernalillo County Parcels
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

Buffer: 100 Feet
 Right-of-Way: Villa Real Road



SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
FLANAGAN GUY & LIANN
8756 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0110 43
1589 0710 5270 2857 8340 00

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
CHAVEZ REMIJO E & RACHAEL M
TRUSTEES CHAVEZ RVT
6118 EDITH BLVD NE UNIT 135
ALBUQUERQUE NM 87107-5066
9590 9402 8896 4064 0111 35
1589 0710 5270 2857 8341 18

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
SHIRK MICHAEL J & CARLEEN
BARDELL
8748 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0107 49
1589 0710 5270 2857 8340 10

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
CALECA JOE & KAREN
17 RUSSELL ST
STATEN ISLAND NY 10308-3138
9590 9402 8896 4064 0110 50
1589 0710 5270 2857 8341 14

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
BASINGER RICHARD W TRUSTEE
BASINGER TRUST
PO BOX 64318
ALBUQUERQUE NM 87193-6318
9590 9402 8896 4064 0111 28
1589 0710 5270 2857 8341 25

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
ONUNKWO UZOMA & IFOMA
8639 BOUARDIA AVE NW
ALBUQUERQUE NM 87120
9590 9402 8896 4064 0107 58
1589 0710 5270 2857 8340 33

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
HACKETT JASON PAUL
874 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0110 74
1589 0710 5270 2857 8341 70

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
HALLIDAY ROXANNE EZZELL TRUSTEE
ESTES LVT
52616 NE 2ND ST
SCAPPOOSE OR 97056-3216
9590 9402 8896 4064 0111 59
1589 0710 5270 2857 8340 95

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
HERNANDEZ CESAR & MODESTA
7431 VIA SERENITA SW
ALBUQUERQUE NM 87121
9590 9402 8896 4064 0107 63
1589 0710 5270 2857 8339 99

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
BARTAA NOURALDIN
7101 METE SOL DR NW
ALBUQUERQUE NM 87120-4278
9590 9402 8896 4064 0110 87
1589 0710 5270 2857 8341 87

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
FLORES ERICA C & JESSICA M
8752 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0107 70
1589 0710 5270 2857 8341 01

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
LEBARRON BARBARA J
8752 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0107 70
1589 0710 5270 2857 8340 02

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
MONTECITO ESTATES COMMUNITY
ASSOCIATION ATTN: ASSOCIA CANYON
GATE
PO BOX 93488
ALBUQUERQUE NM 87199-3488
9590 9402 8896 4064 0110 98
1589 0710 5270 2857 8341 56

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
NEW MEXICO FINE PROPERTIES LLC
1716 E MAIN ST
SCOTTSDALE AZ 85251-4316
9590 9402 8896 4064 9555 43
1589 0710 5270 2857 8340 71

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
FALCONS INVESTMENTS INC
1316 YALE BLVD SE
ALBUQUERQUE NM 87106-4132
9590 9402 8896 4064 0107 94
1589 0710 5270 2857 8375 00

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
HERNANDEZ FRANK J
2258 1/2 241ST ST
LOMITA CA 90717-1063
9590 9402 8896 4064 0110 81
1589 0710 5270 2857 8341 63

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
HONSOWETZ DANIEL JEAN & TERESA
LYNN
6924 TIERRA OSCURA ST NW
ALBUQUERQUE NM 87120
9590 9402 8896 4064 9855 36
1589 0710 5270 2857 8340 88

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
GUDMUNDSON TRACY & SINGER
STEPHAN
6928 TIERRA OSCURA ST NW
ALBUQUERQUE NM 87120-6804
9590 9402 8896 4064 0107 87
1589 0710 5270 2857 8339 82

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
TREVIZO CARLOS & FINALES BLANCA
6932 TIERRA OSCURA ST NW
ALBUQUERQUE NM 87120-6804
9590 9402 8896 4064 0111 11
1589 0710 5270 2857 8341 32

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
WEST TERRY W & TINA L
7109 METE SOL DR NW
ALBUQUERQUE NM 87120-4278
9590 9402 8896 4064 9855 67
1589 0710 5270 2857 8340 57

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
ARNEY KYLE L
7019 METE SOL DR NW
ALBUQUERQUE NM 87120
9590 9402 8896 4064 0108 17
1589 0710 5270 2857 8340 19

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
POTERE BERNARD A & MARCIA M
7115 METE SOL DR NW
ALBUQUERQUE NM 87120-4278
9590 9402 8896 4064 0111 04
1589 0710 5270 2857 8341 44

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
QUINTANA LARRY D & ELIZABETH A
PO BOX 4073
ESPANOLA NM 87533-4073
9590 9402 8896 4064 9855 60
1589 0710 5270 2857 8340 64

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
BISHOP JUDITH & SEARS JODI L
8760 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800
9590 9402 8896 4064 0108 00
1589 0710 5270 2857 8340 26

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, March 31, 2026 10:34 AM
To: Renee Regal
Subject: 99999 Scenic Road NW _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_D-09-Z.pdf

Dear Applicant:

As of March 31, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, March 31, 2026 10:00 AM
To: Office of Neighborhood Coordination <renee.regal@cdsn.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

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsn.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87120

Subject Site Information

Legal description of the subject site for this project:

TRACT 1 VOLCANO CLIFFS SUBD UNIT 6

Physical address of subject site:

99999 Scenic Road NW

Subject site cross streets:

Scenic Road NW and Villa Real Road

Other subject site identifiers:

100906322524230127

This site is located on the following zone atlas page:

D-09-Z

Link for map

Captcha

Renee Regal

From: Maher, Nichole <nmaher@cabq.gov>
Sent: Monday, February 9, 2026 3:22 PM
To: Renee Regal
Cc: Jones, Megan D.; Steele, William J.; Sloan, Terry; Ahmie, Brandi
Subject: Pre-Application Tribal Meeting Inquiry
Attachments: NM Tribes & Leaders List 2026 - IDO- updated January 2026.pdf

Hello Renee,

The property located at 99999 Scenic Rd NW that you are requesting a Zoning Map Amendment with the EPC for is within 660 feet of Major Public Open Space, and the offer of a [Pre-submittal Tribal Meeting](#) is **required** pursuant to IDO [§14-16-6-4\(B\)](#). Please review this section of the IDO (Integrated Development Ordinance) carefully, as it provides instructions for you.

Here is a [link to the required form](#) you will need to send, at a minimum (which is also on the Planning webpage above) to the Indian Nation, Pueblo or Tribes.

Attached is the NM Tribes & Leaders List for 2026. Please Cc Terry Sloan and Brandi Ahmie on your email in case anyone has questions of them. Terry and Brandi are the City's Tribal Liaisons and their email addresses are terrysloan@cabq.gov and bahmie@cabq.gov. If an email address is not listed for a tribe member, you will need to send the correspondence via Certified Mail, return receipt requested.

Once you have sent the offer of a meeting information to the tribes and anyone requests a meeting, email PlanningEPC@cabq.gov and devhelp@cabq.gov to let us know that the meeting offer has been accepted.

Once you are ready to submit your application, please note that the City will not accept an application as complete without:

- A PDF of the email from Planning staff confirming the requirement for a Pre-Submittal Tribal Meeting.
- A PDF of the completed Tribal Meeting Request Form and any other attachments you sent.
- A PDF of the contact list the form was sent to.
- If a meeting was accepted/requested by a tribal representative:
 - A PDF of the correspondence with the tribal representative.
 - A PDF of the email to Planning staff alerting us to the meeting request.
 - A PDF of the Facilitated Meeting Report.

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

Confidentiality Notice: This e-mail and its attachments are for the personal and confidential use of the named recipient(s). If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this e-mail in error. In that event, please immediately notify me by reply e-mail and delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

New Mexico Tribes & Leaders List 2026

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory](#)

NM Pueblos directory: [Tribal Directory - NM Indian Affairs Department](#)

NAVAJO NATION

Navajo Nation

President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: [\(928\) 871-7915](tel:(928)871-7915)
Phone: [\(928\) 871-7000](tel:(928)871-7000)
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Senior Executive Assistant Alray Nelson
Email: alray.nelson@navajo-nsn.gov

Navajo Nation Heritage & Historic Preservation Dept.

Richard Begay
Phone: [\(928\) 871-7198](tel:(928)871-7198)
Email: R.begay@navajo-nsn.gov

Navajo Nation Council

Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: [\(928\) 871-7160](tel:(928)871-7160)
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: Primary - tohajiilee@navajochapters.org
Phone: [\(505\) 908-2732](tel:(505)908-2732) or [\(505\) 908-2730](tel:(505)908-2730)
Vice President, Nora J. Morris
Email: nmorris@naataanii.org
Secretary/Treasurer, Jordan Etcitty

New Mexico Tribes & Leaders List 2026

PUEBLOS

Pueblo of Acoma

Governor Charles P. Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: [\(505\) 552-6604](tel:(505)552-6604)
Fax: (505) 552-7204
1st Lt. Gov. Davy D. Mallie
2nd Lt. Gov. Augustine Seymmour, Jr.
Tribal Secretary, Steven Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org
Tribal Historic Preservation Office
Phone: [\(505\) 552-5124](tel:(505)552-5124)

Pueblo of Cochiti

Governor Phillip Quintana
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: [\(505\) 584-9652](tel:(505)584-9652)
Fax: (505) 465-1135
Lt. Gov. Paul Herrera, Sr.
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org
Tribal Historic Preservation Office
Officer Dr. Gregorio Gonzales
Email: gregorio.gonzales@cochiti.org
Phone: (505) 601-5345

Pueblo of Isleta

Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: [\(505\) 869-3111](tel:(505)869-3111)
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
Email: Charles.Jojola@isletapueblo.com
2nd Lt. Gov. M. Rodney Jones

New Mexico Tribes & Leaders List 2026

Email: Rodney.Jones@Isletapueblo.com

Executive Secretary Jessica Jiron

Email: Jessica.Jiron@Isletapueblo.com

Department of Cultural & Historic Preservation

Phone: [\(505\) 869-9767](tel:(505)869-9767)

Director Daryl Lucero

Email: Daryl.Lucero@Isletapueblo.com

Historic Preservation Officer Dr. Henry Walt

Email: Henry.Walt@Isletapueblo.com

Pueblo of Jemez

Governor John Galvan

P.O. Box 100

Jemez Pueblo, NM 87024

Email: John.L.Galvan@jemezpueblo.org

Executive Assistant Lynn Toledo

Email: Ltoledo@jemezpueblo.org

Vincent Toya, Tribal Administrator

Vince.A.Toya@jemezpueblo.org

Paul Clarke, Assistant Tribal Administrator

Paul.Clarke@jemezpueblo.org

Executive Assistant, Jaime Loretto

Email: Jaime.Loretto@jemezpueblo.org

Phone: [\(575\) 834-7359](tel:(575)834-7359)

Fax: (575) 834-7331

1st Lt. Gov. Matthew Gachupin

Email: Matthew.Gachupin@jemezpueblo.org

2nd Lt. Gov. TJ Loretto

Email: TJ.Loretto@jemezpueblo.org

Tribal Historic Preservation Office

Christopher Toya

Email: Ctoya@jemezpueblo.org

Pueblo of Laguna

Governor Harry A. Antonio, Jr.

P.O. Box 194

Laguna, NM 87026

Email: Governor@pol-nsn.gov

Phone: [\(505\) 552-6654](tel:(505)552-6654)

Executive Assistant Antonette Silva-Jose

Phone: (505) 552-5760

Email: asilva-jose@pol-nsn.gov

Fax: (505) 552-6941

1st Lt. Gov. Ronald Sarracino, Sr.

Email: rsarracino@pol-nsn.gov

New Mexico Tribes & Leaders List 2026

2nd Lt. Gov. Wilfred Herrera, Jr.

Email: wherrerajr@pol-nsn.gov

Government Affairs Office

Director Tammi Lambert

Email: Tlamber@pol-nsn.gov

GAO Email: gao@pol-nsn.gov

Tribal Historic Preservation Office

Director Rick Smith

Email: rsmith@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel S. Porter

15A NP102 West

Santa Fe, NM 87506

Email: Governor@Nambepueblo.org

Governor's Office: **(505) 455-2036**

Phone: **(505) 455-2036**

Executive Assistant Anni Martinez

Email: Dmartinez@Nambepueblo.org

Fax: (505) 455-2038

Lt. Gov. Currently none.

Ohkay Owingeh

Governor Benny J. Lujan.

P.O. Box 1099

San Juan Pueblo, NM 87566

Email: governor@ohkay.org

Executive Assistant Lisa Lopez

Email: executiveassistant@ohkay.org

Phone: **(505) 852-4400**

Fax: (505) 852-4820

1st Lt. Gov. Mathew Martinez

2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Craig Quanchello

P.O. Box 127

Penasco, NM 87553

Email: governor@picurispueblo.org

Tribal Secretary Rachel Pyne

Email: tribalsecretary@picurispueblo.org

Phone: **(575) 587-2519**

Fax: (575) 587-1071

Lt. Gov. Gary Pyne

New Mexico Tribes & Leaders List 2026

Pueblo of Pojoaque

Governor Jenelle Roybal

Pueblo of Pojoaque

78 Cities of Gold Road

Santa Fe, NM 87506

Email: JCroybal@pojoaque.org

Executive Assistant Lois Edwards

Email: Ledwards@pojoaque.org

Governor's Office: [\(505\) 455-5052](tel:(505)455-5052)

Phone: [\(505\) 455-4500](tel:(505)455-4500)

Fax: (505) 455-0174

Lt. Gov. Jamie Viarrial

Email: javiarrial@pojoaque.org

Tribal Secretary, Annette Hooper

Email: ahooper@pojoaque.org

Tribal Historic Preservation Office

Officer Fermine Lopez

Email: Flopez@pojoaque.org

Pueblo of San Felipe

Governor Mark Calabaza

127 Hagen Rd.

San Felipe Pueblo, NM 87001

Email: Gov.Mcalabaza@SFPueblo.com

Executive Assistant Janine Drywater

Email: jdrywater@sfpueblo.com

Phone: [\(505\) 867-3381](tel:(505)867-3381)

Fax: (505) 867-3383

Lt. Gov. Thadius Garcia

Tribal Historic Preservation Office

Officer Rick Ortiz

Email: ROrtiz@sfpueblo.com

Dept. of Natural Resources

Director Pinu'u Stout

Email: pstout@sfpueblo.com

Pueblo of San Ildefonso

Governor Christopher A. Moquino

02 Tunyo Po

Santa Fe, NM 87506

Email: Governor@Sanlpueblo.org

Executive Assistant, Kitty Montoya

Phone: [\(505\) 455-4101](tel:(505)455-4101)

Email: governorsassistant@Sanlpueblo.org

New Mexico Tribes & Leaders List 2026

Tribal Phone: [\(505\) 455-2273](tel:(505)455-2273)
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez
Tribal Historic Preservation Office
Bruce Bernstein
THPO@Sanlpueblo.org

Pueblo of Sandia
Governor Stuart Paisano
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: [\(505\) 867-3317](tel:(505)867-3317)
Fax: (505) 867-9235
Lt. Gov. Alex Lugan

Pueblo of Santa Ana
Governor Myron Armijo
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: Governor@Santaana-nsn.gov
Phone: [\(505\) 771-6700](tel:(505)771-6700)
Executive Assistant Joe Pena
Fax: (505) 771-6783
Lt. Gov. Joey Sanchez
Email: Ltgov@Santaana-nsn.gov
Tribal Historic Preservation Office
Officer Monica L. Murrell
Phone: (505) 220-8073
Email: monica.murrell@santaana-nsn.gov

Pueblo of Santa Clara
Governor James Naranjo
P.O. Box 580
Española, NM 87532
Email: Governor@Santacclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santacclarapueblo.org
Phone: [\(505\) 367-4720](tel:(505)367-4720) [753-7330](tel:(505)753-7330)
Fax: (505) 753-8988
Lt. Gov. Charles Suazo

New Mexico Tribes & Leaders List 2026

Pueblo of Santo Domingo

Governor Raymond Aguilar Jr
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
Phone: [\(505\) 465-2214](tel:(505)465-2214) / [2215](tel:(505)465-2215)
Fax: (505) 465-2688
Lt. Gov. Ivan Garcia
Email: Lt.governor@kewa-nsn.us

Tribal Historic Preservation Office

Joseph C. Garcia
Email: Joseph.Garcia@Kewa-nsn.us

Pueblo of Taos

Governor Michael E. Martinez
P.O. Box 1846
Taos, NM 87571
Email: Governor@taospueblo.com
Executive Secretary, Tina Romero
Email: Tromero@taospueblo.com
Phone: [\(575\) 758-9593](tel:(575)758-9593)
Fax: (575) 758-4604
Lt. Gov. Delbert Chisholm
Tribal Secretary, Cameron L. Martinez, Sr.

Pueblo of Tesuque

Governor Mark Mitchell
20 TP828
Santa Fe, NM 87506
Email: mamitchell@pueblooftesuque.org
Executive Secretary, Audra Platero
Email: audrap@pueblooftesuque.org
Phone: [\(505\) 983-2667](tel:(505)983-2667)
Fax: (505) 820-7783
Lt. Gov. Floyd Samuel

Historic Preservation Office

Director Larry Samuel
Email: Lsamuel@pueblooftesuque.org

Pueblo of Zia

Governor Boyd Toribio
135 Capitol Square Dr.
Zia Pueblo, NM 87053

New Mexico Tribes & Leaders List 2026

Email: Governor@Ziapueblo.org
Executive Secretary Ursula Toribio
Email: Ursula.Toribio@Ziapueblo.org
Phone: [\(505\) 867-3304](tel:(505)867-3304)
Fax: (505) 867-3308
Lt. Gov. Ulysses Reid
Email: Ltgovernor@Ziapueblo.org
Tribal Historic Preservation Office
Ulysses Reid
Email: Ulysses.Reid@Ziapueblo.org

Pueblo of Zuni

Governor Arden Kucate
P.O. Box 339
Zuni, NM 87327
Email: Arden.Kucate@ashiwi.org
Executive Secretary Bernadine Nastacio
Email: Bernadine.Nastacio@ashiwi.org
Phone: [\(505\) 782-7000](tel:(505)782-7000)
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee
Tribal Historic Preservation Office
Kurt Dongoske
Phone: (928) 587-1901
Email: kdongoske@gmail.com

Ysleta Del Sur (APCG Member)

Governor E. Michael Silvas
119 S. Old Pueblo Road, P.O. Box 17579
El Paso, TX 79907
Email: Michael.Silvas@ydsp-nsn.gov
Lt. Gov. Adam Torres
Email: atorres@ydsp-nsn.gov
Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
Phone: [\(915\) 859-8053](tel:(915)859-8053)
Fax: (915) 859-4252
Tribal Historic Preservation Office
Omar Villanueva
Email: Ovillanueva@ydsp-nsn.gov

New Mexico Tribes & Leaders List 2026

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors

Chairman Joey Sanchez
Vice-Chairman Mark Mitchell
Secretary Cordelia Hooee
2401 12th Street, NW
Albuquerque, NM 87104
Executive Director, Jordyn Atencio
Email: JAtencio@indianpueblo.org
Phone: **(505) 212-7041**
Fax: (505) 883-7682
Executive Assistant Juanita Gachupin
Email: Jgachupin@indianpueblo.org

19 Pueblos District

District Manager, Alicia Montoya
2401 12th Street NW, Suite 201 B
Albuquerque, NM 87104
Email if needed: districtmgr@19pueblosdistrict.org
Email: Administration@19PueblosDistrict.org
Office: **(505) 724-3558**
Phone if needed: Alicia Montoya: (505) 212-7028
Executive Assistant Kyle Chicharello

APACHE TRIBES

Jicarilla Apache Nation

President Adrian Notsinneh
P.O. Box 507
Dulce, NM 87528
Email: Adrian.notsinneh@janadmin.com
Phone: **(575) 759-3242**
Fax: (575) 759-3005
Vice President Jimmy Garcia
Email: jimmy.garcia@jan-nsn.com
Secretary of the Tribe Bridget Lester
Tribal Historic Preservation Office
Acting Officer Lisa Velarde
Phone: (575) 759-0062
Mobile: (505) 210-1314
Email: Lvelarde@jan-nsn.com

New Mexico Tribes & Leaders List 2026

Mescalero Apache Tribe

President Thora Walsh Padilla

P.O. Box 227

Mescalero, NM 88340

Email: Tpadilla@mescaleroapachetribe.com

Phone: [\(575\) 464-4494](tel:(575)464-4494)

Fax: (575) 464-9191

Vice President Duane Duffy

Executive Assistant Tazalynn Cochise

Email: Tcochise@mescaleroapachetribe.com

Tribal Historic Preservation Office

Holly Houghten

Phone: (575) 464-3005

Email: Holly@Mathpo.org

Fort Sill Apache Tribe

Chairwoman Jennifer M. Heminokeky

Rt. 2, Box 121

Apache, OK 73006

Chairwoman's Email: Jennifer.Heminokeky@fortsillapache-nsn.gov

Tribe Email: fsat@fortsillapache-nsn.gov

Phone: [\(580\) 588-2298](tel:(580)588-2298)

Fax: (580) 588-3133

Vice-Chairman Bryan Jones

Cultural Office

Naomi Hartford

Email: Naomi.Hartford@fortsillapache-nsn.gov

Renee Regal

To: Lopez, Fermin
Cc: Nancy_Hendricks@nps.gov
Subject: RE: Tribal Representatives Meeting Request - PR-2022-007569 - Scenic Road NW in Volcano Cliffs

From: Lopez, Fermin <FLopez@pojoaque.org>
Sent: Wednesday, February 11, 2026 2:50 PM
To: Renee Regal <renee.regal@cdsn.com>
Cc: Nancy_Hendricks@nps.gov
Subject: Re: Tribal Representatives Meeting Request - PR-2022-007569 - Scenic Road NW in Volcano Cliffs

Thank you, Renee, and thank you for including Superintendent Hendricks. I look forward to working with you on this project.

Thank You!

Fermin Lopez
Tribal Historic Preservation Officer
Pueblo of Pojoaque Historic Preservation Office
39 Camino del Rincon STE #3
Santa Fe, NM 87506
505-231-0237 Cell
flopez@pojoaque.org



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From: Renee Regal <renee.regal@cdsn.com>
Sent: Wednesday, February 11, 2026 2:12 PM
To: Lopez, Fermin <FLopez@pojoaque.org>
Cc: Nancy_Hendricks@nps.gov <Nancy_Hendricks@nps.gov>
Subject: RE: Tribal Representatives Meeting Request - PR-2022-007569 - Scenic Road NW in Volcano Cliffs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fermin,

Once we compile all the responses I will reach out to the City to set the meeting as they will be the ones to facilitate it.

I will let you know the date and time once I have it.

Thank you for your prompt response.

Renee

From: Lopez, Fermin <FLopez@pojoaque.org>
Sent: Wednesday, February 11, 2026 2:01 PM
To: Renee Regal <renee.regal@cdsn.com>
Subject: Re: Tribal Representatives Meeting Request - PR-2022-007569 - Scenic Road NW in Volcano Cliffs

Good afternoon, Renee. Yes, the Pueblo of Pojoaque would like to participate. Another group that should be consulted on this is the Petroglyph National Monument, in particular, Nancy Hendricks. I have provided her contact info below. When will the meeting take place?

Nancy Hendricks
Superintendent
Petroglyph National Monument
Petroglyph National Monument
6001 Unser Blvd, NW
Albuquerque, NM 87120

Phone: 505-899-0205
Email: Nancy_Hendricks@nps.gov

Thank You!

Fermin Lopez
Tribal Historic Preservation Officer
Pueblo of Pojoaque Historic Preservation Office
39 Camino del Rincon STE #3
Santa Fe, NM 87506
505-231-0237 Cell
flopez@pojoaque.org



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Renee Regal

From: Sloan, Terry <terrysloman@cabq.gov>
Sent: Wednesday, February 25, 2026 9:42 AM
To: Renee Regal
Cc: Ahmie, Brandi; John Stapleton; Maher, Nichole
Subject: Re: Pre-Application Tribal Meeting Inquiry - Meeting Set up
Attachments: Meaningful Tribal Consultation-v2 Draft_2024.pdf

Good morning Renee,

Hope this message finds you well today. That is great news! I would suggest first considering meeting where they want to meet, and then provide alternatives to your location. Some place pleasing and comfortable. Be diplomatic, and open with a listening ear. Depending on who, they may have their Tribal, Indigenous protocols for formal meetings. Collaborate with them to develop a consensus agenda, which will help minimize surprise information. In using the UN Indigenous Peoples doctrine of Free, Prior and Informed Consent (FPIC), share critical information up front, which should go both ways. It needs to foster coming to the table prepared and will lead to a more productive meeting. Food and types of food may be important, to consider. I am attaching the latest City's Meaningful Tribal Consultation guidance I prepared years ago for your review and guidance. It was shared with Federal agencies years ago and several have adopted FPIC and other recommendations. I will continue to help and can attend the meeting if you would like. I have a big City Know Your Rights event to prepare for today. Have a great rest of your week.

Respectfully,

Terry



the people's department

TERRY A. SLOAN

intergovernmental tribal liaison

City of Albuquerque

O: 505.768.3041

C: 505.301.4122

E: terrysloman@cabq.gov

W: www.cabq.gov/office-of-equity-inclusion/native-american-affairs

From: Renee Regal <renee.regal@cdsn.com>
Sent: Wednesday, February 25, 2026 8:55 AM
To: Sloan, Terry <terrysloman@cabq.gov>
Cc: Ahmie, Brandi <bahmie@cabq.gov>; John Stapleton <John.Stapleton@cdsn.com>; Maher, Nichole <nmaher@cabq.gov>
Subject: RE: Pre-Application Tribal Meeting Inquiry - Meeting Set up

Terry,

This Friday is the deadline for individuals to respond to the meeting request.

At this point we only have two responses that would like to have a meeting.

How do we go about setting this up and can it be via Teams or does it need to be in person?

This is the first time I have had to do this so this is a new process for me.

Thanks for your help.

Renee

From: Sloan, Terry <terrysloman@cabq.gov>

Sent: Tuesday, February 10, 2026 11:34 AM

To: Renee Regal <renee.regal@cdsn.com>; Maher, Nichole <nmaher@cabq.gov>

Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>; John Stapleton <John.Stapleton@cdsn.com>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>

Subject: Re: Pre-Application Tribal Meeting Inquiry

Good morning Renee,

Hope this message finds you well today. The carrier will generally leave a notice (orange card) in the PO Box that there is a Certified Letter awaiting to be signed for.

To certify a letter receipt to a Post Office Box, follow these steps:

- Obtain a Certified Mail Form 3800 at your local post office.
- Place the green and white sticker with the barcode on the top edge of the envelope, directly above the return address.
- Write the required information on the form, including the recipient's name and address.
- Pay the appropriate postage for the mail delivery.
- Sign the form and place it inside the envelope with the letter.
- Leave the envelope at the post office for pickup by a mail carrier.
- Once the mail carrier picks up the envelope, they will place a notice slip inside the PO Box, indicating that a certified letter is waiting to be signed for. The mail will remain secure until the recipient claims it.

Also, with Certified Mail you can also track its progress and you can also download or screenshot its delivery to the PO Box for record keeping. Hope this helps.

Best,

Terry



the people's department

TERRY A. SLOAN

intergovernmental tribal liaison

City of Albuquerque

O: 505.768.3041

C: 505.301.4122

E: terrystloan@cabq.gov

W: www.cabq.gov/office-of-equity-inclusion/native-american-affairs

From: Renee Regal <renee.regal@cdsnm.com>

Sent: Tuesday, February 10, 2026 10:35 AM

To: Maher, Nichole <nmaher@cabq.gov>

Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Sloan, Terry <terrystloan@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>; John Stapleton <John.Stapleton@cdsnm.com>

Subject: RE: Pre-Application Tribal Meeting Inquiry

Ok.... One more question.

The IDO section 6-4(B)(2) says that if a contact person does not have an email address, then we need to send it certified mail, return receipt. **HOWEVER**, if you look at that extensive list you provided, a bunch of the pueblo addresses are PO Boxes. There is no way any one is going to sign for these.

Suggestions?

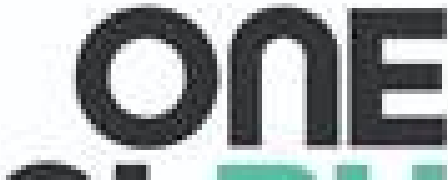
<p>VICE PRESIDENT RICHELLE MONTOYA NAVAJO NATION PO BOX 7440 WINDOW ROCK, AZ 86515</p>	<p>CRYSTALYNE CURLEY OFFICE OF THE SPEAKER NAVAJO NATION COUNCIL PO BOX 3390 WINDOW ROCK, AZ 86515</p>	<p>JORDAN ETCITY SECRETARY/TREASURER TO'HAJIILEE' NAVAJO CHIEF PO BOX 3398 TO'HAJIILEE, NM 87046</p>
<p>DAVY D. MALLIE 1ST LT. GOVERNOR PUEBLO OF ACOMA PO BOX 309 ACOMA, NM 87034</p>	<p>AUGUSTINE SEYMOUR, JR. 2ND LT. GOVERNOR PUEBLO OF ACOMA PO BOX 309 ACOMA, NM 87034</p>	<p>STEVEN CONCHO TRIBAL SECRETARY PUEBLO OF ACOMA PO BOX 309 ACOMA, NM 87034</p>
<p>PAUL HERRERA LT. GOVERNOR PUEBLO OF COCHITI PO BOX 70 COCHITI PUEBLO, NM 87072</p>	<p>MATTHEW MARTINEZ 1ST LT. GOVERNOR PO BOX 1099 SAN JUAN PUEBLO, NM 87566</p>	<p>FRANK AGUINO 2ND LT. GOVERNOR PO BOX 1099 SAN JUAN PUEBLO, NM 87566</p>
<p>GARY PYNE LT. GOVERNOR PUEBLO OF PICURIS PO BOX 127 PENASCO, NM 87553</p>	<p>THADIOUS GARCIA LT. GOVERNOR PUEBLO OF SAN FELIPE 127 HAGEN ROAD SAN FELIPE PUEBLO, NM 87001</p>	<p>STUART PAISANO GOVERNOR PUEBLO OF SANDIA 481 SANDIA LOOP BERNALILLO, NM 87046</p>
<p>ALEX LUGAN LT. GOVERNOR PUEBLO OF SANDIA 481 SANDIA LOOP BERNALILLO, NM 87004</p>	<p>JOE PENA EXECUTIVE ASSISTANT PUEBLO OF SANTA ANA 2 DOVE ROAD SANTA ANA PUEBLO, NM 87004</p>	<p>CHARLES SUAZO LT. GOVERNOR PUEBLO OF SANTA ANA PO BOX 580 ESPANOLA, NM 87520</p>
<p>DELBERT CHISHOLM LT. GOVERNOR PUEBLO OF TAOS PO BOX 1846 TAOS, NM 87571</p>	<p>CAMERON L. MARTINEZ, SR. TRIBAL SECRETARY PUEBLO OF TAOS PO BOX 1846 TAOS, NM 87571</p>	<p>FLOYD SAMUEL LT. GOVERNOR PUEBLO OF TESUQUE 20 TP828 SANTA FE, NM 87506</p>
<p>CORDELIA HOOEE LT. GOVERNOR PUEBLO OF ZUNI PO BOX 339 ZUNI, NM 87327</p>	<p>JOEY SANCHEZ - CHAIRMAN ALL PUEBLO COUNCIL of GOVERNORS 2401 12TH STREET NW ALBUQUERQUE, NM 87104</p>	<p>MARK MITCHELL VICE-CHAIRMAN ALL PUEBLO COUNCIL of GOVERNORS 2401 12TH STREET NW ALBUQUERQUE, NM 87104</p>

From: Maher, Nichole <nmaher@cabq.gov>
Sent: Monday, February 9, 2026 4:24 PM
To: Renee Regal <renee.regal@cdsnm.com>
Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Sloan, Terry <terrystloan@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>
Subject: RE: Pre-Application Tribal Meeting Inquiry

Hi Renee,

Apologies, that one is asking for you to either pick a date or you can say TBD. If anyone does request a meeting, you then email PlanningEPC@cabq.gov and devhelp@cabq.gov and I believe they set up a facilitator for you. I do not know if the meeting is in person or virtual. Perhaps devhelp@cabq.gov can answer that for you.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov
cabq.gov/planning

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From: Renee Regal <renee.regal@cdsn.com>

Sent: Monday, February 9, 2026 4:11 PM

To: Maher, Nichole <nmaher@cabq.gov>

Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Sloan, Terry <terrysloan@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>

Subject: RE: Pre-Application Tribal Meeting Inquiry

I don't think it's asking for a hearing date..... I think it is asking for the meeting date for the tribal meeting. Do I just pick a date and time after the 15-day time frame they have to respond? And are these held at the City?

The IDO says that the meeting shall be facilitated by a neutral third party designated by the city.....

From: Maher, Nichole <nmaher@cabq.gov>
Sent: Monday, February 9, 2026 4:05 PM
To: Renee Regal <renee.regal@cdsn.com>
Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>
Subject: RE: Pre-Application Tribal Meeting Inquiry

Hi Renee,

The hearing calendar can be found here: [Calendar](#)

If you are trying to have everything done to attend the April EPC hearing, that will be on Thursday, April 16, 2026 via Zoom.

You can either list the zoom link (<https://cabq.zoom.us/j/5464729575>) or the EPC webpage with the hearing info (<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>) so the public knows how to attend the meeting.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov
cabq.gov/planning

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From: Renee Regal <renee.regal@cdsn.com>
Sent: Monday, February 9, 2026 3:46 PM
To: Maher, Nichole <nmaher@cabq.gov>
Subject: RE: Pre-Application Tribal Meeting Inquiry

Nichole,

What do I put for a Meeting Date/Time/Location?

The application is not yet submitted. If you would like to have a Tribal Meeting about project, please respond to this request **within 15 days**.³

Email address to respond yes or no: renee.regal@cdsn.com

The applicant may specify a Tribal Meeting date that must be at least 15 days from the date above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information:

Renee

From: Maher, Nichole <nmaher@cabq.gov>
Sent: Monday, February 9, 2026 3:22 PM
To: Renee Regal <renee.regal@cdsn.com>
Cc: Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Sloan, Terry <terrysloan@cabq.gov>; Ahmie, Brandi <bahmie@cabq.gov>
Subject: Pre-Application Tribal Meeting Inquiry

Hello Renee,

The property located at 99999 Scenic Rd NW that you are requesting a Zoning Map Amendment with the EPC for is within 660 feet of Major Public Open Space, and the offer of a [Pre-submittal Tribal Meeting](#) is **required** pursuant to IDO [§14-16-6-4\(B\)](#). Please review this section of the IDO (Integrated Development Ordinance) carefully, as it provides instructions for you.

Here is a [link to the required form](#) you will need to send, at a minimum (which is also on the Planning webpage above) to the Indian Nation, Pueblo or Tribes.

Attached is the NM Tribes & Leaders List for 2026. Please Cc Terry Sloan and Brandi Ahmie on your email in case anyone has questions of them. Terry and Brandi are the City's Tribal Liaisons and their email addresses are terrysloan@cabq.gov and bahmie@cabq.gov. If an email address is not listed for a tribe member, you will need to send the correspondence via Certified Mail, return receipt requested. Once you have sent the offer of a meeting information to the tribes and anyone requests a meeting, email PlanningEPC@cabq.gov and devhelp@cabq.gov to let us know that the meeting offer has been accepted.

Once you are ready to submit your application, please note that the City will not accept an application as complete without:

- A PDF of the email from Planning staff confirming the requirement for a Pre-Submittal Tribal Meeting.
- A PDF of the completed Tribal Meeting Request Form and any other attachments you sent.
- A PDF of the contact list the form was sent to.
- If a meeting was accepted/requested by a tribal representative:
 - A PDF of the correspondence with the tribal representative.
 - A PDF of the email to Planning staff alerting us to the meeting request.
 - A PDF of the Facilitated Meeting Report.

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

enmaher@cabq.gov
cabq.gov/planning

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Renee Regal

From: Philip Crump <phcrumpsf@gmail.com>
Sent: Sunday, March 8, 2026 11:30 AM
To: Renee Regal; Hendricks, Nancy E; Flopez@pojoaque.org
Cc: Laura Hudman; Jones, Megan D.; Tyson Hummell ABQ LUF; Baca, Krista R.
Subject: Request for Facilitated Meeting
Attachments: NM Tribes & Leaders List 2026 - IDO- updated February-II 2026.pdf

Hello All:

Laura Hudman and I are the contract facilitators have been asked to conduct an online facilitated meeting regarding this application.

The purpose of the facilitated meeting is to provide interested parties with an opportunity to discuss this application with the owner and/or agent, to pose questions and raise issues in an informal setting prior to a formal hearing. More information about this longtime City program may be found at <https://www.cabq.gov/legal/adr/land-use-facilitation>

Once a mutually satisfactory meeting date and time (typically 5:30-7:30 pm, Mon-Thurs) have been selected, we will send an invitation to an online Google Meet. We will conduct the meeting, which can include yourselves and any interested parties, including any neighbors. It is an opportunity for the owner and/or agent to describe the proposed project and the rationale for the application, and for neighbors to pose questions and describe concerns.

Within 48 hours following the meeting, we will send all attendees and interested parties a Report outlining the points raised and responses. Any errors (of commission or omission) will be corrected with an Amendment. The report will also be sent to the EPC staff and Agent for inclusion in the formal packet.

Please let us know of any questions or comments you may have.

Meanwhile, It will be very helpful if Renee would send us the application packet and any other relevant material.

Thank you.

Respectfully,

Philip Crump

phcrumpsf@gmail.com

505 989 8558

Facilitation Request: Pre-submittal Tribal Meeting

Application: Zoning Map Amendment

Decision-maker for Application: Environmental Planning Commission

If you selected "Other" in the question above, please describe the application related to the facilitation request.

Applicant Information

Contact Name: Renee Regal

Telephone Number: (717) 443-3717

Email Address: renee.regal@cdsn.com

Company Name: Community Design Solutions

Company Address:

City: Albuquerque

State: NM

ZIP Code: 87114

Subject Site Information

Physical address of subject : 99999 SCENIC DR NW

Subject site cross : Scenic Rd. between Quivira Dr and Vista Veril Dr.

Application / Request Materials

Pre-submittal Tribal Meeting Request Number

[Click here to view this request on a map.](#)

Date of Pre-submittal Tribal Request: 2/11/26

Date of Pre-submittal Tribal Meeting Offer: 2/10/26

Request materials are available online here

Post-submittal Facilitated Meeting Case Number

Date of Post-submittal Facilitated Meeting Request

Date of the Scheduled Hearing

Request materials and links to case materials are available online here

Tribal Representatives Contact: Fernin Lopez

Recognized Neighborhood Associations within 660 feet: No file

Notes / Instructions:

Fermin Lopez - Pueblo of Pojoaque, was the only contact that wished to have a tribal meeting. Fermin also asked to include Superintendent Nancy Hendricks (Nancy_Hendricks@nps.gov) - Petroglyph National Monument, to be included. This is City Planning staff submitting this request on behalf of the applicant and tribe - Megan Jones mdjones@cabq.gov

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

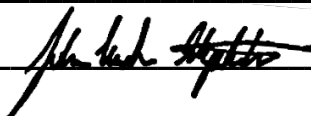
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved 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-2022-007569 / Scenic Road NW, Albuquerque, NM 87120 / UPC 100906322524230127

Applicant/Agent Signature  Date: 04/01/2026



F) PRE-SUBMITTAL TRIBAL (FACILITATED) MEETING

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: EPC Zoning Map Amendment

Property Description/Address: 99999 Scenic Road NW

Date Submitted:

Submitted By:

Meeting Date/Time: Monday 16 March 2026 5:30-6:30 pm

Meeting Location: Via Google Meet

Facilitators: Laura Hudman, Philip Crump

Applicant/Agent: Falcons Investments/Community Design Solutions/John Stapleton

Neighborhood Associations/Interested Parties: Pueblo of Pojoaque, Petroglyph National Monument

Background/Meeting Summary:

The meeting was held to share information regarding a zoning map amendment application to the EPC. The subject site is a parcel of 7.5 acres. The Agent would like to have the zone classification changed from R-A to R1-B. The location of the site is along Scenic Road NW, between Quivira and Vista Veril Dr., approximately a half mile North of the Petroglyph National Monument. The prospective plan for usage is for the creation of approximately 35 residential lots, similar in lot sizes to the existing adjacent residential developments.

Two primary concerns were raised by interested parties: 1) Collection of Historic Cultural Resources/Materials that may be located on the property (e.g.: agricultural related items, pottery shards, projectile points, monoliths that may have been used as markers, etc.). Noted concern was shared regarding identifying such artifacts without proper expertise or tribal knowledge to discern accurate recognition and identification. 2) Possible drainage issues, given the expansion of residents and traffic in the area, leading to concerns of debris and oil runoff from roads into Boca Negra Canyon and Petroglyph National Monument, as well as into the Rio Grande.

The Agent shared information regarding plans for a retention pond to be included on the 7.5 acre parcel to mitigate flow and containment of polluted liquid substances and possible debris. Maintenance of filtering/cleansing pond and sediment on an ongoing basis would occur. The Agent also shared that a condition of Site Plan approval could be having the City Archaeologist and a Tribal Representative walk/survey the site for Cultural Resources.

Outcome:

The meeting resulted in a mutual exchange of information in a respectful manner among all participants. They all seemed to share concern with stormwater retention and overflow. A walk of the complete parcel, to be executed with the appropriate level of expertise in locating any and all Cultural Resources was also agreeable to all.

Meeting Specifics:

1) Application details

- a) This is an application to the EPC for a Zoning Map Amendment.
 - i) To rezone 7.5 acres from R-A (Rural and Agricultural) to R-1B (Single-family residential), for a development of approximately 35 lots.
 - (1) R-1B minimum lot size (.11 acre) is more compatible with the adjacent developments than R-A (half-acre).
 - (a) The Development Facilitation Team (DFT) recommended the zoning map amendment to achieve the change in lot size.
 - ii) The change to R-A will eliminate several rural permissive uses, such as equestrian facilities, general agriculture, and nurseries.
 - iii) This parcel is on the edge of development on the West Mesa.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (1) There are requests to rezone this swath of R-A land into something that's more amenable to residential development.
 - (2) This is within the Community Planning Area for Northwest Mesa, calling for more housing in the undeveloped R-A areas.
 - iv) A facilitated meeting is required, as the property is within 660 feet of Major Open Space or tribal land.
 - (1) It is within ½ mile of the Petroglyph National Monument.
 - (2) This is the first of four opportunities for public input for this project.
 - (a) Additional hearings will be for EPC site plan approval and Development Hearing Officer for preliminary and final plat approval.
- 2) Attendee questions and comments**
- a) The Petroglyph Monument Superintendent noted that the West Mesa is the last area available for development.
 - i) All of it might be rezoned in the future.
 - (1) The agent suggested that in 20 years the area would not be rural anymore.
 - ii) She asked whether City Open Space representatives had made any comments.
 - (1) The agent reported that they might provide input before or during the EPC hearing.
 - b) The Superintendent asked whether there would be height restrictions, per the View Protection Overlay Zone.
 - i) Would houses be limited to single stories?
 - (1) The agent noted that the area is within the Overlay Zone, which is pretty restrictive for heights.
 - (a) He did not have an answer as to specific height.
- 3) Protection of Cultural Resources**
- a) The Pueblo representative asked who performs the archaeological surveys for locations such as this.
 - i) The agent responded that it depends on whoever is contracted to do the work.
 - b) An Archaeological Certificate is required for a subdivision of 5 acres or more.
 - i) The application is submitted prior to a preliminary or final plat or site plan application.
 - (1) The City (or contracted) archaeologist goes to the site, conducts a survey and then reports the findings.
 - (a) The agent has a checklist to follow to submit the information.
 - (2) A survey can result in a Certificate of No Effect or a plan for mitigation approved by the EPC as part of the site plan review.
 - ii) If there are cultural artifacts, a mitigation plan must be developed and reviewed at its conclusion
 - c) The representative said that archaeologists and anthropologists are quite specific about what they are looking for:
 - i) What they survey, what they find on the ground and what cultural material that is or is not included in reports.
 - ii) He noted that cultural material that is on a cultural site or in an area may not be included in the archeological record and not allowed or afforded the same protections as other material, due to lack of knowledge.
 - (1) A lot of things are missed by people who do not practice or participate in Native culture
 - (2) Natives live their culture every day and know the materials and resources.
 - (a) He said that, if allowed, he or another would be available as a cultural resource specialist to assist in the appropriate reviewing of the area.
 - (3) He emphasized that whether it's Pueblo or Diné or Ute or Apache or whatever the culture, they should be involved in these consultations.
 - (a) They should have the opportunity--if not the spiritual right or cultural right--to be able to participate in these types of surveys, to ensure that all cultural material is protected.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- d) The monument Superintendent said that here are basalt outcroppings that also need protection, as there are petroglyphs throughout the area.
- e) The agent said that as a condition of the EPC site plan approval--the next step--that a cultural resource person walk the site, to ensure that it gets done.
- f) *Action Item:* An agent agreed to introduce the Pueblo representative to the city's Native American liaison so that they can discuss a better process for ensuring the safety and protection of cultural resources.

4) **Drainage**

- a) The Pueblo representative brought up the issue of stormwater runoff.
 - i) As the rest of the R-A area is developed, "Where are they going to be sending the runoff?"
 - (1) The storm water flowing across developed areas may contain oil and other contaminants.
 - ii) Boca Negra Dam (an AMAFCA flood control facility) is a retention pond east of the parcel whose overflow is directed down Atrisco Drive NW and Boca Negra Canyon.
 - (1) He is concerned about spillage into the Petroglyph Monument and wants to be sure it and all its cultural sites are 100% protected.
 - iii) He is especially concerned that, with increased runoff due to further development, Boca Negra Canyon will continue to widen and deepen, uncovering cultural artifacts and transporting them downstream, where they will be lost forever.
 - (1) It was suggested that he reach out with this concern to AMAFCA.
 - iv) The monument Superintendent said that in big storm events, water comes down Boca Negra Canyon and washes out some adjacent monument trail.
 - (1) She noted that the AMAFCA dam was constructed long ago and that they are sometimes responsive and sometimes not, with little community input.
 - (a) She does want to see the natural flows to maintain vegetation in the monument, but not to have a lot of contaminated water from development coming in.
 - (b) She said the Boca Negra Dam may not be big enough for all the additional development that is planned and AMACA may have to put something else up there.
- b) The agent noted that the development plan will include a retention pond that allows water treatment per City requirement and reduces runoff to the same rate as it now as an undeveloped parcel.
 - i) The pond allows water to percolate into the ground, leaving any solids to be cleaned up periodically.
 - ii) Any runoff will be into the street.
 - (1) There are other ponds downstream before water reaches the river.
 - (a) This site does not contribute drainage into the Monument.

Next Steps: Having met the requirement for a facilitated meeting, the application can now be scheduled for hearing before the EPC.

Action Items: The agent agreed to introduce the Pueblo representatives to the City's Office of Native American Affairs representatives. This has already been accomplished.

EPC Application Hearing Details:

EPC Hearing scheduled for (3rd Thursday date—To be scheduled)

1. Hearing Time:
 - a. All meetings are currently held via Zoom: _____
 - b. The Commission will begin hearing applications at 8:30 a.m.
 - c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
- a. Written comments must be received by (insert date—10 days prior) and may be sent to: (insert Megan Jones, EPC Staff Planner mdjones@cabq.gov OR, EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees* (and additional Interested Parties):

* John Stapleton	Community Design Solutions
* Renee Regal	Community Design Solutions
* Fermin Lopez	Pueblo of Pojoaque
* Nancy Hendricks	Petroglyph Natl Monument
Megan Jones	EPC Staff Planner
Tyson Hummell	CABQ ADR Coordinator
Krista Baca	ADR Paralegal
* Laura Hudman	Facilitator
* Philip Crump	Facilitator

CITY OF ALBUQUERQUE

AMENDMENT to Land Use Facilitated Meeting Report

Project: EPC Zoning Map Amendment

Property Description/Address: 99999 Scenic Road NW

Meeting Date and Time: Monday 16 March 2026

Date Submitted: 19 March 2026

Original Submission: 18 March 2026

Submitted By: Philip Crump

Facilitator: Laura Hudman, Philip Crump

*Corrections/changes/additions are shown in **BOLD**.*

Project: EPC Zoning Map Amendment, **PR-2022-007569**

Background/Meeting Summary:

.... The Agent would like to have the zone classification changed from R-A to ~~R-1-B~~ **R-1B**.

The Agent shared information regarding plans for a retention/**detention** pond to be included on the 7.5 acre parcel to mitigate flow and containment of polluted liquid substances and possible debris.

Outcome:

The meeting resulted in a mutual exchange of information in a respectful manner among all participants. They all seemed to share concern with stormwater retention/**detention** and overflow.

1. Application details

a. This is an application to the EPC for a Zoning Map Amendment.

i) To rezone 7.5 acres from R-A (Rural and Agricultural) to R-1B (Single-family residential), for a development of approximately 35 lots.

(1) R-1B minimum lot size (.11 acre) is more compatible with the adjacent developments than R-A (~~half~~ **quarter**-acre).

3. Protection of Cultural Resources

d. The agent **recommended said** that as a condition of the EPC site plan approval--the next step--that a cultural resource person walk the site, to ensure that it gets done.