



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE: Thursday, July 16, 2026
CASE #: ZMA-2026-00009
AGENT: Josh Skarsgard, Retail Southwest
APPLICANT: Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc.
APPLICATION: Zoning Map Amendment – EPC
LEGAL DESCRIPTION: Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3)
ADDRESS/LOCATION: 6500 Hanover Rd. NW, between 64th and 68th St NW.
PROPERTY AREA: Approximately 5.0 acres
EXISTING ZONING: MX-M
PROPOSED ZONING: NR-C
STAFF PLANNER: Dustin Kiska

CASE SUMMARY:

The Zoning Map Amendment would facilitate re-utilization of the existing warehouse and office building with NR-C land uses on the subject site. The zone change would create a nonconforming structure on the subject site due to maximum height limitations in the NR-C zone district, which the EPC shall consider. The subject site is in an Area of Consistency.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in § 14-16-6-7(G)(3). The proposed zoning is consistent with the health, safety, and general welfare of the City as shown by furthering, and not being in conflict with, applicable goals and policies and could be more advantageous to the community and adjacent neighborhood. The request does not create a spot zone.

The Los Volcanes Neighborhood Association is within 660 feet of the subject site and was notified as required. Property owners within 100 feet were also notified as required. As of this writing, Staff is unaware of any opposition.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00009 based on Findings 1-19.

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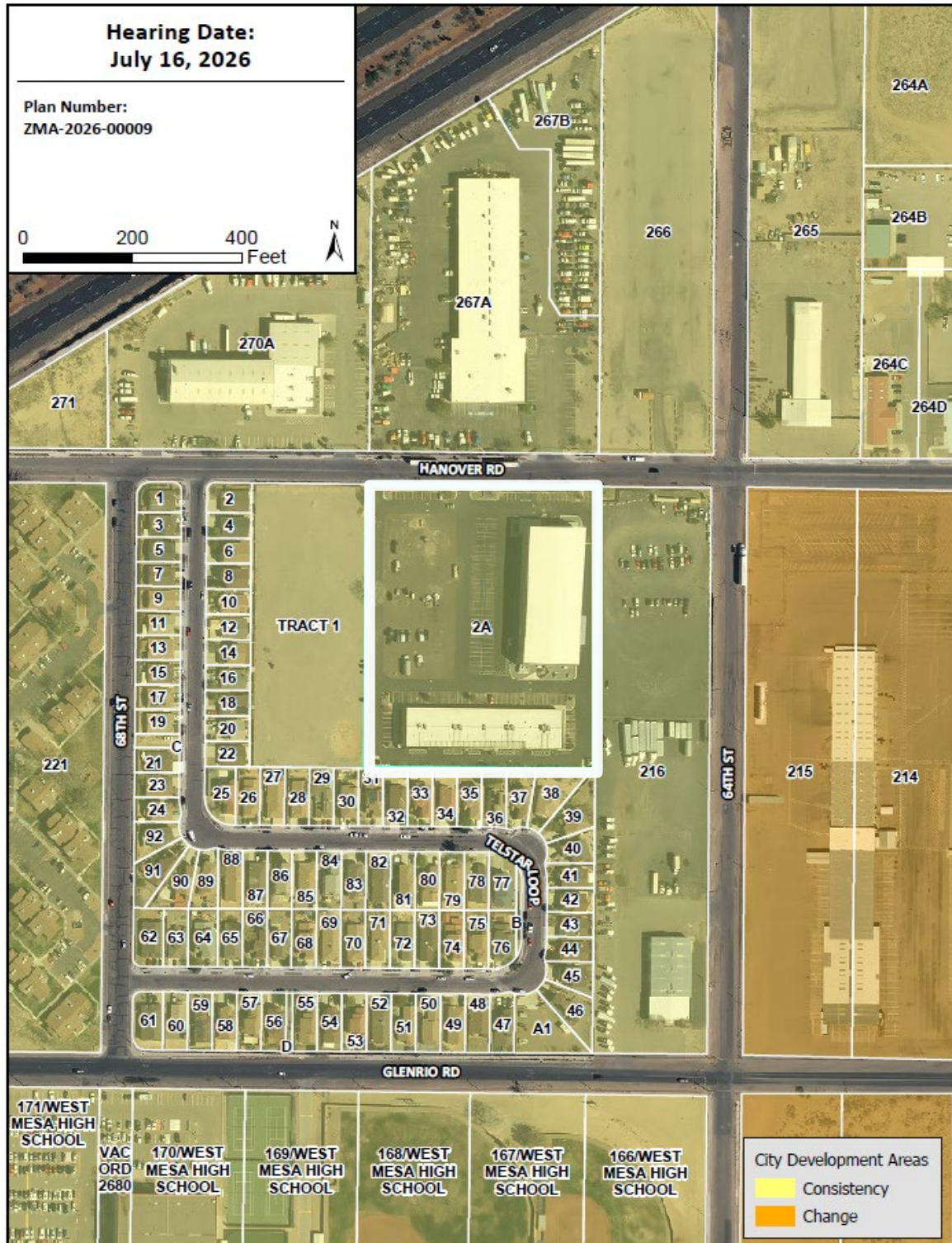
NOTICE OF DECISION DISTRIBUTION	37
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ATTACHMENTS

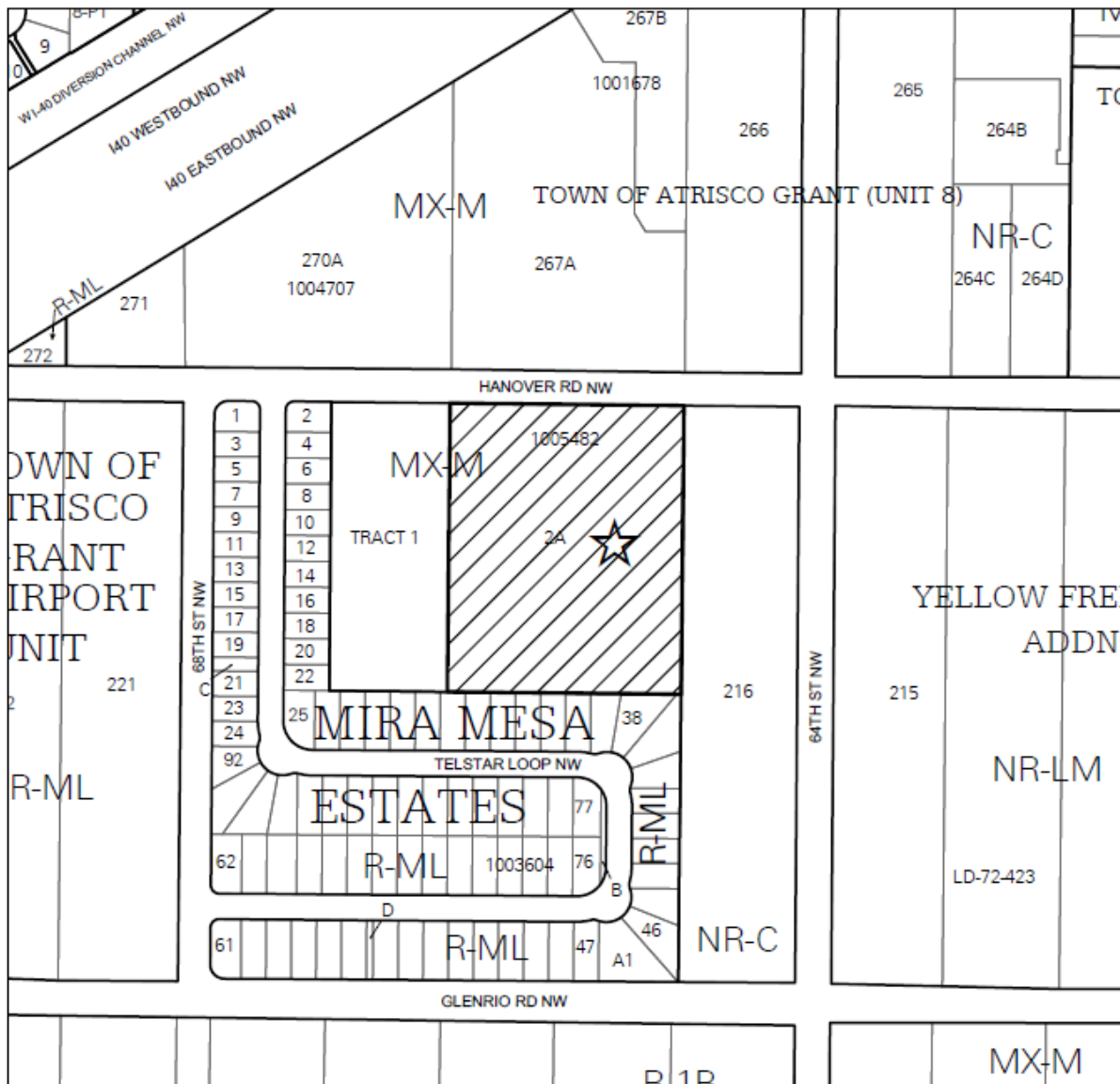
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I. Maps

Aerial Map

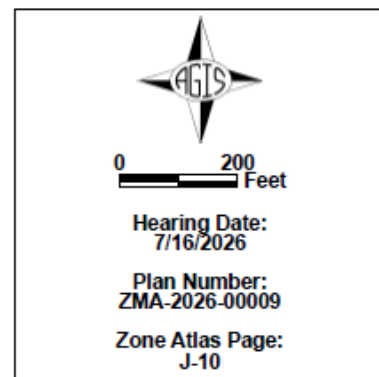


IDO Zoning Map

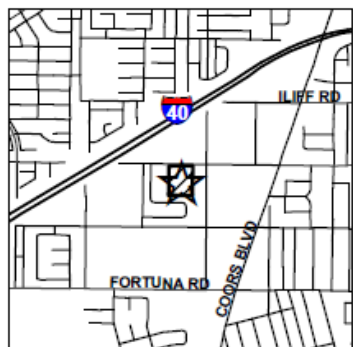
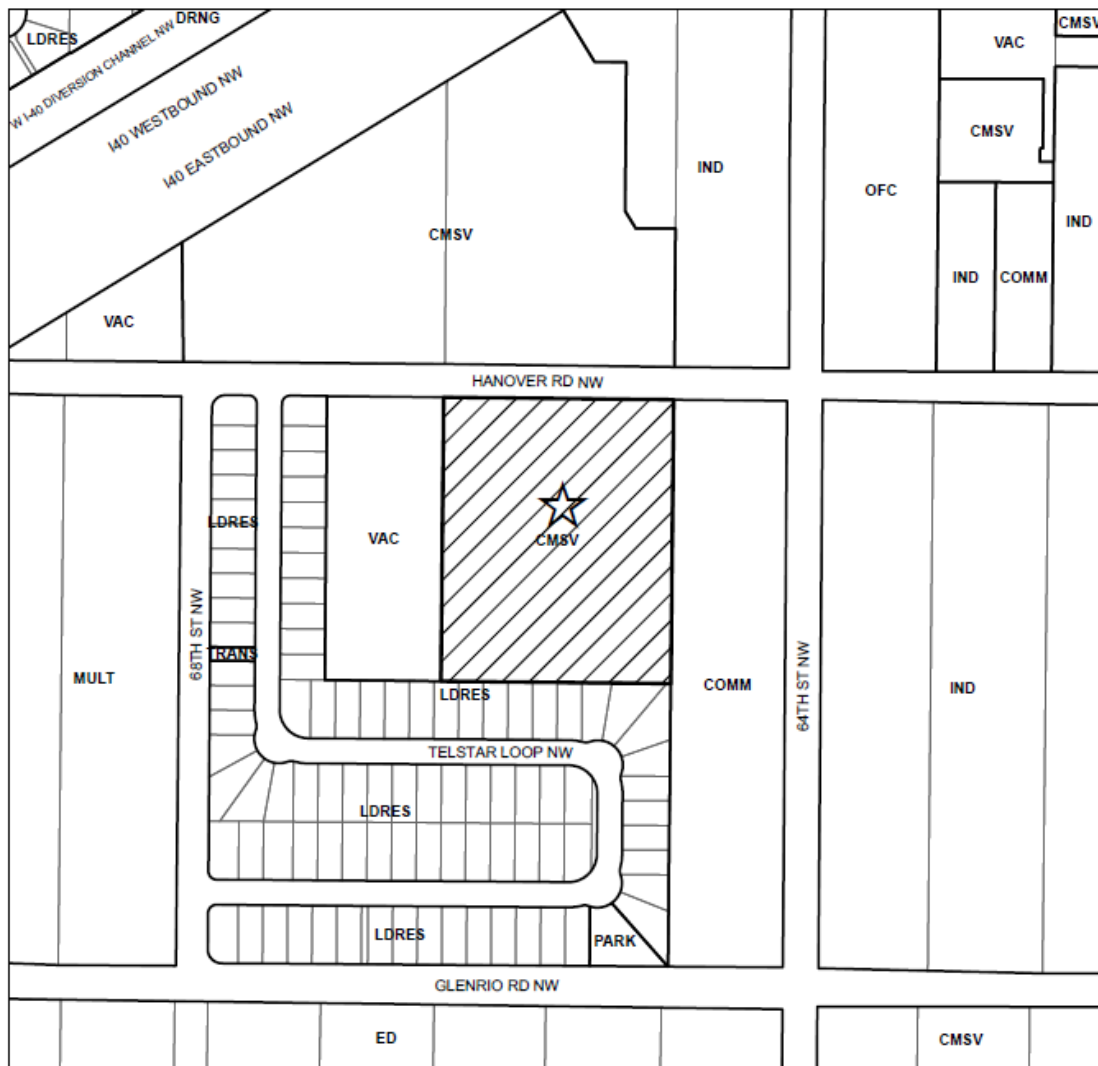


IDO ZONING MAP

Note: Gray shading
Indicates County.



Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	IND Industrial
MULT Multi-family	ED Educational
COMM Commercial Retail	TRANS Transportation
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
	VAC Vacant



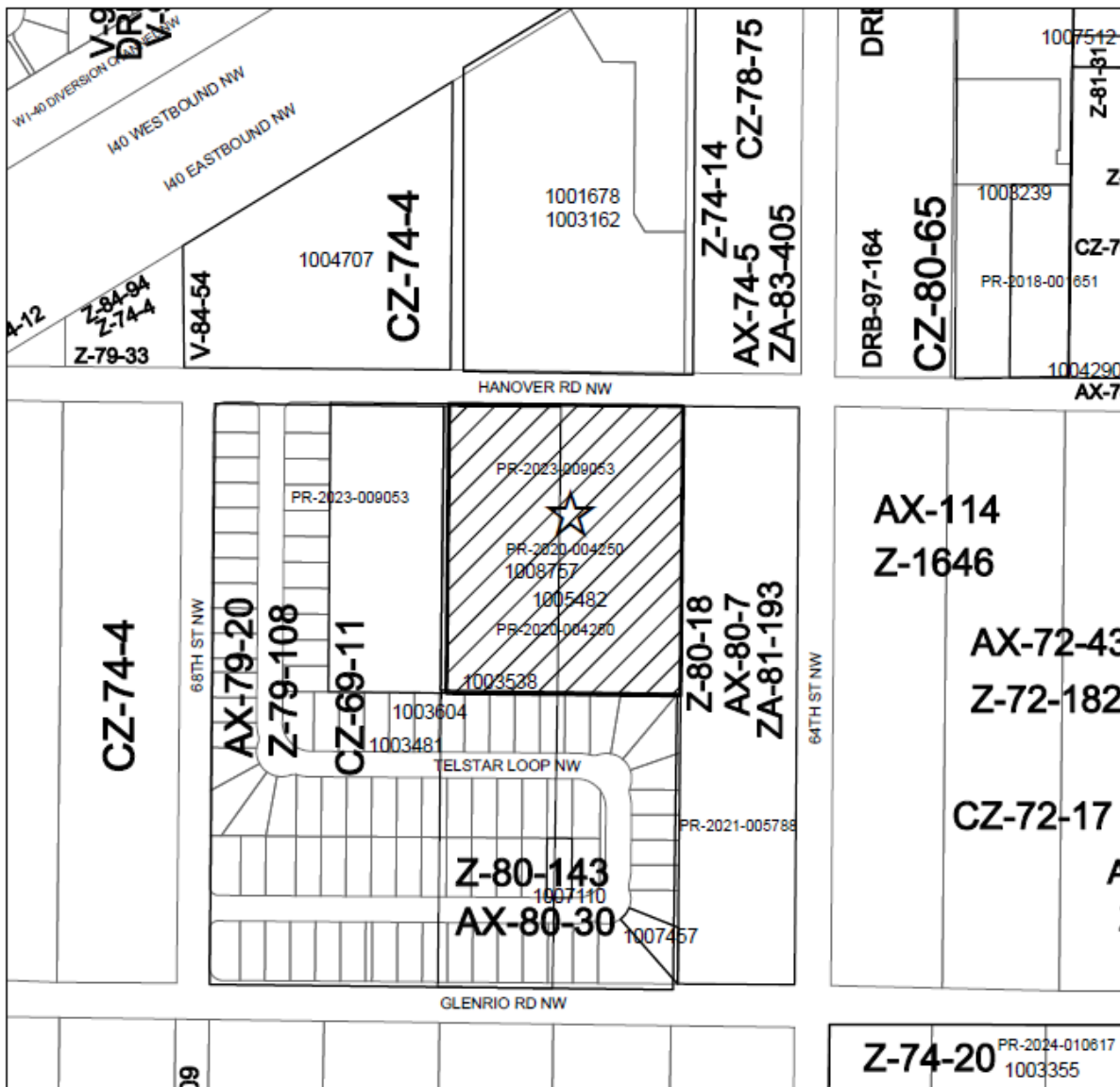
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Hearing Date:
7/16/2026

Plan Number:
ZMA-2026-00009

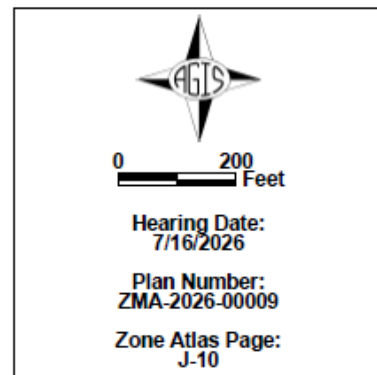
Zone Atlas Page:
J-10

History Map

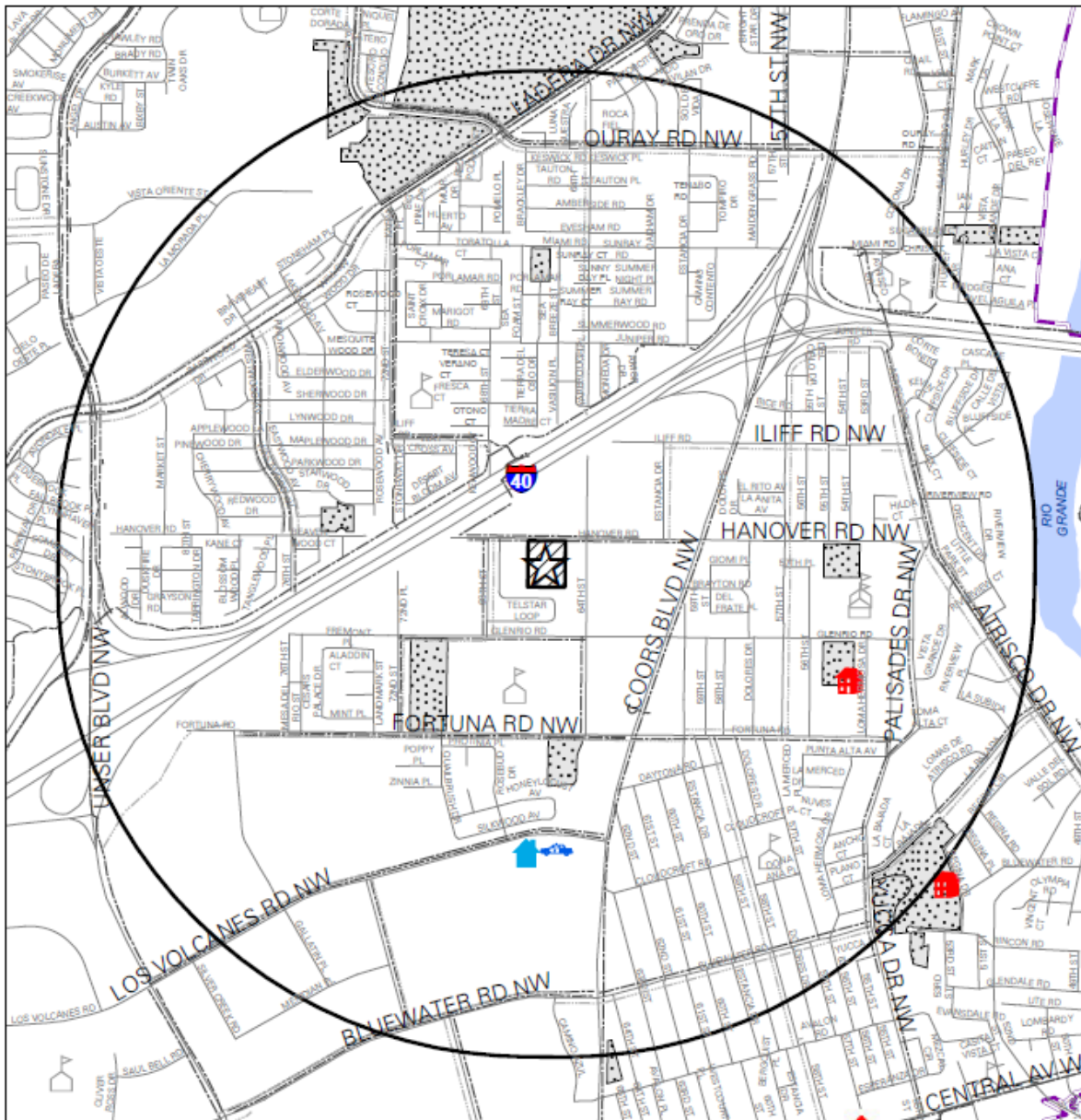


HISTORY MAP

Note: Gray shading
 Indicates County.



Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

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



Plan Number: ZMA-2026-00009

0 0.5 1 Miles

II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) from MX-M (Mixed Use – Medium Intensity) to NR-C (Non-Residential – Commercial), for an approximately 5.0-acre site, and legally described as all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3, located at 6500 Hanover Rd. NW, between 64th and 68th St NW (the “subject site”).

The applicant is requesting a zone change to NR-C to facilitate the adaptive re-use of an existing 25,500 SF warehouse building and a 20,500 SF office building with uses allowed in the NR-C zone district. The applicant is in communication with several different users for the office and warehouse buildings, although an end user has not been selected. These range from retail and commercial services to medical service users, etc. The request would not create a spot zone.

If the zone change is approved, the existing structures on the site will become nonconforming and will be subject to [IDO § 14-16-6-8\(D\)\(3\)](#). The existing warehouse was originally constructed at 42 feet max roof pitch height, and the maximum allowable height in the NR-C zone district is 38 feet. Therefore, all or any additions to that structure, cannot exceed 38 ft, and all future development will be subject to all the regulations of the NR-C zone district. The EPC must carefully consider the appropriateness of all permissive uses allowed in NR-C in Table [4-2-1](#) in the Integrative Development Ordinance (IDO).

EPC Role

The EPC is the final decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [[IDO § 14-16-6-7\(G\)\(1\)\(a\)3](#)]. The request is a quasi-judicial matter.

History/Background

The original zoning of the subject site was C-2 (for Shopping Center/Commercial) uses which changed to MX-M (mixed use-moderate intensity) with the adoption of the IDO in 2018. The existing development on the subject site was permitted under the C-2 zone district.

In 2007 a Site Development Plan was approved for the Hanover Business Park, consisting of (3) office buildings on to the south, west, and east of the site, with parking in the middle and shipping and receiving on the perimeter, to house a mix of retail and service use. Project #1005482 is the controlling site plan.

In 2009, an amendment to site development plan for project #1005482/07EPC00430, Hanover Business Park – phase development was approved. The (20,500 SF) Building ‘C’ as indicated, and related infrastructure, for building permit, for Tracts 2 and 3, Mira Mesa Estates, was the only completed construction to the south of the site, phase 1.

In 2021 an administrative amendment (SI-2020-00731) was approved to allow for the construction of a new warehouse. In 2023, the warehouse was completed and opened for operation, consisting of a 25,500 SF clear span, 42-foot ceiling, with full sound-proofing, power and temperature control. The facility was certified as a film facility under New Mexico’s film production promotion policy. The 2007 office building was used for specialized production and post-production. The third office was illustrated as ‘planned future building,’ for this phase but was never completed. The facility was used for film production for less than two years, and the site has been vacant since 2025. Any future construction might trigger a major amendment to the controlling site plan.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>M-XM</i>	<i>Area of Consistency</i>	<i>Industrial, Office</i>
<i>North</i>	MX-M	Area of Consistency	Commercial
<i>South</i>	R-ML	Area of Consistency	Residential – Single & Multi-Family Dwellings
<i>East</i>	NR-C	Area of Consistency	Light Industrial
<i>West</i>	R-ML	Area of Consistency	Residential – Single & Multi-Family Dwellings

The subject site is in southwest Albuquerque, close to the Coors corridor, generally bounded by I-40 and Coors Blvd. NW. The subject site is developed with 2 existing buildings, parking and minimal landscaping including street trees. It is positioned in an area that includes diesel truck engine repair services and commercial trucking services to the north. There is a mix of light industrial warehousing and commercial services to the east.

Land uses near Coors Blvd. NW include single-family, townhouse, and multi-family dwellings and commercial services, retail, office, and industrial uses.

The subject site has low- to medium-density single-family and multi-family housing to the south and west, with a public high school beyond, within a 5-minute walk.

The subject site is a quarter mile west of the Coors Blvd corridor and one mile south of the Coors/I-40 Activity Center and 1.5 miles north of the West Route 66 Activity Center.

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 shows Hanover Rd. NW as an existing Community Arterial that connects to the Existing Regional Principal Arterial, Coors Blvd. NW, to the east.

The MRCOG's 2040 Limited Access Facilities Map shows I-40 bounding the area to the north as an existing interstate freeway having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates I-40 to the north as Primary Freight Corridor.

Bikeways / Trails

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

The LRBS shows a proposed protected bike lane on Coors Blvd. NW.

The LRBS shows an existing Bike Route along Hanover traveling east west, connecting to Coors Blvd. NW. Bicycles share the road with vehicles.

The LRBS shows an existing paved bike trail that crosses a pedestrian bridge over I-40 connecting the Los Volcanes neighborhood to the north. This trail follows I-40 before it terminates into Hanover Rd. NW on the south side of I-40.

The LRBS shows a proposed Bike Boulevard that begins at the I-40 crossing trail, travels east along Hanover Rd. NW and then turns south along 68th St. NW, connecting the site to West Mesa High School and adjacent neighborhoods.

Sidewalks are provided in the area for pedestrian access.

Transit

According to the MRMPO Long Range Transit Network map, the subject site is a quarter mile from the nearest transit route. The transit stops at Coors Blvd. are approximately 10-minute walks from the subject site. The route is ABQ Ride Route 155 along Coors Blvd. The route runs north-south past Central Rt. 66 to Bridge SW, and north to the West Side Transit Center, with a frequency of 30-40 minutes.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

Development Areas guide where new growth should go, how intense it should be, and how it should be designed. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. Area of Consistency is designated to apply

policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character.

Center & Corridor Designations

The subject site is not located within a Center or Corridor.

Community Planning Area

The Subject Site is within the Southwest Mesa Community Planning Area (CPA). This area Stretches between I-40 to the north and Dennis Chavez Boulevard to the south and between the city limit to the west and Coors Boulevard to the east. Southwest Mesa CPA encompasses many distinct neighborhoods including parts of the South Valley and neighborhoods above the escarpment to the southwest boundary line of Albuquerque city limits. The Southwest Mesa has rural areas near the South Valley and Rio Grande as well as old and new subdivisions toward the south west. It includes a stretch of west Historic Route 66, and is home to some of the oldest families and region's rich history and cultural traditions.

Applicable Goals & Policies

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

CHAPTER 4: COMMUNITY IDENTITY

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

This request is for a zone change from Mixed-Use medium intensity zone district to Non-Residential Commercial with the intent to re-purpose an existing 20,500 SF office building, and a 25,000 SF warehouse on the site with uses allowable in the NR-C zone district. Residential and mixed zoning are to the west and south. Commercial zoning could create medium-scale retail, office, commercial, and institutional jobs and shopping opportunities that could enhance the nearby Coors Corridor to the east and provide neighborhood scale transition zone that can protect the existing multi-family residential dwellings to the west and south. **The request furthers Goal 4.1-Character.**

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 request would facilitate the opportunity to re-use a vacant office building and warehouse space with uses permitted in the NR-C zone district. There are many appropriately scaled uses in the NR-C zone district that could occupy the underutilized site, such as restaurant, indoor sports, health club or event facility, medical, or educational institutional uses. Uses that may be unwanted are protected by regulations, like the subject site is within 600 feet of a school, therefore

cannabis related uses are not permissive, or the buildings being reused may not adequately fit uses like a motel, or fueling stations. **The request generally furthers Goal 4.1.2-Identity and Design**

Sub Policy 4.3.12.5: Support development that promotes the unique identity of the Southwest Mesa.

The request could facilitate the introduction of new businesses on the westside of Albuquerque, close to residential dwellings and close to centers and corridors. The unique identity of the Southwest Mesa is preserved by activating the underutilized space and not encouraging sprawl. This promotes a walkable neighborhood development pattern, reducing the need to use a vehicle, which is ideal to the character of the past southwest mesa, which has become predominantly auto dependent to access goods and services. **The request furthers Sub-Policy 4.3.12.5 Southwest Mesa (CPA).**

Sub Policy 4.3.12.7: Encourage development that incorporates neighborhood-scale services.

The subject site is adjacent to multifamily and single-family housing. The request could allow for desired neighborhood scale services, like educational, pet, religious, small business, or neighborhood friendly activity spaces, or recreational services, which are all permissive in the NR-C zone district. The subject site is in an area of consistency; therefore, neighborhood scale services will provide a gradual transition between the more intense uses along the Coors Corridor in an area of change. **The request furthers Sub-Policy 4.3.12.7-Southwest Mesa (CPA).**

Sub Policy 4.3.12.8: Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.

The subject site has two large existing buildings that have been vacant since 2023, last used for the film industry. This policy encourages zone changes that allow new desired uses to acquire and activate vacant properties. The applicant intends to do exactly that to by proceeding with a zone change, that if approved could allow a diverse option of desired uses on the property. The re-use of vacant buildings is beneficial to the city because there is existing infrastructure, it is in close proximity of public access, and it does not encourage more sprawl on the westside. **The request furthers Sub-Policy 4.3.12.8-Southwest Mesa (CPA).**

CHAPTER 5: LAND USE

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

The request can guide appropriate density and scale to the area that match the intensity of its surrounding development, because it will be re-using an existing building, and not changing the current scale of the development. Inserting new

businesses can further evolve the area into a more diverse commercial area. The proposed redevelopment can create additional permanent job opportunities close to the residential properties and retain live-work on the westside, and minimize the need to cross the river for employment. This reinforces the notion of Area of Consistency, where development should be designed carefully to reinforce the character, scale, and intensity of surrounding neighborhoods or nonresidential development. **The request furthers Policy 5.1.2 – Development Areas**

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

The zone change to NR-C could create medium-scale retail, office, commercial, and institutional job and shopping opportunities that would be appropriate within walking distance to the Coors corridor, and the nearby neighborhood. Added medium and community scale businesses could enhance the availability of neighborhood accessible amenities where residents could work, shop, and play together. A zone change to NR-C could provide residents access to a variety of services in the area. **The request furthers Goal 5.2 - Complete Communities.**

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

The request could facilitate re-activating the vacant buildings on the subject site with the ability to populate them with a mix of medium-scale retail, office, commercial, and institutional uses including some light industrial uses that could serve both neighborhood and area-wide needs, accessible by vehicle or a short walk from surrounding neighborhoods. Re-using the existing buildings, promotes a sustainable and healthy community, because it will not encourage urban sprawl, it is activating underutilized space, and it is conveniently accessible to the neighborhood reducing the need to use a car to get to the site. **The request furthers Policy 5.2.1 - Land Uses.**

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

The zone change to NR-C is intended to introduce new medium-scale retail, office, commercial, and institutional uses, that also do not increase in scale to its neighboring single-family and multi-family housing in the area. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and within 5-minute walk to transit stops and public facilities or services, it is re-using an underutilized or abandoned property, multiple tenants can move into the vacant buildings, and it has the ability to serve both neighborhood and area-wide needs of employment and additional service options. **The request furthers Goal 5.3 – Efficient Development Patterns.**

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

The request would enable re-development on a vacant lot/building within an Area of Consistency. The proposed zone change will promote utilizing existing infrastructure, schools, retail and services, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site with new tenants, reducing the need for construction, all are representative of efficient infill development envisioned by the Comprehensive Plan. **The proposal furthers Policy 5.3.1 – Infill Development.**

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

This request would enhance a vacant/developed lot in an area that is outside centers and 1/4 mile outside of a corridor, while enhancing the character of the nearby single family and multi-family neighborhoods and school, by allowing a mix of community scale retail, commercial and some light industrial uses to the vacant property. The subject site is located on the fringe of higher intensity Area of Change that supports the Coors Corridor, and lower intensity multi-family and single-family housing, therefore the zone change could provide a community scale need between intensities. **The request generally furthers Policy 5.6.2 - Areas of Consistency.**

CHAPTER 8: ECONOMIC DEVELOPMENT

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

The request could contribute to improved quality of life for existing and new residents to the area, by re-activating a vacant property and the existing structures, and reducing future blight. New uses introduced under the NR-C zone district could be a variety of civic, commercial, dining, and light industrial uses that could fill the existing buildings with diverse business types and contribute to a robust and resilient and diverse economy. **The request furthers Policy 8.1.2 – Resilient Economy.**

Partly Applicable Goals & Policies

Goals and policies that were selected by the applicant and are partially applicable to this request are reviewed below. Staff analysis follows the stated goal or policy.

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

The subject site is located wholly within an Area of Consistency. The request would reinforce the character and intensity of the surrounding area, by re-utilizing existing buildings with new uses such as, medium-scale retail, office, commercial, and institutional uses, that do not increase in scale. Some unwanted uses like uses relating to cannabis or a motel, will not be warranted because of protections being in close proximity to a school, or height limitations designated by the change to NR-C. The proposed change can allow for redevelopment of vacant buildings lot which will bring economic activity and job creation to reinforce the character and intensity of the surrounding community. Other uses and growth that are not permissive in the NR-C, but can be supportive of each other, will be directed toward the Coors corridor where higher intensities are encouraged in an Area of Change. **The request partially furthers Goal 5.6 - City Development Areas.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was submitted on May 13, 2026 and is subject to the regulations and processes of the IDO effective as of May 13, 2026.

The current zone district for the subject site is MX-M, Medium Intensity Zone District. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. [\[IDO § 14-16-2-4\(C\)\]](#)

Proposed Zoning

The proposed zoning is NR-C, Non-residential-Commercial, per [\[IDO § 14-16-2-5\(A\)\]](#), the purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table [4-2-1](#).

Overlay Zones

The subject site is not within any Overlay Zones

Definitions

Allowable Use A land use allowed in a particular zone district by Table 4-2-1 as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.

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.

General Retail, Medium An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.

Mixed-use Zone District Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

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

Nonconforming Structure A structure that does not conform to the IDO requirements for structures in the zone district where it is located, for reasons other than the use of the structure, but that did not violate those requirements at the time the structure was constructed. By way of example: a nonconforming structure could be one that violates height, setback, aesthetic, or form requirements.

Personal and Business Services Establishments providing services to individuals or businesses, including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library. This use is divided into two categories based on the size of the establishment (not the size of the structure): 1. Personal and Business Services, Small: An establishment with 10,000 square feet or less of gross floor area. 2. Personal and Business Services, Large: An establishment with more than 10,000 square feet of gross floor area

Warehousing The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation, distribution to retailers, or delivery to the final customer, but not for the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.

Zone District One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO

IV. Zoning Map Amendment (Zone Change)

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." The burden is on the applicant to provide sound justification for the change, not on the City to show why the change should not be made.

- A. 14-16-[6-7\(G\)\(3\)](#)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a

preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant: The proposed zone 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 shown below (later in this justification letter). As demonstrated in our policy analysis below, the proposed zone change to NR-C would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community. Also, the IDO design requirements will help ensure that this former MOVE SOUND STAGE AND STUDIO will be consistent with the health and welfare of Albuquerque residents by providing land uses that are consistent with the neighboring properties (warehouse of materials, vehicle storage, small offices, small business warehouse users with roll up doors for contractors and laborers, etc).

The neighboring property to the east is ZONED NR-C, and this zone map amendment (if approved) would be consistent with the neighboring zoning, and more importantly the neighboring uses which are industrial and light office.

The movie industry is why this SOUND STAGE was constructed in 2020. However, the surrounding states have matched the State of NM incentives and tax rebates and accordingly the SOUND STAGE has not had any movie industry interest in months. The market is clearly driving this site towards small businesses for office and industrial (small contractors).

Specifically, our application shows that the following comp plan policies demonstrate that the proposed zone map amendment to NR-C is consistent with the health, safety and general welfare of the City:

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

APPLICANT: The intention of this zone change would facilitate development of 5 acres of MX-M into an NR-C Zone thereby allowing commercial and retail uses that could strengthen and diversify the economic base by offering new employment opportunities and allow for a wider variety of uses. This NR-C zoning would help reduce reliance on government spending by giving the west side more employment / job creating businesses that can occupy the four vacant suites in the 21,000 sq. ft. building, and hopefully identify a new business to occupy the 25,000 sq. ft. building as the movie industry has slowed and there are no jobs currently growing in that sector.

Policy 5.1.10-Major Transit Corridor; THIS SITE along the COORS BLVD major transit corridor as it is one block west of the Hanover and Coors intersection. The Subject

Property is near bus stops along Coors Blvd. (there is a bus stop north of McDonald's on Coors Blvd).

Goal 5.2- Complete Communities; This SITE will help provide a mix of uses from small businesses wanting to occupy small industrial suites, or small office suites.

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

APPLICANT: The request could facilitate a re-development of these two vacant buildings that serve a wide spectrum of medium-scale retail, office, commercial, warehouse, youth sports, and institutional uses including some light industrial uses. This broad range of uses could serve both neighborhood and area-wide needs, accessible by vehicle from surrounding neighborhoods. The automobile is still the primary transportation mode in the city of Albuquerque but all the efforts to create a more balanced JOBS and HOMES on the west side are encouraged. This NR-C zoning gives his property a better shot to reduce "car trips across the river" and provide a broader mix of uses called for in Policy 5.2.1

Policy 5.3.1-Infill Development

APPLICANT: The request to broaden the land uses in NR-C in an EXISTING CITY OF ABQ INDUSTRIAL AREA could facilitate a re-development of these two vacant buildings that serve a wide spectrum of medium-scale retail, office, commercial, warehouse, youth sports, and institutional uses including some light industrial uses. The entire premise of infill development is to not expand the City of ABQ roadways and infrastructure further to the west of the City and keep those resources near existing bus lines, utilities and homes. This is most definitely an opportunity to re develop and re tenant an INFILL site.

Policy 5.6.3 – Area of Consistency. This subject property is in an Area of Consistency. We believe that this application will help stabilize this community by removing some of the MX-M uses that do not apply to the current economic realities along Coors Blvd (Park and Ride is not a good use for this site, Residential uses are not appropriate in this metal building (two vacant) campus, and furthermore we need to reduce trips across the river and balance the housing and jobs, and this switch to NR-C will help stabilize the spirit of this Area of Consistency.

Policy 6.1.3-Auto Demand; This subject property (if changed to NR-C) has a great opportunity to re let (re lease) these two vacant buildings with users that create jobs and reduce the demand on vehicles (and river crossings).

Policy 8.1.1- Diverse Places

Policy 8.1.2-Resilient Economy.

Applicant: Going away from the withering FILM INDUSTRY (Sound Stage) to a more robust zoning with a large mix of uses will help the west economy be more resilient

and adaptable to changes. This zone map amendment will give retail, office, industrial tenants a new opportunity to pursue the west side corridor.

Community Identity goals 4.3.12.7 (A) (c), and 4.3.12.8 (A) seeks to encourage new development closer to residential zoning districts and a variety of commercial uses on vacant land (in this case our land is two vacant buildings).

WEST SIDE STRATEGIC PLAN (Goals)

Goal 5.4 - Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande

APPLICANT: The zone change to NR-C would help re let (occupy) two vacant buildings on the west side (near Coors Blvd) that would provide new job opportunities to west side residents, so they don't have to jump in their cars and cross the Rio Grande at I-40 or Central bridges. We need to prioritize job opportunities west of the river, and this zone change would help provide new jobs in west Albuquerque.

POLICY 5.4.2 - West Side Jobs: Foster employment opportunities on the West Side.

APPLICANT: As detailed above, this potential zone change to NR-C would help re let (occupy) two vacant buildings on the west side (near Coors Blvd) that would provide new job opportunities to west side residents, so they don't have to jump in their cars and cross the Rio Grande at I-40 or Central bridges. The City of ABQ has clearly researched and identified policies to help drive private development for office, industrial, warehouse, retail, etc on the west side of ABQ to reduce bridge crossings. This project can help if the NR -C zoning is adopted.

Additionally, the following components also demonstrate the zone change consistency with the health and welfare of the City of Albuquerque and based on the following guiding principles;

- Strong Neighborhoods – The zone map amendment is consistent with the appropriate commercial land uses in the Subject Site's neighborhood, which includes adequate infrastructure and community facilities to support such development. You can see from an aerial that there NR-C uses surrounding the subject property (Hotels, Warehouse, Vehicle Storage).*
- Economic Vitality – The zone map amendment encourages a healthy mix of uses and will create a desirable place to live and work for the surrounding residential communities.*
- Sustainability –The Subject Site is currently two vacant buildings that would be rehabilitated requiring fewer natural resources to be used during redevelopment.*

-
- *Mobility – The Subject Site is located in a multi-modal corridor; the proposed zone map amendment would allow for a land use that would complement the existing transportation networks along COORS BLVD.*
 - *Equity – The proposed development will locate jobs and community services near the surrounding residential communities lowering household transportation costs.*
 - *Community Health – The proposed development is consistent with the existing land uses in the immediate area and does not conflict with the community health of the neighborhood. The neighboring property is NR-C zoned.*

Staff: 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. The applicant has provided the required policy-based response, which demonstrates that the zone change is generally or partially consistent with the health, safety, and general welfare of the City. The request is consistent with the overall scale, character, and zoning of the surrounding area and could bring new commercial, retail, and light industrial services to the area. Staff's analysis of the Comp Plan finds that the request generally furthers 14, and partially furthers 7, Goals and policies presented with the request. The goals and policies outlined in the ABC Comprehensive Plan, that this request aligns with, include:

Applicable citations: Goal 4.1-Character, Policy 4.1.2-Identity and Design, Goal 4.3.12-Southwest Mesa CPA (Sub-policies 5,7,8,), Policy 5.1.2-Development Areas, Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency, 8.1.2-Resilient Economy

Partially-Applicable citations; Goal 5.6-City Development Areas

The response to Criterion A is sufficient

- B. 14-16-[6-7\(G\)\(3\)](#)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use,

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

Applicant: *The Subject Site is in an Area of Consistency. We believe that a change in zone to NR-C would reinforce the neighboring properties character. The property directly to the east is ZONED NR-C. This would be consistent with the neighboring property.*

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).

Staff: The subject site is completely located in an Area of Consistency, as designated by the Comp Plan. A zone change to NR-C may be more advantageous by providing services that can replace a deficit of jobs in relation to housing on the westside. Permissive uses that can be beneficial include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs. **The response to Criterion B is sufficient.**

- C. 14-16-[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).

Applicant: *This site is not in an Area of Change; this policy does not apply. This is an Area of Consistency.*

Staff: The subject site is wholly located within an Area of Consistency as designated by the Comp Plan. **The response to Criterion C is sufficient.**

- D. 14-16-[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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: ATTACHED IS A TABLE OF USES OF MXM v. NRC

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				NR-C
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	
Land Uses											
COMMERCIAL USES											
Agriculture and Animal-related											
Community garden	P	P	P	P	P	P	P	P	P	P	P
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P
Compost facility, medium	P	A	A	A	A	A	A	A	P		C
Equestrian facility	P										
General agriculture	P										
Kennel	C							C	C		P
Nursery	P								A		P
Veterinary hospital	C						C	P	P	P	P
Other pet services	C						C	P	P	P	P
Food, Beverage, and Indoor Entertainment											
Adult entertainment											
Auditorium or theater						A	A	A	P	P	P
Bar							C	C	P	P	P
Catering service									P	P	P
Health club or gym			A		A	A	P	P	P	P	P
Mobile food truck court							C	P	P	P	P
Nightclub									P	P	P
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P	
Restaurant							C	P	P	P	P
Tap room or tasting room							C	C	P	P	P
Other indoor entertainment							C	P	P	P	P
Lodging											
Bed and breakfast	A	CA		A	A	P	P				
Campground or recreational vehicle park									C		P
Hotel or motel							P	P	P	P	P
Motor Vehicle-related											
Car wash								C	P	C	P

Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C
Offices and Services											
Bank							P	P	P	P	P
Blood services facility									C	C	C
Club or event facility							C	P	P	P	P
Commercial services								P	P	P	P
Construction contractor facility and yard										C	P
Medical or dental clinic							P	P	P	P	P
Mortuary								C	P	P	P
Office							P	P	P	P	P
Personal and business services, small							P	P	P	P	P
Personal and business services, large									P	P	P
Research or testing facility							P	P	P	P	P
Self-storage								C	C	P	P
Outdoor Recreation and Entertainment											
Amphitheater										C	C
Balloon Fiesta Park events and activities											
Drive-in theater									C	C	C
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P
Retail Sales											
Adult retail										P	
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P

*All newly permissive uses shall be considered when justifying a zone change. The newly permissive uses would **not** be harmful to the surrounding community because the vast majority of them would not realistically be pursued due to site location (surrounded by industrial uses and not located on Coors Blvd) and other site constraints:*

TAP ROOM: The allowed uses in the NR-C zone (that are not currently allowed in MXM) would not be harmful to the adjacent land uses because you cannot secure a lease with a brewery or tap room or tasting room two blocks west of Coors surrounded by industrial and office.

HOTELS & MOTELS: Additionally, hotels and motels like to be located on busy streets (with access to interstates). This site is two blocks off of Coors Blvd and not a viable hotel location as it is surrounded by light industrial and office uses.

RECYCLING CENTER, ELECTRIC STORAGE, NIGHT CLUB: Likewise, this location would not work for a recycling center, electric storage, or night club (due to being located two blocks from Coors Blvd).

Attached is a summary table comparing the permissive uses between the existing zones (MX-M) and the proposed zone district (NR-C)

*One of the possible land uses that the Applicant could pursue on this site is an Indoor Sports or recreation center (which is currently allowed in both the MXM and NRC - Allowable Uses [Table 4-1-1](#) “**Club or Event Facility** A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities” and “**Food, Beverage, and Indoor Entertainment Health Club or Gym** A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.”*

The Subject Property would need ancillary uses to support the indoor sports complex that are included in the NR-C zone, but not in the MX-M zone (for example restaurants on site to help serve the youth sports needs in between games for families to eat, etc.).

Below is a list of the land uses that you can do in MX-M that you can't do in NR-C:

- Residential
- Group living
- Library
- Compost facility
- Residential community amenity
- Park and Ride lot

None of these land uses above are being pursued in the private sector on the Subject Property. This site is too far away from Coors Blvd to have PARK & RIDE. Additionally, the residential uses of Group Living, and Residential Community Amenity will simply add to the housing and jobs imbalance on the west side of ABQ.

Applicant Response: The request meets the criteria of 14-16-6-7(G)(3)(d) because the subject site is currently zoned MX-M [IDO 14-16-2- 4], which was assigned upon adoption of the IDO. Primary land uses are described in Table 4-2: Allowable Uses, IDO p. 130.

The request proposes to change the subject site's zoning to NR-C (Mixed-Use Low Intensity Zone District, IDO 14-16-2- 4(B)), which was assigned upon adoption of the IDO. Specific permissive uses are listed in Table 4-2: Allowable Uses, IDO p. 130.

A couple of key differences between the NR-C and the MX-M zones are the support for industrial warehouse and office.

The requested NR-C zone does not include permissive uses that would be harmful of adjacent property, the neighborhood, or the community. The zone change would be consistent with the surrounding land uses to the EAST of the Subject Site, and allow a slightly broader variety of community services to be developed on the Subject Site than the existing zoning allows, adding to the healthy mix of uses already present in the neighborhood. It is important to remember that this site was historically a vacant Sound Stage Movie studio and the Applicant is simply attempting to re-establish a warehouse, industrial or light office users for the property.

Below are some examples of uses in the NR-C zone that can be considered BENEFICIAL that are not allowed in MX-M:

- *kennel – Goes from Conditional to Permissive*
- *Nursery – Goes from “A” to Permissive*
- *Campground or Rec. Vehicle Park – Goes from C to Permissive*
- *Heavy Vehicle and Equipment Sales – Goes to Permissive*
- *Outdoor Vehicle Storage – Goes to Conditional*
- *Construction Contractor Yard – Goes to Permissive*
- *Outdoor Entertainment – Goes from A to Permissive*
- *Light Manufacturing – Goes to Permissive*
- *Warehousing – Goes from C to Permissive*
- *Wholesaling & Distribution – goes from C to Permissive*

Wholesaling and Warehousing going from conditional to permissive will give this Subject Property the opportunity to meet the needs of a large swath of businesses looking to expand west of the river. This benefit will be felt in job creation, and attempts to reduce trips across the river (jobs and housing imbalance).

The Change in Permissive Uses Will Not be Harmful:

The Permissive uses in NR-C that could be construed as having possible harmful effects such as a bar, nightclub, fueling station or retail liquor are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. This subject property is already set back from West Mesa High School and neighboring residential uses in a manner that complies with setback requirements.

Those other “harmful” uses will not likely be used on this site because it is two blocks from Coors Blvd and there are no bars or night clubs in this trade area that are NOT located on Coors Blvd (or another major arterial). The surrounding uses are light industrial and warehousing by nature and not conducive to night clubs, bars, alcohol sales, etc.

There are a handful of other City ordinances, such as the Noise Ordinance, will help protect the uses on this site from becoming harmful to nearby commercial zoned neighbors.

The Use Standards in the IDO include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements will give confidence to the neighbors and the EPC that the expanded permissive uses will not be harmful to the neighborhood.

Staff: Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. Uses that could be potentially hazardous that are not already permissive in the MX-M, are large vehicle refueling, light manufacturing, recreational vehicle park, outdoor entertainment, or recycling drop-off. Due to the site being populated by existing buildings, many of the potentially harmful uses will not function. The site is adjacent to multifamily and single-family residential, which require screening, distance measures, and may become non permissive due to the close proximity of residents. All future development under the NR-C zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses.

(See IDO Table 4-2-1: Allowable Uses). **The response to Criterion D is sufficient.**

- E. 14-16-[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: *The request meets the criteria of 14-16-6-7(F)(3)(e) because the existing infrastructure and public improvements currently have adequate capacity to serve*

the proposed development. The Subject Site includes an existing two buildings that will go from vacant to leased if this zone change is approved.

Staff: The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity per point one in the criteria. The site will have potential to be developed with a variety of civic, commercial, dining, and light industrial uses, which will continue to utilize existing infrastructure, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site. **The response to Criterion E is sufficient.**

- F. 14-16-[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.

***Applicant:** The request meets the criteria of 14-16-6-7(G)(3)(f) because the rationale and justification for the zone change is not based on the property's location on COORS BLVD. The zone map amendment is justified pursuant to the goals and policies of the Albuquerque Comp Plan. Additionally, it is noteworthy that this site was historically a vacant sound stage movie studio and the Applicant is simply attempting to re-establish industrial, office, warehouse uses that existed for years on the Subject Property. The neighbor property to east is NR-C zoned.*

Staff: The subject site is located within a ¼ mile of Coors Blvd. NW, a Major Transit Corridor, but is situated along a local Major Collector Street. Hanover Rd. NW. which generally serves as a connector between residential areas. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency or possible future platting and to allow infill development. The existing infrastructure will adequately serve the subject site and future land uses granted in the NR-C zone district. The site is served by sidewalk access, bus stops within a 5-minute walk on average and a bike route along Hanover Rd, providing the subject site with multiple transportation options for pedestrian and vehicle access. **The response to Criterion F is sufficient.**

- G. 14-16-[6-7\(G\)\(3\)](#)(g): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

***Applicant:** The request meets the criteria of 14-16-6-7(F) (3) (g) because the cost of the land or economic considerations is not the basis for the Applicant's justification. The rationale is clearly contained in the letter above and is not a result of economic considerations as the predominant reason for the application. This could be an efficient development as it is walkable from the bus lines along Coors Blvd (and this is an AREA OF CONSISTENCY).*

Staff: The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property. **The response to Criterion G is sufficient.**

H. 14-16-6-7(G)(3)(h): The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

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

Applicant: *The request meets the criteria of 14-16-6-7(F)(3)(h) because the properties just east of the Subject Site are zoned NR-C, the proposed zone change of the Subject Site to NR-C will be congruent to existing zoning in the direct vicinity. The proposed development will also be complementary with the surrounding uses. The neighbors are warehousing and industrial by nature. This ZMA would NOT create a spot zone.*

Staff: The request to NR-C would not create a spot zone. The subject site is surrounded by residential – Multi-family (R-ML), mixed-use – Medium density (MX-M), and non-residential – commercial (NR-C) zone districts. Uses are primarily residential, business, and light industrial. Staff agrees with the applicant's justification that this request will not create a spot zone. **The response to Criterion H is sufficient.**

V. Public & Agency Concerns

Public Notice	Required?	Met?
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	Yes See Attachment D
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Attachment D
<i>Posted Sign</i>	Yes	Yes Posted 07-01-2026

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Published Legal Ad</i>	Yes	Yes Published 07/01/2026
<i>Web Posting</i>	Yes	Yes Posted 07/09/2026

Neighborhood/Public

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

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Los Volcanes Neighborhood Association, which was notified as required.

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

Commenting Agencies

City departments and other interested agencies reviewed this application. Comments from 6 different agencies were received. Long Range Planning comments support the request. Although no response requires further action at this time, many give direction for future development. Full responses are found at the end of this report under Agency Comments below and in Attachment F.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-[6-4\(B\)](#) and [Table 6-1-1](#)].

VI. Conclusion

Recommendation

APPROVAL of Case # ZMA-2026-00009, a request for Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd. NW, between 64th & 68th St. NW, approximately 5 acres, based on Findings 1-19.

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

Case #: ZMA-2026-00009

1. The request is for a Zoning Map Amendment (zone change) from MX-M (Mixed Use – Medium Intensity) to NR-C (Non-Residential – Commercial), for an approximately 5.0-acre site, and legally described as all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3, located at 6500 Hanover Rd. NW, between 64th and 68th St NW (the “subject site”).
2. The applicant is requesting a zone change to NR-C to facilitate the adaptive re-use of an existing 25,500 SF warehouse building and a 20,500 SF office building with uses allowed in the NR-C zone district. The applicant is in communication with several different users for the office and warehouse buildings, although an end user has not been selected. These range from retail and commercial services to medical service users, etc. The request would not create a spot zone.
3. If the zone change is approved, the existing structures on the site will become nonconforming and will be subject to [IDO § 14-16-6-8\(D\)\(3\)](#). The existing warehouse was originally constructed at 42 feet max roof pitch height, and the maximum allowable height in the NR-C zone district is 38 feet. Therefore, all or any additions to that structure, cannot exceed 38 ft, and all future development will be subject to all the regulations of the NR-C zone district. The EPC must carefully consider the appropriateness of all permissive uses allowed in NR-C in Table [4-2-1](#) in the Integrative Development Ordinance (IDO).
4. The EPC is the final decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [[IDO § 14-16-6-7\(G\)\(1\)\(a\)3](#)]. The request is a quasi-judicial matter.
5. The original zoning of the subject site was C-2 (for Shopping Center/Commercial) uses which changed to MX-M (mixed use-moderate intensity) with the adoption of the IDO in 2018. The existing development on the subject site was permitted under the C-2 zone district.
6. In 2007 a Site Development Plan was approved for the Hanover Business Park, consisting of (3) office buildings on to the south, west, and east of the site, with parking in the middle and shipping and receiving on the perimeter, to house a mix of retail and service use. Project #1005482 is the controlling site plan.
7. In 2009, an amendment to site development plan for project #1005482/07EPC00430, Hanover Business Park – phase development was approved. The (20,500 SF) Building ‘C’ as indicated, and related infrastructure, for building permit, for Tracts 2 and 3, Mira Mesa Estates, was the only completed construction to the south of the site, phase 1.
8. In 2021 an administrative amendment (SI-2020-00731) was approved to allow for the construction of a new warehouse. In 2023, the warehouse was completed and opened for operation, consisting of a 25,500 SF clear span, 42-foot ceiling, with full sound-proofing, power and temperature control. The facility was certified as a film facility under

New Mexico's film production promotion policy. The 2007 office building was used for specialized production and post-production. The third office was illustrated as 'planned future building,' for this phase but was never completed. The facility was used for film production for less than two years, and the site has been vacant since 2025. Any future construction might trigger a major amendment to the controlling site plan.

9. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa Albuquerque Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. Area of Consistency is designated to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character.
11. The Subject Site is within the Southwest Mesa Community Planning Area (CPA). This area Stretches between I-40 to the north and Dennis Chavez Boulevard to the south and between the city limit to the west and Coors Boulevard to the east. Southwest Mesa CPA encompasses many distinct neighborhoods including parts of the South Valley and neighborhoods above the escarpment to the southwest boundary line of Albuquerque city limits. The Southwest Mesa has rural areas near the South Valley and Rio Grande as well as old and new subdivisions toward the south west. It includes a stretch of west Historic Route 66, and is home to some of the oldest families and region's rich history and cultural traditions.
12. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 4 - Community Identity:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

This request is for a zone change from Mixed-Use medium intensity zone district to Non-Residential Commercial with the intent to re-purpose an existing 20,500 SF office building, and a 25,000 SF warehouse on the site with uses allowable in the NR-C zone district. Residential and mixed zoning are to the west and south. Commercial zoning could create medium-scale retail, office, commercial, and institutional jobs and shopping opportunities that could enhance the nearby Coors Corridor to the east and provide neighborhood scale transition zone that can protect the existing multi-family residential dwellings to the west and south.

-
- 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 request would facilitate the opportunity to re-use a vacant office building and warehouse space with uses permitted in the NR-C zone district. There are many appropriately scaled uses in the NR-C zone district that could occupy the underutilized site, such as restaurant, indoor sports, health club or event facility, medical, or educational institutional uses. Uses that may be unwanted are protected by regulations, like the subject site is within 600 feet of a school, therefore cannabis related uses are not permissive, or the buildings being reused may not adequately fit uses like a motel, or fueling stations.

- C. POLICY 4.3 SOUTHWEST MESA CPA:

Sub Policy 4.3.12.5: Support development that promotes the unique identity of the Southwest Mesa.

The request could facilitate the introduction of new businesses on the westside of Albuquerque, close to residential dwellings and close to centers and corridors. The unique identity of the Southwest Mesa is preserved by activating the underutilized space and not encouraging sprawl. This promotes a walkable neighborhood development pattern, reducing the need to use a vehicle, which is ideal to the character of the past southwest mesa, which has become predominantly auto dependent to access goods and services.

- D. Sub Policy 4.3.12.7: Encourage development that incorporates neighborhood-scale services.

The subject site is adjacent to multifamily and single-family housing. The request could allow for desired neighborhood scale services, like educational, pet, religious, small business, or neighborhood friendly activity spaces, or recreational services, which are all permissive in the NR-C zone district. The subject site is in an area of consistency; therefore, neighborhood scale services will provide a gradual transition between the more intense uses along the Coors Corridor in an area of change.

- E. Sub Policy 4.3.12.8: Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.

The subject site has two large existing buildings that have been vacant since 2023, last used for the film industry. This policy encourages zone changes that allow new desired uses to acquire and activate vacant properties. The applicant intends to do exactly that to by proceeding with a zone change, that if approved could allow a diverse option of desired uses on the property. The re-use of vacant buildings is beneficial to the city because there is existing infrastructure,

it is in close proximity of public access, and it does not encourage more sprawl on the westside.

13. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 - Land Use:

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

The request can guide appropriate density and scale to the area that match the intensity of its surrounding development, because it will be re-using an existing building, and not changing the current scale of the development. Inserting new businesses can further evolve the area into a more diverse commercial area. The proposed redevelopment can create additional permanent job opportunities close to the residential properties and retain live-work on the westside, and minimize the need to cross the river for employment. This reinforces the notion of Area of Consistency, where development should be designed carefully to reinforce the character, scale, and intensity of surrounding neighborhoods or nonresidential development.

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

The zone change to NR-C could create medium-scale retail, office, commercial, and institutional job and shopping opportunities that would be appropriate within walking distance to the Coors corridor, and the nearby neighborhood. Added medium and community scale businesses could enhance the availability of neighborhood accessible amenities where residents could work, shop, and play together. A zone change to NR-C could provide residents access to a variety of services in the area.

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

The request could facilitate re-activating the vacant buildings on the subject site with the ability to populate them with a mix of medium-scale retail, office, commercial, and institutional uses including some light industrial uses that could serve both neighborhood and area-wide needs, accessible by vehicle or a short walk from surrounding neighborhoods. Re-using the existing buildings, promotes a sustainable and healthy community, because it will not encourage urban sprawl, it is activating underutilized space, and it is conveniently accessible to the neighborhood reducing the need to use a car to get to the site.

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

The zone change to NR-C is intended to introduce new medium-scale retail, office, commercial, and institutional uses, that also do not increase in scale to its neighboring single-family and multi-family housing in the area. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and within 5-minute walk to transit stops and public facilities or services, it is re-using an underutilized or abandoned property, multiple tenants can move into the vacant buildings, and it has the ability to serve both neighborhood and area-wide needs of employment and additional service options.

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

The request would enable re-development on a vacant lot/building within an Area of Consistency. The proposed zone change will promote utilizing existing infrastructure, schools, retail and services, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site with new tenants, reducing the need for construction, all are representative of efficient infill development envisioned by the Comprehensive Plan.

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

This request would enhance a vacant/developed lot in an area that is outside centers and 1/4 mile outside of a corridor, while enhancing the character of the nearby single family and multi-family neighborhoods and school, by allowing a mix of community scale retail, commercial and some light industrial uses to the vacant property. The subject site is located on the fringe of higher intensity Area of Change that supports the Coors Corridor, and lower intensity multi-family and single-family housing, therefore the zone change could provide a community scale need between intensities.

14. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 8 – Economic Development:

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

The request could contribute to improved quality of life for existing and new residents to the area, by re-activating a vacant property and the existing structures, and reducing future blight. New uses introduced under the NR-C zone district could be a variety of civic, commercial, dining, and light industrial uses that could fill the existing buildings with diverse business types and contribute to a robust and resilient and diverse economy.

15. The request partially furthers the 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 would reinforce the character and intensity of the surrounding area, by re-utilizing existing buildings with new uses such as, medium-scale retail, office, commercial, and institutional uses, that do not increase in scale.

16. 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.

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. The applicant has provided the required policy-based response, which demonstrates that the zone change is generally or partially consistent with the health, safety, and general welfare of the City. The request is consistent with the overall scale, character, and zoning of the surrounding area and could bring new commercial, retail, and light industrial services to the area. Staff's analysis of the Comp Plan finds that the request generally furthers 14, and partially furthers 7, Goals and policies presented with the request. The goals and policies outlined in the ABC Comprehensive Plan, that this request aligns with, include:

Applicable citations: Goal 4.1-Character, Policy 4.1.2-Identity and Design, Goal 4.3.12-Southwest Mesa CPA (Sub-policies 5,7,8,), Policy 5.1.2-Development Areas, Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency, 8.1.2-Resilient Economy;

Partially-Applicable citations; Goal 5.6-City Development Areas;

- 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 site is completely located in an Area of Consistency, as designated by the Comp Plan. A zone change to NR-C may be more advantageous by providing services that can replace a deficit of jobs in relation to housing on the westside. Permissive uses that can be beneficial include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs.

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

- 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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. Uses that could be potentially hazardous that are not already permissive in the MX-M, are large vehicle refueling, light manufacturing,

recreational vehicle park, outdoor entertainment, or recycling drop-off. Due to the site being populated by existing buildings, many of the potentially harmful uses will not function. The site is adjacent to multifamily and single-family residential, which require screening, distance measures, and may become non permissive due to the close proximity of residents. All future development under the NR-C zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses.

(See IDO Table 4-2-1: Allowable Uses)

- 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 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.

The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity per point one in the criteria. The site will have potential to be developed with a variety of civic, commercial, dining, and light industrial uses, which will continue to utilize existing infrastructure, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site.

- 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 subject site is located within a ¼ mile of Coors Blvd. NW, a Major Transit Corridor, but is situated along a local Major Collector Street. Hanover Rd. NW. which generally serves as a connector between residential areas. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency or possible future platting and to allow infill development. The existing infrastructure will adequately serve the subject site and future land uses granted in the NR-C zone district. The site is served by sidewalk access, bus stops within a 5-minute walk on average and a bike

route along Hanover Rd, providing the subject site with multiple transportation options for pedestrian and vehicle access.

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

The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property.

- 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.

The request to NR-C would not create a spot zone. The subject site is surrounded by residential – Multi-family (R-ML), mixed-use – Medium density (MX-M), and non-residential – commercial (NR-C) zone districts. Uses are primarily residential, business, and light industrial. This allows for the subject site to be a transition of intensities from the southern residential to the northern MX-M zone districts, while maintaining congruency with the existing adjacent NR-C zoned property. Staff agrees with the applicant's justification that this request will not create a spot zone.

17. Comments from 6 different agencies were received. Long Range Planning comments support the request and no response requires further action at this time.
18. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Los Volcanes Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.
19. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives, and no comment as an Agency was received

Dustin Kiska

Dustin Kiska, Planner

Notice of Decision cc list:

Josh Skarsgard, Retail Southwest, josh@retailsouthwest.com

Trish Kvern, Retail Southwest, trish@retailsouthwest.com

Los Volcanes Neighborhood Association, nedcarla@live.com

Los Volcanes Neighborhood Association, benjsandoval@g.com

Legal, dking@cabq.gov

Legal, aconon@cabq.gov

EPC file

A) PHOTOGRAPHS

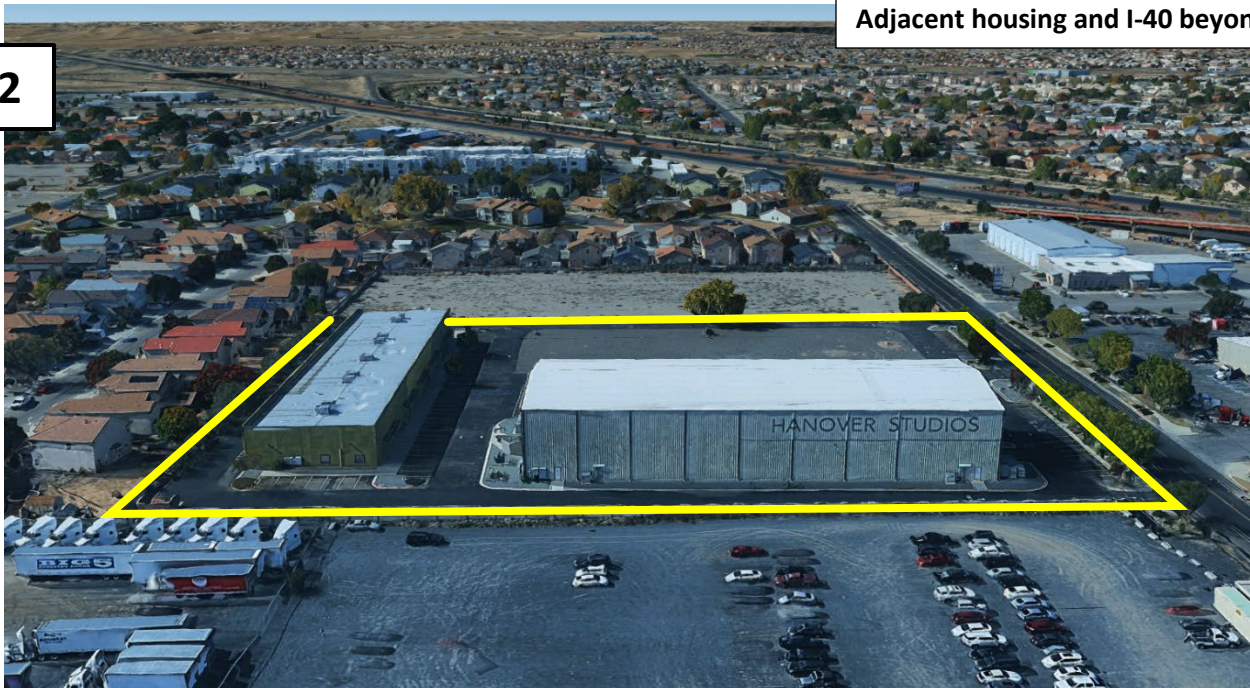
1



Birds Eye View - Looking South

Existing buildings on the subject site. Adjacent housing and West Mesa Highschool, beyond

2



Birds Eye View - Looking West

Adjacent housing and I-40 beyond

3

Birds Eye View - Looking East

**Adjacent light industrial and Coors
Blvd. Corridor beyond**



4

Birds Eye View - Looking North East

**Adjacent light industrial and Coors
and I-40 interchange beyond.**



B) HISTORY



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

Date: May 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005482***
07EPC-00430 EPC Site Development Plan-
Building Permit

Stonebridge Investment Group
6500 Hanover Rd. NW
Albuq. NM 87121

LEGAL DESCRIPTION: for all or a portion of
Tracts 2 & 3, **Mira Mesa Estates**, zoned C-2
(SC), located on HANOVER NW, between 64TH
ST. NW and 68TH ST. NW, containing
approximately 5 acres. (J-10) Anna DiMambro,
Staff Planner

On May 17, 2007 the Environmental Planning Commission voted to approve Project 1005481/07EPC 00430, a request for approval of a site development plan for building permit, for Tracts 2 and 3, Mira Mesa Estates, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Tracts 2 and 3, Mira Mesa Estates, located on Hanover NW between 64th and 68th and zoned C-2 (SC). The site is approximately 5.0 acres and is currently vacant. The applicant is proposing to construct three single-story buildings on the site to house a mixture of retail and service uses.
2. The subject site is located within the area designated Established Urban by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan.
3. This request furthers Developing and Established Urban policies of the Comprehensive Plan:
 - a. The location, intensity, and design of this development respect existing neighborhood values, the natural environment, and scenic and other resources (Policy d).
 - b. The subject site located contiguous to existing urban facilities and services. Site plan review will ensure the integrity of the existing neighborhoods (Policy e).
 - c. This request proposes employment and services uses and is located to complement residential areas. Site plan review will ensure minimization of the effects of noise, lighting, pollution, and traffic on the residential environment (Policy i).

- d. This request is appropriate to the Plan area and incorporates some interesting design features (Policy 1).
4. This request furthers Comprehensive Plan Policy a for Economic Development by proposing new employment opportunities that will accommodate a wide range of occupational skills and salary levels.
5. This request furthers applicable policies of the West Side Strategic Plan:
 - a. This request is not for a strip commercial development, but rather for a clustered development (Policy 1.3).
 - b. This request proposes development of an employment center (Policy 1.6).
 - c. This request proposes new commercial development in the Atrisco Park Community (Policy 3.33).
 - d. This request creates jobs south of I-40. The proposed business center will aid small business development efforts and could function as a business incubator. It is located near the Atrisco Business Park (Policy 3.88).
 - e. This request complies with the Design Guidelines of the West Side Strategic Plan (Policy 4.6).
6. There is no known neighborhood or other opposition to this request. The Los Volcanes Neighborhood Association has submitted a letter of support for this development.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. Recommended conditions from City Engineer, Municipal Development, Water Authority, and NMDOT:

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MAY 17, 2007

PROJECT #1005482

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. For two-way operation, consideration should be given to creating one main 30' wide site drive with 25' curb return radii that accesses the site. If two site drives are desired, drives should be 25' minimum in width and 50' apart, flowline to flowline, with 15' curb return radii minimum but 25' desirable. In addition, if one-way operation is desired then the drives should be 22' wide maximum and signed and marked accordingly.
 - c. At truck delivery entrance/exit, drives should be 22' minimum width with 25' curb return radii minimum for one-way operation. Sign and mark accordingly. Provide truck turning radius information (i.e. design vehicle) to verify.
 - d. As shown on the site plan, delete one-way markings and signing of main site drives and drive aisles as parking is perpendicular and drive aisles are 24' wide (typical for two-way operation). If one-way operation is desired, then drive aisles should be 22' maximum and parking should be self enforcing angled parking (see DPM).
 - e. Delete parking spaces adjacent to and at rear of buildings on south side of site. 20' minimum clear distance to be maintained at all times for one-way operation, fire and solid waste access. Sign and provide pavement markings delineating one-way drive aisle.
 - f. Provide truck turning radius information for delivery areas at overhead doors (i.e. turning templates, for design vehicles, on site plan).
 - g. Drives on opposite sides of the street need to be offset at least 50' or centerlines need to be within 15' of each other. May be adjusted, if affected drives are exit or enter only (check with Traffic Engineer).
 - h. Site plan shall comply and be designed per DPM Standards.
 - i. There is an existing FEMA floodplain on this site. All buildings on this site must adhere to flood hazard regulations.
6. Pedestrian amenities:
- a. Relocate public outdoor space outside to the north end of the parking lot between Business Units 4 and 5.
 - b. Revise square footage calculation of public outdoor space.
 - c. Provide seating adjacent to major facades at the rate of one seat per 25 feet of façade.
7. Walls:
- a. The west sidewall of the site shall have two 30-foot openings to allow connectivity when the adjacent Tract 1 develops. The locations of the openings shall be acceptable to the city's Traffic Engineer and reciprocal cross access easements are also necessary.

- b. The wall separating the residential uses from the subject site shall be a maximum of 8' high as measured from the residential side. Height up to 10' is a conditional use and must receive approval from the Zoning Hearing Examiner.
 - c. The retaining wall shall be of split-face CMU with the split-facing on the residential side. The party wall above the retaining wall shall be of split-face CMU with the split-facing alternating between the residential side and the subject site.
- 8. Provide parking screening along Hanover per the requirements of 14-16-3-1 (F)(4).
 - 9. Provide bicycle racks convenient to southern building.
 - 10. Lighting:
 - a. Add a note to the lighting details specifying that all lighting will be in compliance with 14-16-3-9.
 - b. The monument sign shall not be uplit. The applicant shall use sign lighting that meets the intent of the New Mexico Night Sky Protection Act.
 - 11. Low growing groundcover shall be located in the planting strip between the sidewalk and Hanover road. This and all other planting areas shall achieve 80% live ground coverage at maturity.
 - 12. Dumpster number and location shall comply with Solid Waste Management division requirements.
 - 13. Revise Key Note 15 on page A100 to read "Mechanical equipment to be screened by parapet."
 - 14. Typographical errors:
 - a. Hanover shall be spelled correctly and consistently on all sheets. MW shall be replaced with NW on pages C100 and C101.
 - b. Use proper form of the word "than" in the last Note on page L100.
 - c. The number of parking spaces provided shall be revised on page L100.
 - d. Correct Proposed Conditions narrative on page C100. Replace "The natural lying along..." with "The natural low-lying area along..."
 - e. Incorporate Tract 3 into narrative on page C100.
 - 15. The applicant shall correct colors indicated on the site development plan to match those indicated in color renderings.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 1, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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PROJECT #1005482
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,

CMarone
for Richard Dineen
Planning Director

RD/AD/ac

cc: Design Plus LLC, 2415 Princeton Dr. NE, Albuquerque, NM 87107
Max Garcia, Los Volcanes, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Ben Sandoval, Los Volcanes, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Rich Cederberg, Piedras Marcadas NA, 9304 Drolet NW, Albuquerque, NM 87114
Lee Lewis, Piedras Marcadas NA, 9109 Laura Lee Pl. NW, Albuquerque, NM 87114

June 19, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner

SUBJECT: Project # 1005482

On May 17, 2007, the Environmental Planning Commission approved Project # 1005482/07EPC-00430, a request for approval of a site development plan for building permit for Tracts 2 and 3, Mira Mesa Estates, located on Hanover NW between 64th Street and 68th Street NW.

The applicant has satisfied all of the EPC conditions of approval with the following exception:

1. The retaining wall detail on sheet C501 shows a maximum total wall height of 15' ^{10'} as measured from the residential side. A maximum of 8' total as measured from the residential side is permissive. Height up to 10' may be approved as a conditional use (Condition 7b).

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020}₋₀₀₇₃₁ PROJECT # ^{PR-2020}₋₀₀₄₂₅₀

Consolidation of Units A-1 through A-10

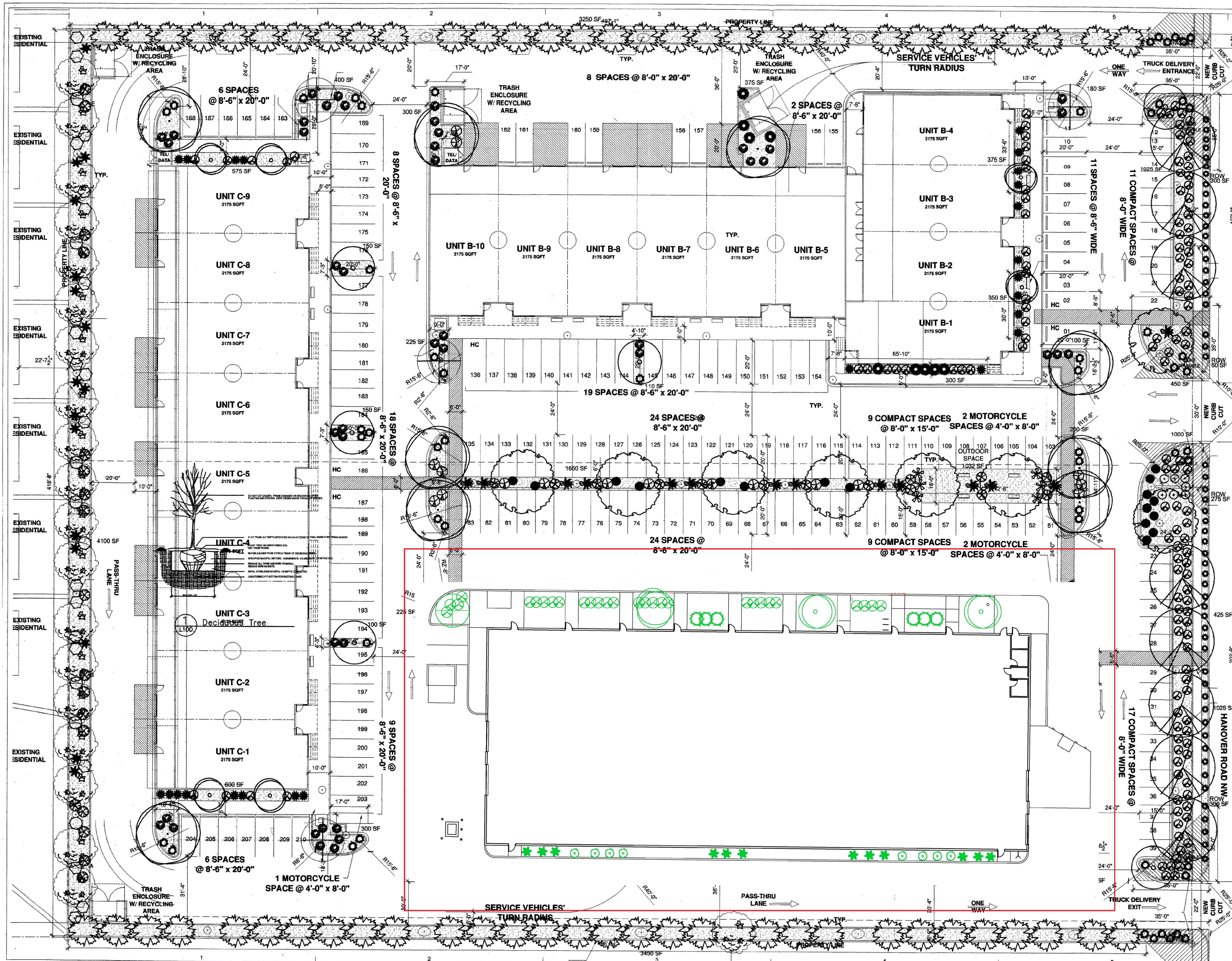
and adjustment of parking and landscape to

accommodate updated layout of new building.

RBrito Digitally signed by RBrito
DN: cn=RBrito, o=CABQ Planning
Dept, ou=UD&D,
email=rbrito@cabq.gov, c=US
Date: 2020.09.14 12:45:15 -06'00' 14 Sept 2020

APPROVED BY

DATE



PLANT LEGEND

Qty	Symbol	Scientific Name	Common Name	Size	Water Use
6	Circle with cross	Cercis	Redbud	15-Gal	Medium+
8	Circle with cross	Fraxinus velutina 'Modesto'	Modesto Ash	2" B&B	Medium +
10	Circle with cross	Gleditsia triacanthos	Honeylocust	2" B&B	Medium
8	Circle with cross	Pistacia chinensis	Chinese Pistache	2" B&B	Medium +
8	Circle with cross	Prunus caryocarpa	Aristocrat Pear	15-Gal	Medium +
20	Circle with cross	Chitalpa	Chitalpa	15-Gal	Medium +
61	Circle with cross	Juniperus chinensis	Spartan Juniper	5-Gal	Medium +
61	Circle with cross	Shrubus chinensis	Spartan Juniper	5-Gal	Medium +

14	Circle with cross	Ericameria laetifolia 'Aguile'	Turnpetone Bush	5-Gal	Low+
8	Circle with cross	Ericameria nauseosus	Chantrelle	1-Gal	Low
20	Circle with cross	Fallugia paradoxa	Apache Plume	1-Gal	Low
6	Circle with cross	Hesperaloe parviflora	Red Yucca	5-Gal	Low+
61	Circle with cross	Juniperus horizontalis	Blue Chip Juniper	5-Gal	Low +
36	Circle with cross	Nandina domestica	Heavenly Blue	5-Gal	Medium+
18	Circle with cross	Panycia argentea	Russian Sage	1-Gal	Medium
58	Circle with cross	Potentilla fruticosa	Shrubby Cinquefoil	5-Gal	Medium+
156	Circle with cross	Prunus besseyi	Western Sand Cherry	5-Gal	Medium
19	Circle with cross	Rhaphiolepis indica	India Hawthorn	5-Gal	Medium
14	Circle with cross	Rosmarinus officinalis	Rosemary	5-Gal	Low +
7	Circle with cross	Salvia greggii	Cherry Sage	1-Gal	Medium
55	Circle with cross	Artemisia ludoviciana	Prairie Sage	1-Gal	Low +

Ornamental Grasses

14	Circle with cross	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5-Gal	Medium
17	Circle with cross	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	1-Gal	Medium
16	Circle with cross	Nolina microcarpa	Bear Grass	5-Gal	Low +

SITE DATA

GROSS LOT AREA	217,768 SF
LESS BUILDING(S)	62,640 SF
NET LOT AREA	155,128 SF
REQUIRED LANDSCAPE	15% OF NET LOT AREA
PROPOSED LANDSCAPE	23,289 SF (including ROW)
PERCENT OF NET LOT AREA	15%
REQUIRED STREET TREES	12
PROVIDED AT 30' O.C. SPACING ALONG STREET	12
REQUIRED PARKING LOT TREES	22
PROVIDED AT 1 PER 10 SPACES (217 SPACES/10)	22

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

PLANTING RESTRICTIONS APPROACH

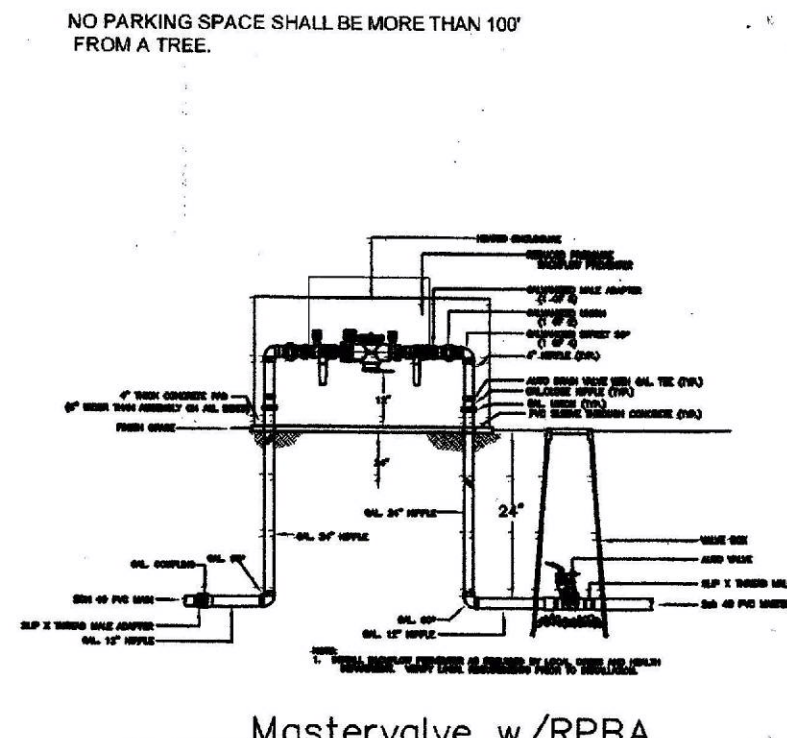
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL AT 2" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE



1 LANDSCAPE PLAN

1" = 20'

0 20' 40'

NORTH

2415 PRINCETON DR. NE SUITE G-2
ALBUQUERQUE, NM 87107
505.843.7587 505.843.6773 (F)
www.designplusllc.com

DESIGN PLUS LLC

STATE OF NEW MEXICO
RURAL S. ENGINEER
No. 32230
REGISTERED

STATE OF NEW MEXICO
JOHN GILLIES BRALY
REGISTERED
LANDSCAPE ARCHITECT

HANOVER BUSINESS CENTER

REVISIONS

R1	04.16.07
R2	06.1.07
R3	06.18.07

PROJECT NO:
CAD DWG FILE:
DRAWN BY: KM
CHECKED BY:
COPYRIGHT:
DESIGN PLUS, LLC
SHEET TITLE

L100

SHEET 0F 01



VICINITY MAP

SCALE: NOT TO SCALE



FLOOD ZONE MAP

FLOOD ZONE MAP: 35001C0327J

SITE LOCATION

The proposed site is an approximate 0.95-acre site located on Hanover Road NW. The site is bound on the south by Telstar Loop NW., on the west side by Telstar Loop NW., and the east side by an 64th Street.

EXISTING CONDITIONS

The existing site is estimated at 0.95 acres and is currently partially developed with a pad ready site and surrounding asphalt-paved parking lots. The site does not lie within a 100-year FEMA floodplain and is not impacted by offsite flows.

PROPOSED CONDITIONS

The proposed project would consist of a new commercial building to be placed within the pad ready envelope on the site. The finish floor of the new building will be set so that the existing overhead doors on the south side of the building can be accommodated with a 1" minimum grade. The site will also have new concrete sidewalks around the building for connectivity to the parking lot areas. Other areas around the building will be having with new asphalt paving as indicated on the G & D plan.

The site will experience additional runoff as outlined in the hydrology table on this sheet. The client has chosen to pay a fee in lieu of first flush ponding since there are no areas available on the existing site for a first flush pond.

CONCLUSIONS

When developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 1.27 cfs, and 4,443 cf during the 100-year event. The first flush pond volume required for the project estimated at 1049 cf. The owner has chosen to pay a fee in lieu of first flush ponding.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY SANDIA LAND SURVEYING LLC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. ACS STA 6+G15
THE STATION IS LOCATED 2.2 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF CANDELARIA ROAD AND THE BNSF RAILROAD TRACKS. TO REACH THE STATION FROM THE INTERSECTION OF CANDELARIA ROAD AND I-25 NE, TRAVEL WEST ON CANDELARIA ROAD 0.8 MILES TO THE EAST SIDE OF THE BNSF RAILROAD TRACKS AND THE STATION ON THE RIGHT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3" BRASS DISC STAMPED "6-G15 1979" SET IN A TRAFFIC SIGNAL BOX 0.6 FEET BELOW THE SURFACE OF THE GROUND ELEV. 4975.35 (NAVD 1988)
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
4. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
6. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
8. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (500 YEAR) DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0332G.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
11. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
13. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
14. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
15. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
16. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
17. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
18. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
19. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
20. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
21. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

FIRST FLUSH CALCULATIONS

$$\text{FIRST FLUSH} = (0.34'' * 34,0265 \text{ SF}) / 12 = 1049 \text{ CF}$$

HYDROLOGY

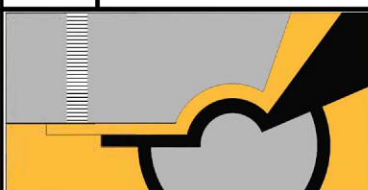
Precipitation Zone 1 - 100-year Storm P(360) = 2.20 in P(1440) = 2.66 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions									
A	0.95	0.00	0.00	0.95	0.00	0.99	0.078	0.078	2.73
Total	0.95								2.73
Proposed Conditions									
A	0.95	0.00	0.00	0.10	0.85	1.87	0.148	0.180	4.00
Total	0.95								4.00

CIVIL DRAWING INDEX

SHEET No.	SHEET TITLE
C-100	HYDROLOGY PLAN AND DRAWING INDEX
C-101	GRADING AND DRAINAGE PLAN
C-501	MISCELLANEOUS DETAILS

No	Revision	Item	Date



SCOTT C. ANDERSON
 & associates architects
4419 sm st ne ste B
 albuquerque, nm 87107
scott@scottcanderson.com
 505.401.7575

WAREHOUSE BUILDING

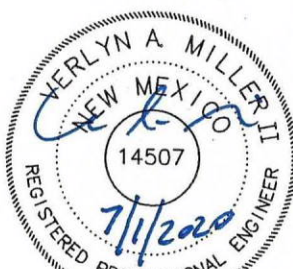
6500 HANOVER RD NW

ALBUQUERQUE, NM 87121

DRAWING TITLE

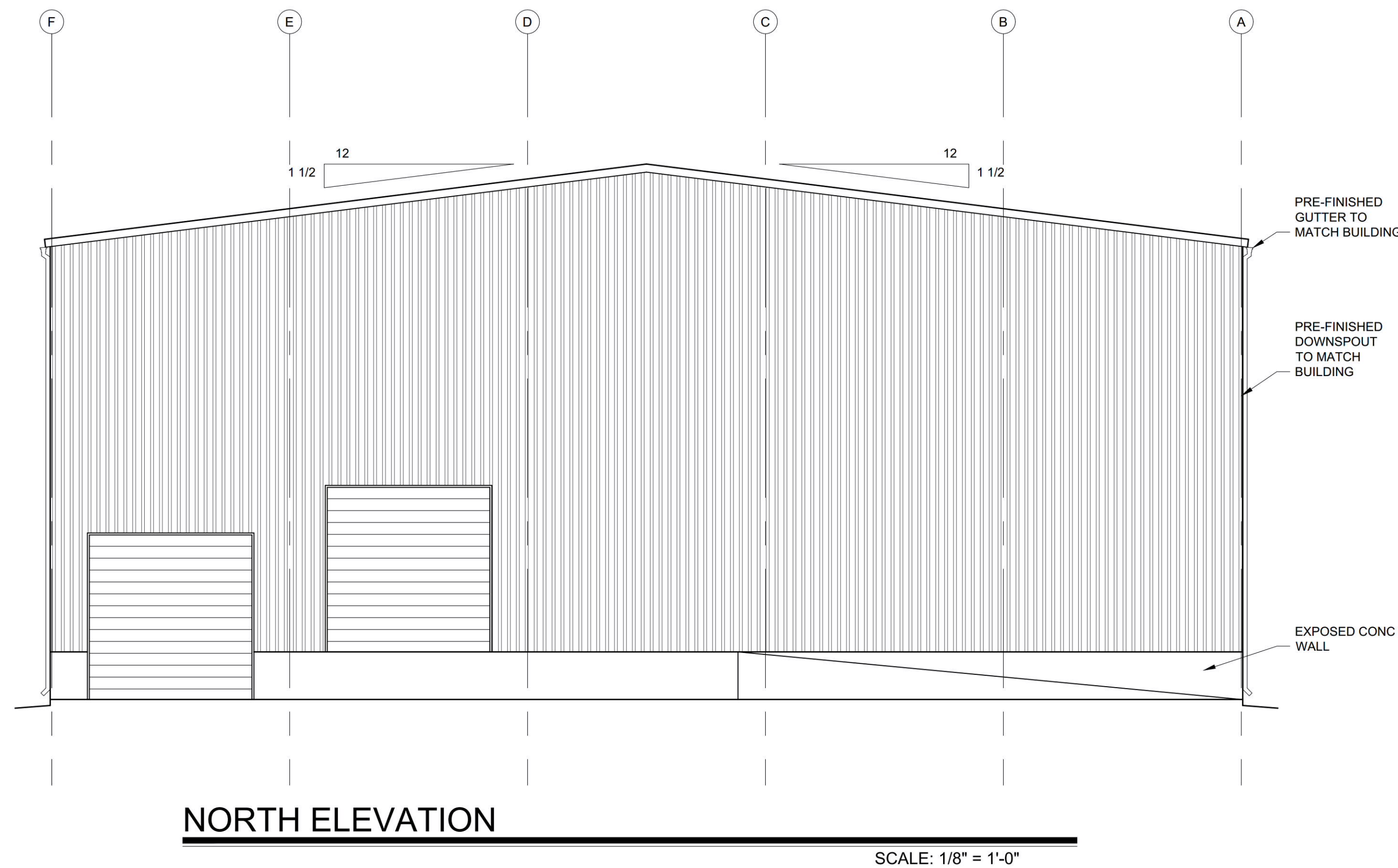
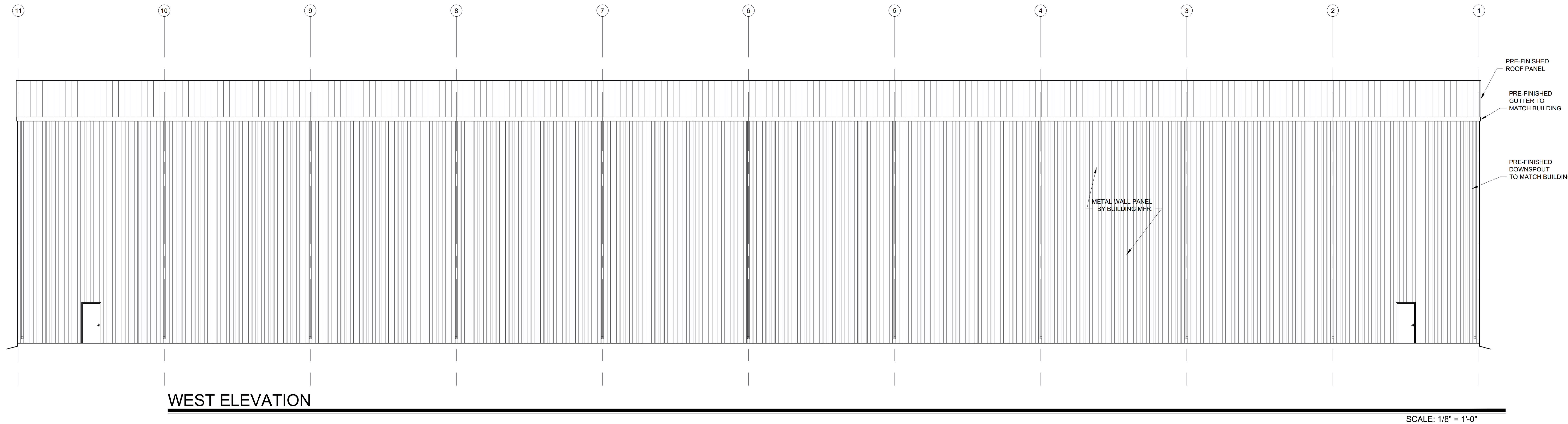
HDROLOGY PLAN

SEAL

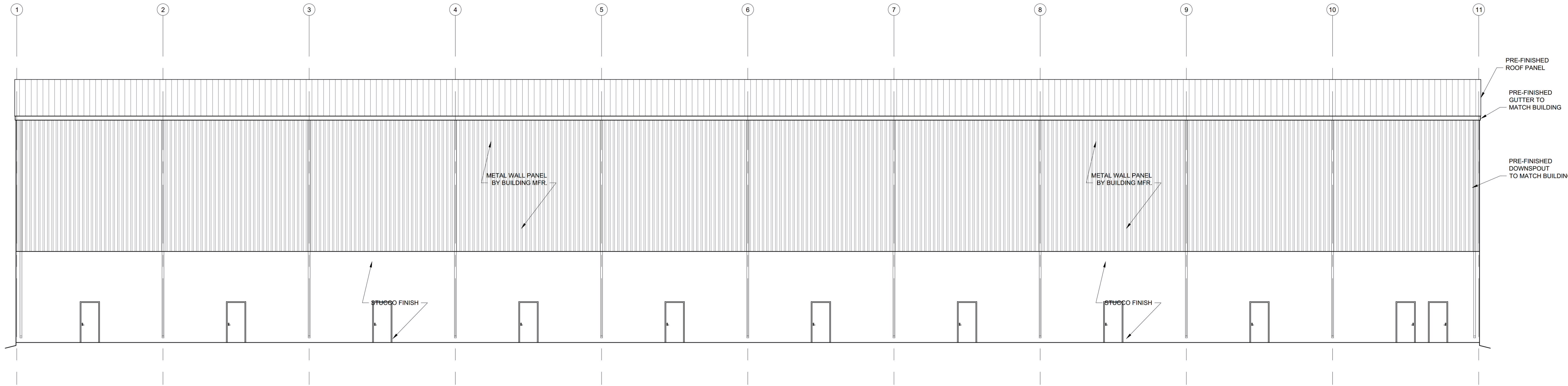


DESIGNED MEC	PROJECT NO
DRAWN MEC	SCALE NOTED
CHECKED VAM	DRAWING NO
REVIEWED	C-100 OF
DATE 7/09/20	



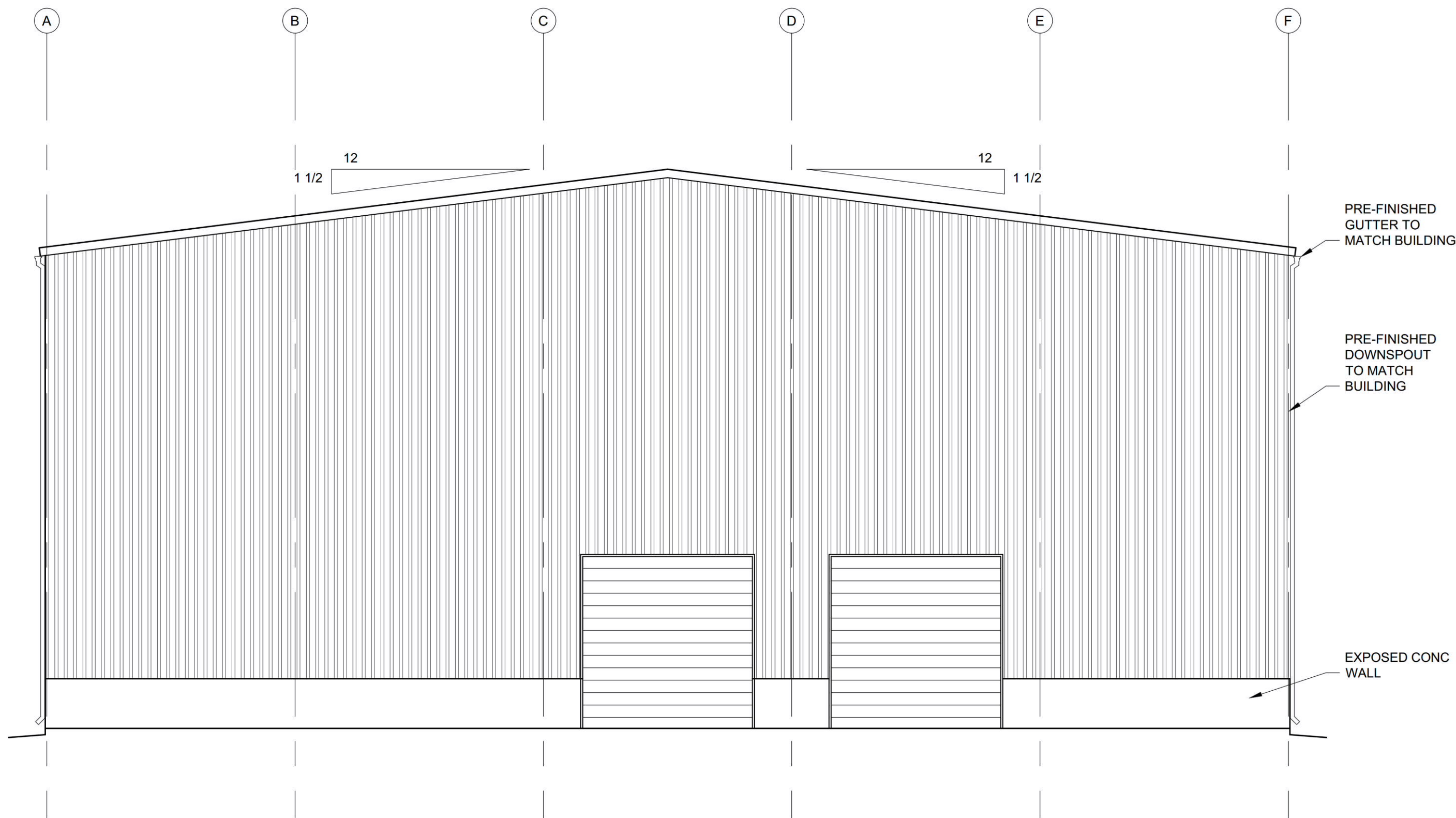


No	Revision	Item	Date
SCOTT C. ANDERSON & associates architects 4419 4th St. NW Ste. B Albuquerque, NM 87107 scor@scottcanderson.com 505.401.7575			
WAREHOUSE BUILDING 6500 HANOVER RD NW ALBUQUERQUE, NM 87121			
DRAWING TITLE BUILDING ELEVATIONS			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	A-201 _____ OF _____	
	DATE 6/11/2020		



EAST ELEVATION

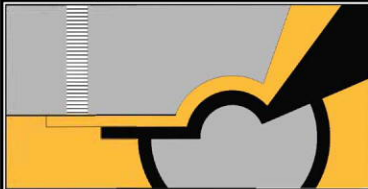
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision	Item	Date



SCOTT C. ANDERSON
& associates architects
4419 14th St. NW Ste. B
Albuquerque, NM 87107
scott@scottcanderson.com 505.401.7575

WAREHOUSE BUILDING
6500 HANOVER RD NW
ALBUQUERQUE, NM 87121

DRAWING TITLE: **BUILDING ELEVATIONS**

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-202 _____ OF _____
	DATE	

DATE: 6/11/2020

ADMINISTRATIVE AMENDMENT

FILE #: SI-2021-01879

PROJECT #: PR-2020-004250

Removal of the loading dock and overhead doors on the north side of the building;

Addition of restrooms where the dock was once located; Elimination of all but (2)

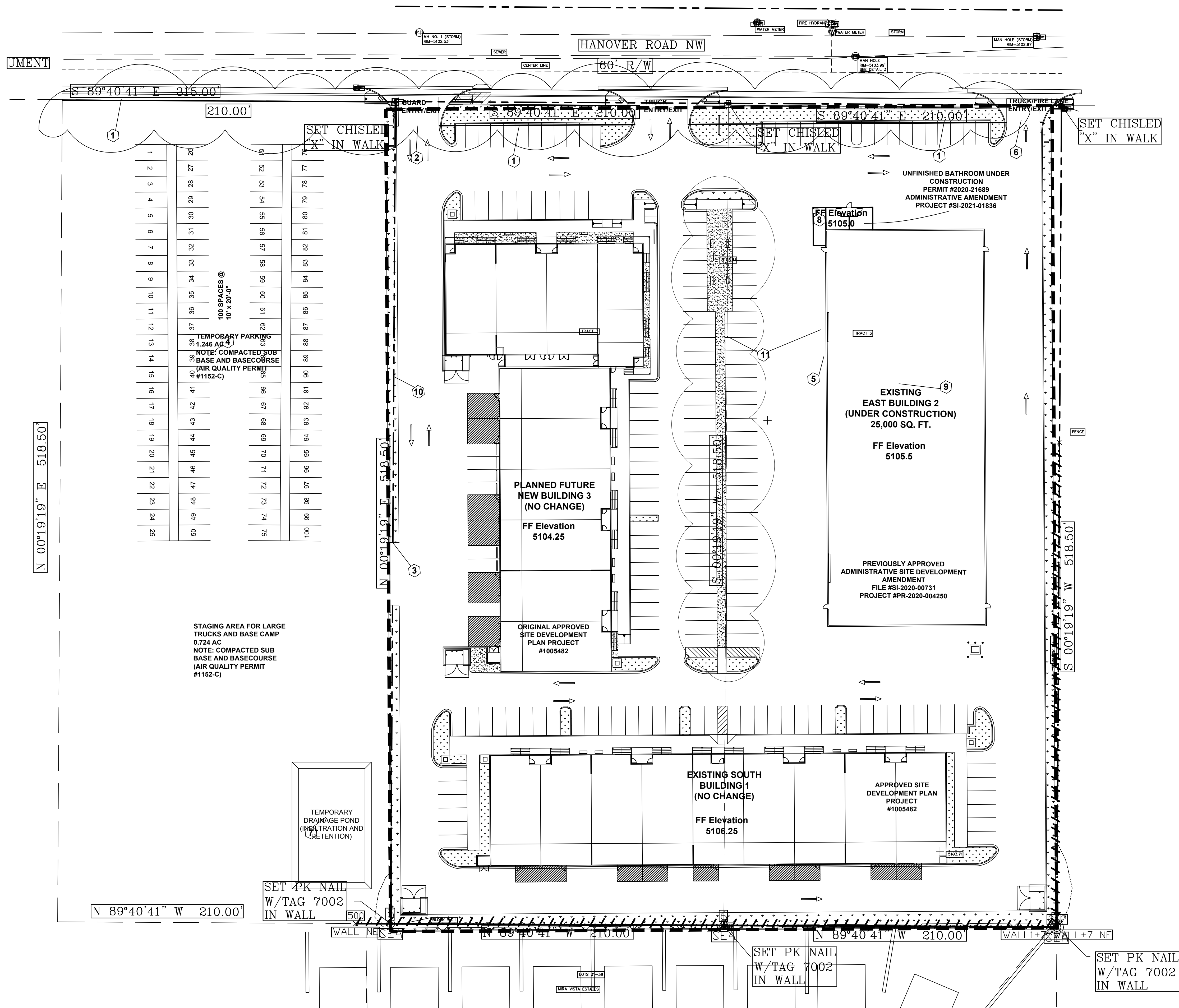
personnel doors, landscaping, and the curb along the west side of building;

Addition of overhead doors to west facade; Elimination of the curb and overhead doors on the south side of the building.

11/23/2021

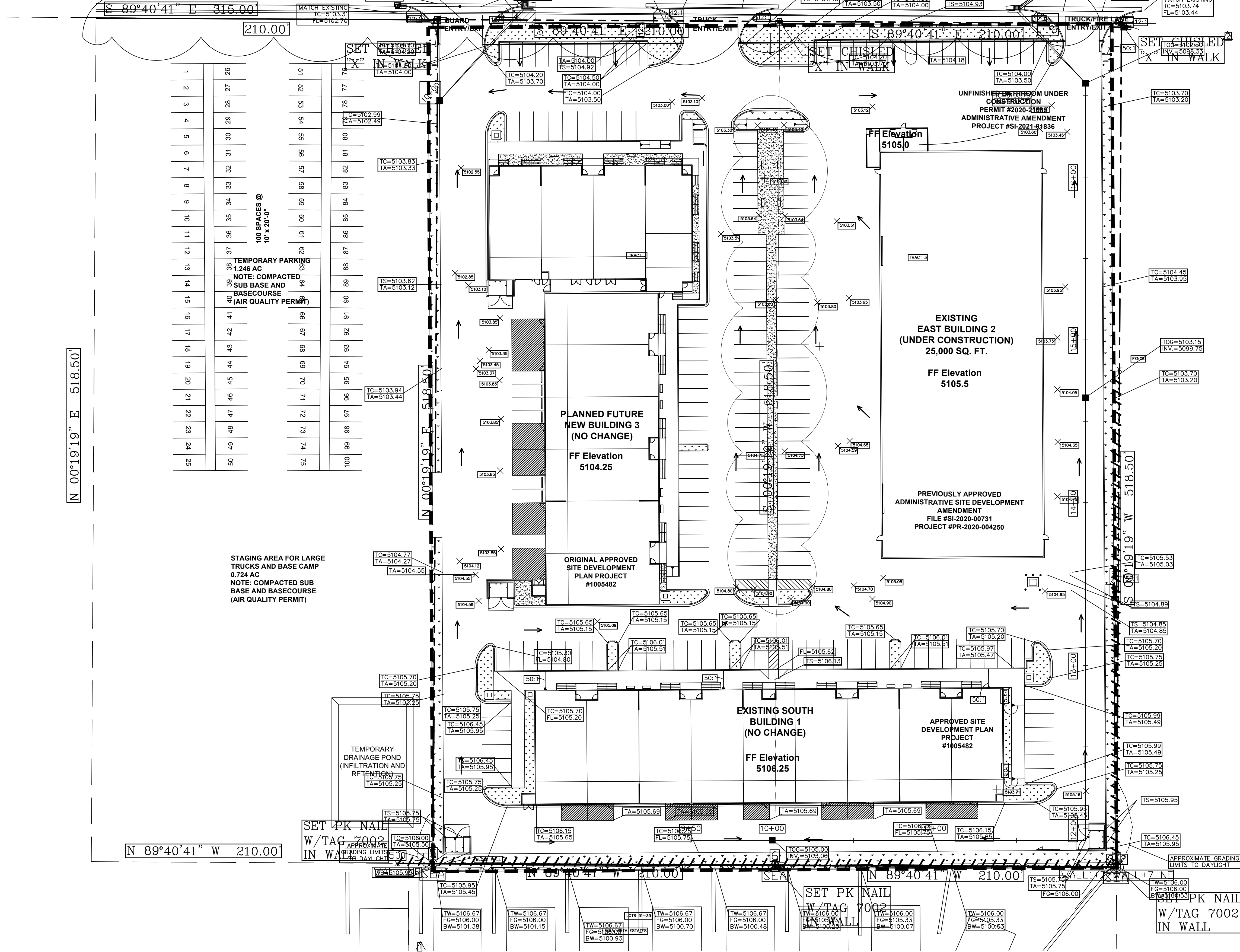
APPROVED BY

DATE _____



GENERAL NOTES

MONUMENT
3911



LEGEND	
---	EXISTING PROPERTY LINE
TC=	TOP OF CURB
TA=	TOP OF ASPHALT
TW=	TOP OF WALL
BW=	BOTTOM OF WALL
FF=	FINISHED FLOOR ELEVATION
HP=	HIGH POINT
→	GRADE BREAK
→	DIRECTION OF FLOW
[Pattern]	EXISTING LANDSCAPE

- GENERAL NOTES
- A. NO SIGNIFICANT CHANGE TO APPROVED GRADING AND DRAINAGE PLAN (SEE ORIGINAL SITE DEVELOPMENT PLAN PROJECT #1005482 AND APPROVED ADMINISTRATIVE AMENDMENT FILE #SI-2020-00731 PROJECT #PR-2020-004250)
- B. TEMPORARY PARKING SITE IS DIRT WITH BASE COURSE. DRAINAGE ONSITE (IN ADDITIONAL RETENTION POND)

ACG
ENGINEERING
CONSTRUCTION

ACG Engineering and Construction
Management, LLC
1825 Gold Ave SE
Albuquerque, New Mexico 87106
(505) 379-3671
acgengineering@gmail.com

Hanover Studios

6500 Hanover Rd NW
Albuquerque, NM 87121

STAMP

PROJECT NO.
Hanover-2021-1

DRAWN BY
ANT

DATE
11-5-21

NO.	REVISION / SUBMISSION	DATE

SHEET TITLE
REVISED GRADING AND DRAINAGE PLAN

SHEET NO.

C101R

HANOVER STUDIOS GRADING & DRAINAGE

NORTH

Scale 1/32" = 1'-0"

C) APPLICATION INFORMATION

May 13, 2026

City of Albuquerque
Planning Department

**RE: Agency Authorization for a Zone Map Amendment Application for 6500 Hanover Rd.
NW Albuquerque, NM 87121**

Dear Planning Department,

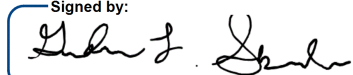
This letter shall serve as notice to the City of Albuquerque Planning Department that Joshua J. Skarsgard will act as agent on behalf of Paseo Nuevo, Ltd. Co, Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and the Matheu Family Living Trust dated February 21, 2000 (collectively "Applicant"), as it pertains to application for a zone map amendment for the above-referenced property.

Please send all correspondence related to this matter to:

Joshua J. Skarsgard
PO Box 92558
Albuquerque, NM 87199
Phone: (505) 998-9094
josh@retailsouthwest.com
trish@retailsouthwest.com

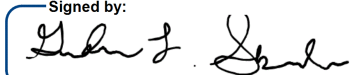
Paseo Nuevo, Ltd. Co.

A New Mexico limited liability company

Signed by:

By: 55669A0FE32A471...
Name: Gordon L. Skarsgard
Title: Managing Member

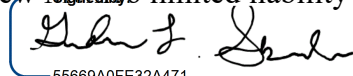
Beckner Road Equities, Inc.

A New Mexico corporation

Signed by:

By: 55669A0FE32A471...
Name: Gordon L. Skarsgard
Title: President

Paseo Nuevo Development, Ltd. Co.

A New Mexico limited liability company

Signed by:

By: 55669A0FE32A471...
Name: Gordon L. Skarsgard
Title: Managing Member

GORDON L SKARSGARD

Signed by:

By: 55669A0FE32A471...
Name: Gordon L. Skarsgard

PATIENCE P SKARSGARD

Signed by:

Patience P. Skarsgard

55669A0FE32A471...

Name: Patience P. Skarsgard

JOSHUA J. SKARSGARD

Signed by:

Joshua J. Skarsgard

4E26F40B4BBC4C0...

Name: Joshua J. Skarsgard

Eakin Santa Fe Investments, LLC

a New Mexico limited liability company

Signed by:

By: *Randall W. Eakin*

EAEAA6B708004C6...

Name: Randall Eakin

Title: Managing Member

L4 Properties, LLC

a New Mexico limited liability company

Signed by:

By: *Peter Larson*

E089AE7973054B5...

Name: Peter Larson

Title: Managing Member

Matheu Family Living Trust dated Feb. 21 2000

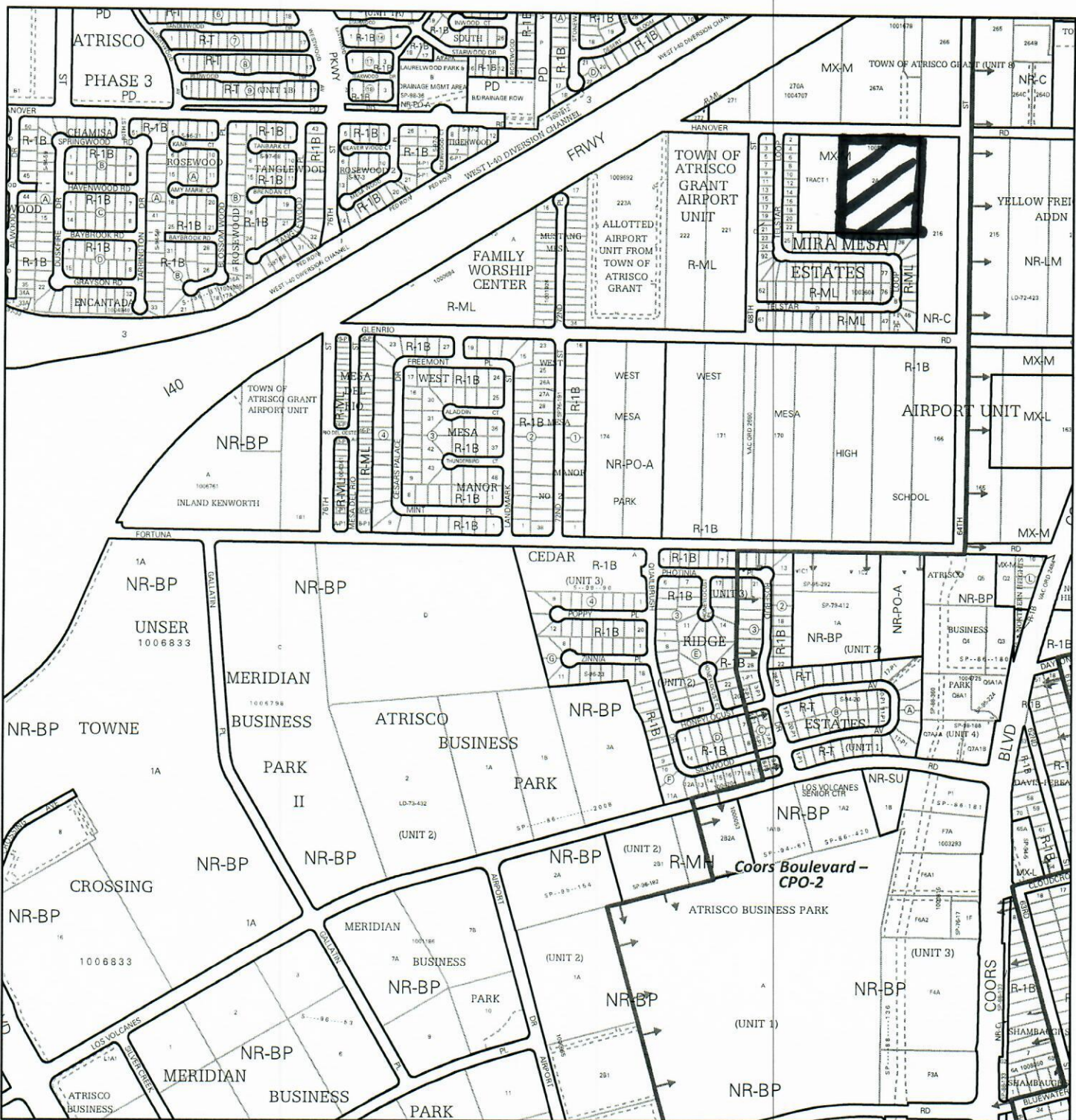
Signed by:

Jane A. Matheu

0AA971585192405...

Name: Jane Matheu

Title: Trustee

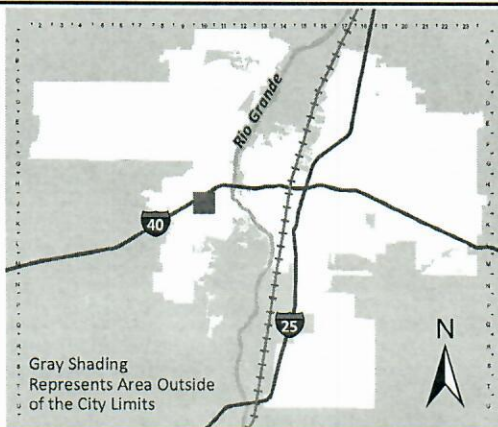


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:

J-10-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

June 3, 2026

City of Albuquerque
Care of: Chairman of the EPC
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM 87102

**RE: EPC submittal for Zone Map Amendment from MX-M to NR-C – 6500 Hanover Rd. NW
Albuquerque, NM 87121**

Dear Environmental Planning Commission:

Please be advised that Joshua Skarsgard (including "Retail Southwest"), as Agent, represents the landowners, Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000 (collectively "**Applicant**") requests a Zoning Map Amendment from MX-M to NR-C for Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3), containing approximately 5.0-acres, between 64th and 68th St NW, located at 6500 Hanover Rd NW. (J-10-Z). ("**Application**")

The address of the "Property" (or referred to as "Subject Property") is 6500 Hanover Rd. NW Albuquerque, NM 87121, further described as:

Tract numbered Two-A (2-A) of MIRA MESA ESTATES, as the same is shown and designated on the plat entitled "PLAT OF TRACT 2-A, MIRA MESA ESTATES, BEING A REPLAT OF TRACTS 2 AND 3, PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 2007 in Map Book 2007C, folio 255 (approximately 5 acres)

I. History of the Subject Site and Location of the Subject Site.

The Subject Site is 4.9993 acres with two buildings: 1. A +/- 25,591 square foot warehouse building; and 2. A +/- 20,640 office building. The use was formerly a movie studio sound stage in the 25,591 square foot building and the smaller building (20,640) was home to the MAKE UP, and OUTFITS/COSTUMES and post production editing. It is located near the intersection of Coors Blvd. NW and Hanover Rd. NW. The Subject site was zoned C-2 (high density commercial) or C-1, then changed to MX-M when the IDO was adopted. The belief is that the MX-M was not the right fit for the uses currently being utilized on the site and the surrounding area. It just seems that MX-M wasn't a good fit for this neighborhood which is trending towards OFFICE and INDUSTRIAL/WAREHOUSE and Youth Sports Complexes (as Legacy Church just completed construction of a Youth Sports property at the LEGACY CENTER, located at Central Ave. and Coors Blvd). The goal is to provide a myriad of new land uses in the NR-C zone, to help repurpose these two vacant industrial metal buildings. There are currently no tenants committed to move into these buildings (the Applicant is in discussions with various users from youth sports clubs, furniture company, fitness gymnasium, chiropractors, warehouse users, food distributors, etc.)

II. Summary of the Zone Map Amendment Request

Current Zoning: The subject site is currently zoned MX-M.

Proposed Zoning: The application for zone map amendment is from the existing MX-M to NR-C.

III. Compliance with IDO Section 14-16-6-7(G)(3)

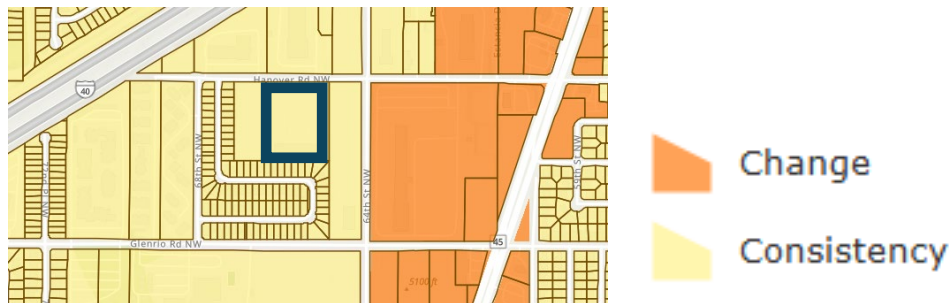
IDO Section 14-16-6-7(G)(3) "Review and Decision Criteria" requires that an Applicant of a zone map amendment offer sufficient justification for the Application by providing a detailed response to all of the policies contained within that section. In compliance, Joshua Skarsgard, as Agent on behalf of the Applicant, provides the following responses to IDO Section 14-16-6-7(G)(3):

14-16-6-7(G)(3)(a):

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

Goals and Policies Section 6.7(G)(3)(a):

The Subject Property is in an AREA OF CONSISTENCY:



Applicant Response: 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 shown below (later in this justification letter). As demonstrated in our policy analysis below, the proposed zone change to NR-C would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community. Also, the IDO design requirements will help ensure that this former MOVE SOUND STAGE AND STUDIO will be consistent with the health and welfare of Albuquerque residents by providing land uses that are consistent with the neighboring properties (warehouse of materials, vehicle storage, small offices, small business warehouse users with roll up doors for contractors and laborers, etc).

The neighboring property to the east is ZONED NR-C, and this zone map amendment (if approved) would be consistent with the neighboring zoning, and more importantly the neighboring uses which are industrial and light office.

The movie industry is why this SOUND STAGE was constructed in 2020. However, the surrounding states have matched the State of NM incentives and tax rebates and accordingly the SOUND STAGE has not had any movie industry interest in months. The market is clearly driving this site towards small businesses for office and industrial (small contractors).

Specifically, our Application shows that the following comp plan policies demonstrate that the proposed zone map amendment to NR-C is consistent with the health, safety and general welfare of the City based on the following guiding principles:

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

APPLICANT: The intention of this zone change would facilitate development of 5 acres of MX-M into an NR-C Zone thereby allowing commercial and retail uses that could strengthen and diversify the economic base by offering new employment opportunities and allow for a wider variety of uses. This NR-C zoning would help reduce reliance on government spending by giving the west side more employment / job creating businesses that can occupy the four vacant suites in the 21,000 sq. ft. building, and hopefully identify a new business to occupy the 25,000 sq. ft. building as the movie industry has slowed and there are no jobs currently growing in that sector.

Policy 5.1.10-Major Transit Corridor; THIS SITE along the COORS BLVD major transit corridor as it is one block west of the Hanover and Coors intersection. The Subject Property is near bus stops along Coors Blvd. (there is a bus stop north of McDonald's on Coors Blvd).

Goal 5.2- Complete Communities; This SITE will help provide a mix of uses from small businesses wanting to occupy small industrial suites, or small office suites.

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

APPLICANT: The request could facilitate a re development of these two vacant buildings that serve a wide spectrum of medium-scale retail, office, commercial, warehouse, youth sports, and institutional uses including some light industrial uses. This broad range of uses could serve both neighborhood and area-wide needs, accessible by vehicle from surrounding neighborhoods. The automobile is still the primary transportation mode in the city of Albuquerque but all the efforts to create a more balanced JOBS and HOMES on the west side are encouraged. This NR-C zoning gives his property a better shot to reduce "car trips across the river" and provide a broader mix of uses called for in Policy 5.2.1

Policy 5.3.1-Infill Development

APPLICANT: The request to broaden the land uses in NR-C in an EXISTING CITY OF ABQ INDUSTRIAL AREA could facilitate a re-development of these two vacant buildings that serve a wide spectrum of medium-scale retail, office, commercial, warehouse, youth sports, and institutional uses including some light industrial uses. The entire premise of infill development is to not expand the City of ABQ roadways and infrastructure further to the west of the City and keep those resources near existing bus lines, utilities and homes. This is most definitely an opportunity to re develop and re tenant an INFILL site.

Policy 5.6.3 – Area of Consistency. This subject property is in an Area of Consistency. We believe that this application will help stabilize this community by removing some of the MX-M uses that do not apply to the current economic realities along Coors Blvd (Park and Ride is not a good use for this site, Residential uses are not appropriate in this metal building (two vacant) campus, and furthermore we need to reduce trips across the river and balance the housing and jobs, and this switch to NR-C will help stabilize the spirit of this Area of Consistency.

Policy 6.1.3-Auto Demand; This subject property (if changed to NR-C) has a great opportunity to re let (re lease) these two vacant buildings with users that create jobs and reduce the demand on vehicles (and river crossings).

Policy 8.1.1- Diverse Places

Policy 8.1.2-Resilient Economy.

Applicant: Going away from the withering FILM INDUSTRY (Sound Stage) to a more robust zoning with a large mix of uses will help the west economy be more resilient and adaptable to changes. This zone map amendment will give retail, office, industrial tenants a new opportunity to pursue the west side corridor.

Community Identity goals 4.3.12.7 (A) (c), and 4.3.12.8 (A) seeks to encourage new development closer to residential zoning districts and a variety of commercial uses on vacant land (in this case our land is two vacant buildings).

WEST SIDE STRATEGIC PLAN (Goals)

Goal 5.4 - Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande

APPLICANT: The zone change to NR-C would help re let (occupy) two vacant buildings on the west side (near Coors Blvd) that would provide new job opportunities to west side residents, so they don't have to jump in their cars and cross the Rio Grande river at I-40 or Central bridges. We need to prioritize job opportunities west of the river, and this zone change would help provide new jobs in west Albuquerque.

POLICY 5.4.2 - West Side Jobs: Foster employment opportunities on the West Side.

APPLICANT: As detailed above, this potential zone change to NR-C would help re let (occupy) two vacant buildings on the west side (near Coors Blvd) that would provide new job opportunities to west side residents, so they don't have to jump in their cars and cross the Rio Grande river at I-40 or Central bridges. The City of ABQ has clearly researched and identified policies to help drive private development for office, industrial, warehouse, retail, etc on the west side of ABQ to reduce bridge crossings. This project can help if the NR -C zoning is adopted.

Additionally the following components also demonstrate the zone change consistency with the health and welfare of the City of Albuquerque:

- **Strong Neighborhoods** – The zone map amendment is consistent with the appropriate commercial land uses in the Subject Site's neighborhood, which includes adequate infrastructure and community facilities to support such development. You can see from an aerial that there NR-C uses surrounding the subject property (Hotels, Warehouse, Vehicle Storage).

- **Economic Vitality** – The zone map amendment encourages a healthy mix of uses and will create a desirable place to live and work for the surrounding residential communities.
- **Sustainability** – The Subject Site is currently two vacant buildings that would be rehabilitated requiring fewer natural resources to be used during redevelopment.
- **Mobility** – The Subject Site is located in a multi-modal corridor, the proposed zone map amendment would allow for a land use that would complement the existing transportation networks along COORS BLVD.
- **Equity** – The proposed development will locate jobs and community services near the surrounding residential communities lowering household transportation costs.
- **Community Health** – The proposed development is consistent with the existing land uses in the immediate area and does not conflict with the community health of the neighborhood. The neighboring property is NR-C zoned.

14-16-6-7(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 or the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:*

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

Applicant Response: The Subject Site is in an Area of Consistency. We believe that a change in zone to NR-C would reinforce the neighboring properties character. The property directly to the east is ZONED NR-C. This would be consistent with the neighboring property.

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).

14-16-6-7(G)(3)(c): *If the subject property is located wholly or partially in an Area of Change (as shown in the ABC Comp Plan, as amended).*

Applicant Response: *This site is not in an Area of Change; this policy does not apply. This is an area of consistency.*

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 request would facilitate re-use and re-tenanting of the subject site under NR-C zone in an Area of Consistency and along a Major Transit Corridor where development is intended. The MOVIE STUDIO SOUND STAGE industry is dramatically down state wide and this site could benefit from the NR C uses (Industrial and Office). Any future site plans would be subject to IDO requirements established specifically to protect the identity and

cohesiveness of adjacent neighborhoods, which are intended to remain stable: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6-(E)), mixed-use zone dimensional standards (Table 5-1-2), and building design standards (14-16-4-11). These requirements help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.4- Identity and Design.

Chapter 5: Land Use Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multimodal network of Corridors.

The subject site is walking distance close to the Activity Center at **COORS BLVD and I40** (West Bluff) and is connected to these areas via the Major Transit Corridor, Coors Blvd. The request would foster redevelopment of the subject site, which would help the community grow in general, though the growth would be adjacent to a designated Activity Centers and not in them as desired. The request partially furthers Goal 5.1- Centers & Corridors. From an industrial standpoint, the clear-span design and significant clear height offer flexibility and could appeal to a broader tenant base in the industrial and office sectors. The zone map amendment to NR-C would allow for warehousing and industrial tenants that are looking to expand their businesses on the west side (another use would be distribution of products from this facility).

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

The subject site's location immediately adjacent to the COORS and I40 intersection gives it visibility and access directly from both the COORS BLVD Major Transit Corridor. This could help future development capture regional growth along the Major Transit Corridor of COORS BLVD which could generally contribute to shaping a sustainable development pattern. The request generally furthers Policy

The neighboring property to the east is ZONED NR-C, and this zone map amendment (if approved) would be consistent with the neighboring zoning, and more importantly the neighboring uses which are industrial and light office.

5.1.1- Desired Growth. Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located along a designated Major Transit Corridor, COORS BLVD and INTERSTATE 40 which is intended to receive more intense growth. The NR-C zone would allow a variety of commercial, service, and residential uses to develop in an Area of Consistency, which would support and encourage transit usage. The surrounding residential areas (an Area of Consistency) are not close to this property (two blocks) and they would remain stable be protected by the Neighborhood Edge provisions of the IDO (14-16-5-9), which include screening, buffering, and building height regulations that would help maintain an appropriate density and scale of development in the non-growth area. The request furthers Policy 5.1.2-Development Areas.

Policy 5.1.10- Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request would facilitate development of uses under the NR-C zone. The NR-C zone is intended to provide a permissive use for Industrial, and Office and more intense uses are generally desirable along Major Transit Corridors because they would result in more people using transit and walking along the corridor. The request furthers Policy 5.1.10- Major Transit Corridors . The Subject Property is located 590 feet away from West Mesa HS which means that CANNABIS sales cannot happen.

Goal 5.2 - Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request to rezone the subject site to NR-C would allow a greater range of uses that the market desires on this intersection of Coors and Hanover. The purpose of the NR-C zone is to provide a smaller variety of moderate-intensity retail, commercial, institutional, which would facilitate re-development of the subject site and help foster sense of community. New commercial uses (industrial, office, youth sports, etc.) could develop on the subject site and help strengthen the community by providing more opportunities where residents can work, learn, shop, and play together. The request partially furthers Goal 5.2- Complete Communities. This redevelopment would give the surrounding homes (residential) an opportunity to be hired by these new tenants (to back fill the vacant buildings) and keep them on the west side and give this area a work and live balance and sense of community. It always generates community pride, when you can live and work near the same community /corridors (Coors Blvd).

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

The request would facilitate redevelopment of the subject site under the NR-C zone, which allows a variety of commercial, civic, and institutional uses that could add to the mix of uses in this Area of Consistency. Future uses would generally help contribute to a healthy, sustainable, and distinct community because they would bring additional opportunities (industrial, office, employment, youth sports, etc.) to the area and help contribute to its distinct character. The subject site's location along a Major Transit Corridor (both COORS and I40) would help transit users, pedestrians, bicyclists, and residents from the surrounding neighborhoods to have convenient access to the uses. The request furthers Policy 5.2.1-Land Uses.

Community Identity goals 4.3.12.7 (A) (c), and 4.3.12.8 (A) seeks to encourage new development closer to residential zoning districts and a variety of commercial uses on vacant land (in this case our land is two vacant buildings).

The Subject Property is located 590 feet away from West Mesa HS which means that CANNABIS sales cannot happen on this site, so some of the perceived "harmful uses" are not allowed if approved to an NR C zone. Also, motels and hotels won't move into metal buildings that are existing on site, this is a redevelopment and re lease effort (not a new hotel project).

This is an AREA OF CONSISTENCY which generally tries to empower more growth and redevelopment and INFILL Projects. Areas of Consistency allow like to help businesses located near transit centers (Coors Blvd).

THIS SITE COULD BE A BUFFER TO NEARBY RESIDENTS TO THE SOUTH and WEST. This is in an area of consistency which generally doesn't want a lot of change... although this site sits in a Transition zone and everything around it is industrial, across the street is semi trucks storage and industrial uses. This site could serve as a transition or buffer, along I40 and could use that buffer from the residential homes (almost like a sound wall). Some of these noises from the I-40 freeway could be buffered by these metal buildings on site and help transition the land uses to the residential.

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

The request would facilitate redevelopment of the subject site as an un leased MOVIE SOUND STAGE which is located in an area already served by existing infrastructure and public facilities. The additional growth would be considered infill development due to the subject site's location in an established urban area that has been developed since approximately the 1950s. The request furthers Policy 5.3.1-Infill Development.

This can be justified with filling it with a use that wasn't there before. Talk about potential desired. It can reduce sprawl by utilizing existing commercial land...

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Consistency where it is expected and desired . And reinforces the character and intensity of the surrounding area.

The subject site (Former Sound Stage of movie studio) is designated an Area of Consistency and the surrounding, established neighborhoods are designated an Area of Consistency. The request would encourage and direct growth to an Area of Consistency, as desired by the Comprehensive Plan. Focusing growth in this location would also help direct pressure for development away from the surrounding neighborhoods, which are intended to remain stable in order to reinforce their character and maintain the low-intensity of the surrounding area. The request generally furthers Goal 5.6-City Development Areas.

Policy 5.6.2- Areas of Change:

The subject site is located in an Area of Consistency. This Policy does not apply (Policy 5.6.2)

Chapter 6-Transportation Policy 6.1.3-Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The request could increase shopping and dining to an infill development, which could generally help reduce the need for automobile travel away from this COORS AND I40 and HANOVER Corridor. Though the development would not be in a designated Activity Center as intended, the subject site is located along a Major Transit Corridor (Coors Blvd) that links two designated Activity Centers to the south and north of the Subject Site, which could encourage more transit usage. The request partially furthers Policy 6.1.3.

Chapter 7-Urban Design Policy 7.3.5 -Development Quality: Encourage innovative and high quality design in all development.

The request is for a zone change, which does not include building elevations because it is two EXISTING BUILDINGS. The Applicant does not exactly what the final land use will be, but it will likely be industrial, warehousing, office, small contractors or youth sports. There is no way to evaluate design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design than what exists today. Therefore, the request partially furthers Policy 7.3.5- Development Quality.

Policy 7.3.4 (B) Infill Development. The request to broaden the land uses in NR-C in an EXISTING CITY OF ABQ INDUSTRIAL AREA could facilitate a re-development of these two vacant buildings that serve a wide spectrum of medium-scale retail, office, commercial, warehouse, youth sports, and institutional uses including some light industrial uses. The entire premise of infill development is to not expand the City of ABQ roadways and infrastructure further to the west of the City and keep those resources near existing bus lines, utilities and homes. This is most definitely an opportunity to re develop and re tenant an INFILL site.

Chapter 8- Economic Development Goal 8.1-Placemaking: Create places where business and talent will stay and thrive.

The request could facilitate development of a place where business will stay and thrive because the NR-C zone allows for a greater variety of business, commercial, and industrial / warehouse uses that would support such a place. Higher-density residential uses is not the goal of this zone change so the housing will not be applied to this Subject Site. The Applicant believes that rehabilitating a dark movie sound stage will create place where new jobs and new talent can thrive. The request partially furthers Goal 8.1 Placemaking.

Policy 8.1.1 –Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

In general, the request could help foster a range of interesting places and contexts in the area when you consider as part of a larger re-development taking place behind the subject site to the east (NR C zoning). A wider variety of uses (warehouse, industrial, office, youth sports, etc.) could develop under the NR-C zone, and therefore could encourage economic development opportunities with different intensities, densities, and building scales as compared to the existing uses in the area. The request generally furthers Policy 8.1.1 –Diverse Places.

Policy 8.1.2 -Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request would encourage and facilitate redevelopment of the subject site from a VACANT SOUND STAGE MOVIE STUDIO to new uses (warehouse, industrial, youth sports, etc.) an economic development effort, which would generally contribute to improved quality of life for existing and new area residents. Redeveloping the subject site would clean it up and therefore improve quality of life. A wider variety of commercial, civic, and institutional uses would be possible under the NR-C zone, which would generally contribute to a robust, resilient, and diverse economy. The request generally furthers Policy 8.1.2-Resilient Economy. This subject property is 1 mile from a CENTER but it still walkable and easy to get to for residents.

Policy 8.1.3 -Economic Base: Strengthen and diversify the economic base to help reduce reliance non-government spending.

Typically, economic base jobs are jobs in manufacturing and production. They provide a “base” to the economy that generates and supports retail and service jobs. The request would result in NR-C zoning and broader permissive uses in the NR-C zone (not allowed in the MX-L zone) could provide some non-service and better paying jobs. However, the goal of this redevelopment is to find business to fill in the vacant sound stage movie studio. The goal is to create jobs in the redevelopment of the site. These new jobs would generally help strengthen and diversify the economy and reduce reliance on government spending, though they are not true economic base jobs. The request partially furthers Policy 8.1.3 -Economic Base.

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

The request would promote re-development of the subject site, which is an infill site because it’s located in an area of the City that has been developed since approximately the 1950s. Existing infrastructure and public facilities are already in place to serve the subject site; infill development is an efficient use of land that supports the public good because it promotes an efficient development pattern. The request furthers Goal 5.3- Efficient Development Patterns.

ABC Comp Plan Policy 5.6.2 Areas of Change. The Subject Site is in an Area of Consistency. This does not apply.

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

ATTACHED IS A TABLE OF USES OF MXM v. NRC

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C
Land Uses											
COMMERCIAL USES											
Agriculture and Animal-related											
Community garden	P	P	P	P	P	P	P	P	P	P	P
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P
Compost facility, medium	P	A	A	A	A	A	A	A	P		C
Equestrian facility	P										
General agriculture	P										
Kennel	C							C	C		P
Nursery	P								A		P
Veterinary hospital	C						C	P	P	P	P
Other pet services	C						C	P	P	P	P
Food, Beverage, and Indoor Entertainment											
Adult entertainment											
Auditorium or theater						A	A	A	P	P	P
Bar							C	C	P	P	P
Catering service									P	P	P
Health club or gym			A		A	A	P	P	P	P	P
Mobile food truck court							C	P	P	P	P
Nightclub									P	P	P
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P	
Restaurant							C	P	P	P	P
Tap room or tasting room							C	C	P	P	P
Other indoor entertainment							C	P	P	P	P
Lodging											
Bed and breakfast	A	CA		A	A	P	P				
Campground or recreational vehicle park									C		P
Hotel or motel							P	P	P	P	P
Motor Vehicle-related											
Car wash								C	P	C	P

Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C
Offices and Services											
Bank							P	P	P	P	P
Blood services facility									C	C	C
Club or event facility							C	P	P	P	P
Commercial services								P	P	P	P
Construction contractor facility and yard										C	P
Medical or dental clinic							P	P	P	P	P
Mortuary								C	P	P	P
Office							P	P	P	P	P
Personal and business services, small							P	P	P	P	P
Personal and business services, large									P	P	P
Research or testing facility							P	P	P	P	P
Self-storage								C	C	P	P
Outdoor Recreation and Entertainment											
Amphitheater										C	C
Balloon Fiesta Park events and activities											
Drive-in theater									C	C	C
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P
Retail Sales											
Adult retail										P	
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P

All newly permissive uses shall be considered when justifying a zone change. The newly permissive uses would **not** be harmful to the surrounding community because the vast majority of them would not realistically be pursued due to site location (surrounded by industrial uses and not located on Coors Blvd) and other site constraints:

TAP ROOM: The allowed uses in the NR-C zone (that are not currently allowed in MXM) would not be harmful to the adjacent land uses because you cannot secure a lease with a brewery or tap room or tasting room two blocks west of Coors surrounded by industrial and office.

HOTELS & MOTELS: Additionally, hotels and motels like to be located on busy streets (with access to interstates). This site is two blocks off of Coors Blvd and not a viable hotel location as it is surrounded by light industrial and office uses.

RECYCLING CENTER, ELECTRIC STORAGE, NIGHT CLUB: Likewise, this location would not work for a recycling center, electric storage, or night club (due to being located two blocks from Coors Blvd).

Attached is a summary table comparing the permissive uses between the existing zones (MX-M) and the proposed zone district (NR-C)

*One of the possible land uses that the Applicant could pursue on this site is an Indoor Sports or recreation center (which is currently allowed in both the MXM and NRC - [Allowable Uses Table 4-1-1](#) "**Club or Event Facility** A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities" and "**Food, Beverage, and Indoor Entertainment Health Club or Gym** A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities."*

The Subject Property would need ancillary uses to support the indoor sports complex that are included in the NR-C zone, but not in the MX-M zone (for example restaurants on site to help serve the youth sports needs in between games for families to eat, etc.).

Below is a list of the land uses that you can do in MX-M that you can't do in NR-C:

*Residential
Group living
Library
Compost facility
Residential community amenity
Park and Ride lot*

None of these land uses above are being pursued in the private sector on the Subject Property. This site is too far away from Coors Blvd to have PARK & RIDE. Additionally, the residential uses of Group Living, and Residential Community Amenity will simply add to the housing and jobs imbalance on the west side of ABQ.

Applicant Response: The request meets the criteria of 14-16-6-7(G)(3)(d) because the subject site is currently zoned **MX-M** [IDO 14-16-2- 4], which was assigned upon adoption of the IDO. Primary land uses are described in Table 4-2: Allowable Uses, IDO p. 130.

The request proposes to change the subject site's zoning to **NR-C** (Mixed-Use Low Intensity Zone District, IDO 14-16-2- 4(B)), which was assigned upon adoption of the IDO. Specific permissive uses are listed in Table 4-2: Allowable Uses, IDO p. 130.

A couple of key differences between the NR-C and the MX-M zones are the support for industrial warehouse and office.

The requested NR-C zone does not include permissive uses that would be harmful of adjacent property, the neighborhood, or the community. The zone change would be consistent with the surrounding land uses to the EAST of the Subject Site, and allow a slightly broader variety of community services to be developed on the Subject Site than the existing zoning allows, adding to the healthy mix of uses already present in the neighborhood. It is important to remember that this

site was historically a vacant Sound Stage Movie studio and the Applicant is simply attempting to re-establish a warehouse, industrial or light office users for the property.

Below are some examples of uses in the NR-C zone that can be considered BENEFICIAL that are not allowed in MX-M:

- Kennel – Goes from Conditional to Permissive
- Nursery – Goes from “A” to Permissive
- Campground or Rec. Vehicle Park – Goes from C to Permissive
- Heavy Vehicle and Equipment Sales – Goes to Permissive
- Outdoor Vehicle Storage – Goes to Conditional
- Construction Contractor Yard – Goes to Permissive
- Outdoor Entertainment – Goes from A to Permissive
- Light Manufacturing – Goes to Permissive
- Warehousing – Goes from C to Permissive
- Wholesaling & Distribution – goes from C to Permissive

Applicant: The Applicant believes that the Wholesaling and Warehousing going from conditional to permissive will give this Subject Property the opportunity to meet the needs of a large swath of businesses looking to expand west of the river. This benefit will be felt in job creation, and attempts to reduce trips across the river (jobs and housing imbalance).

The Change in Permissive Uses Will Not be Harmful:

The Permissive uses in NR-C that could be construed as having possible harmful effects such as a bar, nightclub, fueling station or retail liquor are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. This subject property is already set back from West Mesa High School and neighboring residential uses in a manner that complies with setback requirements.

Those other “harmful” uses will not likely be used on this site because it is two blocks from Coors Blvd and there are no bars or night clubs in this trade area that are NOT located on Coors Blvd (or another major arterial). The surrounding uses are light industrial and warehousing by nature and not conducive to night clubs, bars, alcohol sales, etc.

There are a handful of other City ordinances, such as the Noise Ordinance, will help protect the uses on this site from becoming harmful to nearby commercial zoned neighbors.

The Use Standards in the IDO include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements will give confidence to the neighbors and the EPC that the expanded permissive uses will not be harmful to the neighborhood.

14-16-6-7(G)(3)(e): *The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet one of the following requirements:*

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

applicant.

Applicant Response: The request meets the criteria of 14-16-6-7(F)(3)(e) because the existing infrastructure and public improvements currently have adequate capacity to serve the proposed development. The Subject Site includes an existing two buildings that will go from vacant to leased if this zone change is approved.

14-16-6-7(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.*

Applicant Response: The request meets the criteria of 14-16-6-7(G)(3)(f) because the rationale and justification for the zone change is not based on the property's location on COORS BLVD. The zone map amendment is justified pursuant to the goals and policies of the Albuquerque Comp Plan. Additionally, it is noteworthy that this site was historically a vacant sound stage movie studio and the Applicant is simply attempting to re-establish industrial, office, warehouse uses that existed for years on the Subject Property. The neighbor property to east is NR-C zoned.

14-16-6-7(G)(3)(g): *The applicant's justification is not based completely or predominately on the cost of land or economic considerations.*

Applicant Response: The request meets the criteria of 14-16-6-7(F) (3) (g) because the cost of the land or economic considerations is not the basis for the Applicant's justification. The rationale is clearly contained in the letter above and is not a result of economic considerations as the predominant reason for the application. This could be an efficient development as it is walkable from the bus lines along Coors Blvd (and this is an AREA OF CONSISTENCY).

14-16-6-7(G)(3)(h): *The zone change does not apply a zone district different from surrounding zone districts to one small area, one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:*

1. *The 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 premises makes it unsuitable of the uses allowed in any adjacent zone district.*

Applicant Response: The request meets the criteria of 14-16-6-7(F)(3)(h) because the properties just east of the Subject Site are zoned NR-C, the proposed zone change of the Subject Site to NR-C will be congruent to existing zoning in the direct vicinity. The proposed development will also be complementary with the surrounding uses. The neighbors are warehousing and industrial by nature. This ZMA would NOT create a spot zone.

We appreciate the opportunity to submit for a zone map amendment. Thank you for your consideration to this request.

Sincerely,

Joshua J. Skarsgard, Agent

D) STAFF INFORMATION

Project Memo

DATE: June 23, 2026
TO: Trisha Kvern and Agent Josh Skarsgard,
FROM: Dustin Kiska, Planner (505) 924-3366
City of Albuquerque Planning Department
RE: **Project # ZMA-2026-00009 Zoning Map Amendment**

We completed an initial review of the proposed Zoning Map Amendment. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter (electronic) by:

5PM on Wednesday, July 1st, 2026

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what we have for the legal description:
 - Retail Southwest, agent for Avatar Recoveries LLC, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3), containing approximately 5.0-acres, between 64th and 68th St NW, located at 6500 Hanover Rd NW. (J-10-Z).
- C. It is our understanding that this request is a Zoning Map Amendment from MX-M to NR-C, to facilitate the ability for office and industrial uses to re-purpose existing warehouse and office buildings.
 - Is this correct?
- D. Are there any tenants projected to move in to the existing warehouse buildings?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **July 16, 2026**. Final staff reports will be available one week prior, on **July 9, 2026**
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.
- D. Staff will forward Agency Comments to the applicant by **July 6th 2026**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) **Public Notification & Neighborhood:**

- A. I have verified that the property owners within 100 feet of the subject, as included in your list in the application, appear to be accurate and the notification requirement satisfied, including proof of certified mail receipts.
- B. According to the Office of Neighborhood Coordination (ONC), Los Volcanes Neighborhood Associations was the only NA required to be notified and that requirement is met.
- C. Sign Posting:
 - The Sign will need to be posted on or before 9:00am on – Wednesday July 1st, 2026 and shall be left up until Wednesday, July 30, 2026.
 - You may come pick up the sign from the Urban, Design and Development Offices at any time, starting Monday, June 22, 2026.
 - There will need to be a posted sign on the subject site, one for each street frontage, therefore (1) sign to be posted on Hanover Rd NW.
 - Please submit photos of the posted sign on or before July 1st, 2026.
 - For more information regarding site posting locations and requirements please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf
- D. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.
 - Have you held any neighborhood meetings, or plan to, prior to the hearing date and public comment submittal deadlines?
 - Please provide any meeting notes, with comments of support or opposition. We will do the same if we hear from any of the general public or neighborhoods listed.

4) **Project Letter: General Notes**

- A. The submitted project Justification letter is off to a good start but will require revisions for clarity.
 - As per IDO [§14-16-6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence. I have included revision recommendations and guidance in the sections below.
 - Refer to the link provided below for examples of previous Zone Map Amendment requests. Applicant justification letters can be found in the posted staff reports: webpage [here](#).
- B. Zone Map Amendment Request – General Notes (I. & II.)
 - *History*: Is there any additional History of the site that is relevant? Please provide maps or visuals.
 - Is there a previous Site Plan?
 - *Zone Map Summary*: Please provide visual maps that locate the site on any maps referenced with a dot or site outline.
 - *Zone Map Amendment* – Review and Decision Criteria, (discussed below) - **14-16-6-7(G)(3)(a-h)**

Goals & Policies Response - General Notes:

- It is good to discuss the zone change from a generic land use perspective. It is helpful to discuss the potential future project (Re-Use of existing space with allowable uses), however, the proposed uses are not being heard in this request, so it is good to address any other permissive uses, because the EPC must carefully consider the appropriateness of all permissive uses granted in the NR-C zone that may have an impact on the surrounding community.
 - *(Further explained in 6-7(G)(3)(d) response)*
- It is important to discuss the Zone district and how it applies to each Goal and Policy. There is no Site Plan being reviewed as part of this request, so the proposed zone districts and permissive uses will hold more weight to the commission than the future infill development.
- I recommend using the verbiage, “clearly facilitates the implementation of” instead of ‘furthering,’ ‘consistent with’ or ‘facilitating’, when responding to the applicable Goals and Policies.
- The task in a justification is to choose applicable Goals and Policies from the Comprehensive Plan that are centered around this request (a Zoning Map Amendment), and demonstrate how the request clearly facilitates the implementation of each applicable Goal and policy.
- Be as detailed as possible in these responses. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 1. Answering the questions in a customary way
 2. Using conclusory statements such as using “because” and tailoring the response to match the wording of the Goal or Policy
 3. Re-phrasing the requirement of the Goal and Policy in the response
 4. Choosing an option when needed to respond to a specific requirement.

6.7(G)(3)(a): Goals and policies of the Albuquerque Bernalillo County Comprehensive Plan

- Opening intro is off to a good start.
- The specific goals and policies chosen seem justifiable, and the quantity and spectrum of chapters referenced is good, with the possibility to include more to each response and include more Goals and Policies from chapters in the Comp Plan.
 - *Switch Policy 5.6.2 - Area of Change with Policy 5.6.3 – Area of Consistency.*
- Guiding Principles response is sufficient.
- Move responses to Goals and Policy to under this title, 6.7(G)(3)(a)

6-7(G)(3)(b) Area of Consistency

- Re-write response accordingly to Area of Consistency. (See map below)



6-7(G)(3)(c) – Area of Change

- *Response should state: This site is not in an Area of Change; this policy does not apply.*

6-7(G)(3)(d) – Harmful Permissive Uses

- Include a summary table comparing the permissive uses between the existing zones (MX-M) and the proposed zone district (NR-C)
- All newly permissive uses shall be considered when justifying a zone change. The response does not discuss how the newly permissive uses would not be harmful to the surrounding community.

6-7(G)(3)(e) – Has adequate existing mobility infrastructure serving the site

- Response is sufficient

6-7(G)(3)(f) – Not based on location on a major street

- Response is sufficient

6-7(G)(3)(g) – Not based on cost of land or economic considerations

- Response is sufficient

6-7(G)(3)(h) – Not a Spot Zone

- Clearly state that this is not a Spot Zone.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, July 16, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom

<https://cabq.zoom.us/j/83932559165>

Attend by Phone

(719) 359-4580

Meeting ID: 839 3255 9165

Find your local number: <https://cabq.zoom.us/j/83932559165>

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, July 1, 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-2021-005222

Case # SP-2026-00054

Site Plan – EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tracts 1 and 2 Plats for Tracts 1 and 2-G Alameda Shoppes (being comprised of Tract C-4-A Seven Bar Ranch) and legal right-of-way (ROW), located at 3615 & 3617 NM 528 NW and unplatted ROW, between Ellison Dr. and Cottonwood Dr. NW, totaling approximately 2.2 acres. (A-14)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00009

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4

Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

Case # SP-2025-00096

Site Plan – EPC, Major Amendment

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan – EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

Case # PLAN-2026-00001

Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

Project # PR-2021-005684

Case # SP-2026-00044

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan – EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4 acres. (Q-16)

Staff Planner: Daniel Soriano

Environmental Planning Commission (EPC)

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 29, 2026

APPROVED BY

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

E) PUBLIC NOTICE

Trish Kvern

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, May 12, 2026 2:50 PM
To: 'trish@retailsouthwest.com'
Subject: 6500 Hanover NW _Public Notice Inquiry Sheet Submission
Attachments: Zone Map J-10.pdf

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM
Los Volcanes NA	Ben	Sandoval	benjsandoval@q.com	6516 Honeylocust Avenue NW	Albuquerque	NM

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, May 12, 2026 8:36 AM

To: Office of Neighborhood Coordination <trish@retailsouthwest.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:

Zone map amendment

Applicant Information

Contact Name

Trish Kvern

Telephone Number

5056207556

Email Address

trish@retailsouthwest.com

Company Name

Paseo Nuevo Ltd. Co.

Company Address

PO Box 92558

City

Albuquerque

State

NM

ZIP

87199

Subject Site Information

Legal description of the subject site for this project:

Tract 2-A Plat of Mira Mesa Estates (being a replat of Tracts 2 & 3) containing 4.9993 ac

Physical address of subject site:

6500 Hanover NW Albuquerque NM 87121

Subject site cross streets:

Coors Blvd. NW and Hanover Rd. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-10

[Link for map](#)

[Captcha](#)



Outlook

Delivered: Notice of Public Hearing - 6500 Hanover Rd. NW

From postmaster@outlook.com <postmaster@outlook.com>

Date Mon 6/1/2026 2:32 PM

To nedcarla@live.com <nedcarla@live.com>

 1 attachment (44 KB)

Notice of Public Hearing - 6500 Hanover Rd. NW;

Your message has been delivered to the following recipients:

nedcarla@live.com (nedcarla@live.com)

Subject: Notice of Public Hearing - 6500 Hanover Rd. NW



Outlook

Relayed: Notice of Public Hearing - 6500 Hanover Rd. NW

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@ziarisingnm.com>

Date Mon 6/1/2026 2:32 PM

To benjsandoval@q.com <benjsandoval@q.com>

 1 attachment (27 KB)

Notice of Public Hearing - 6500 Hanover Rd. NW;

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

benjsandoval@q.com (benjsandoval@q.com)

Subject: Notice of Public Hearing - 6500 Hanover Rd. NW

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

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

Date of Notice*: June 1, 2026

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

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

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 6500 Hanover Rd. NW Albuquerque, NM 87121
Location Description Coors Blvd. NW and Hanover Rd. NW
2. Property Owner* Paseo Nuevo, Ltd. Co. et. al.
3. Agent/Applicant [if applicable] Joshua Skarsgard
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
☒ Zoning Map Amendment MX M to NR C (EPC or Council)
☐ Other: _____

Summary of project/request²*:

Zone map change from MX M to NR C to be consistent with previous zoning.

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

- ☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

- ☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)
- ☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: July 16, 2026 8:40 a.m.

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

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

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Hanover

Email: trish@retailsouthwest.com

Phone: 505 620 7556

Website or project page: N/A

Attachments, as relevant: Zone Atlas Page

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

1. Zone Atlas Page(s)*⁴ J 10

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 4.9993

2. IDO Zone District MX M Select

3. Overlay Zone(s) [if applicable] _____ Select Select Select Select

4. Center or Corridor Area [if applicable] _____

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

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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

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

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

Language Access Notice:

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

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

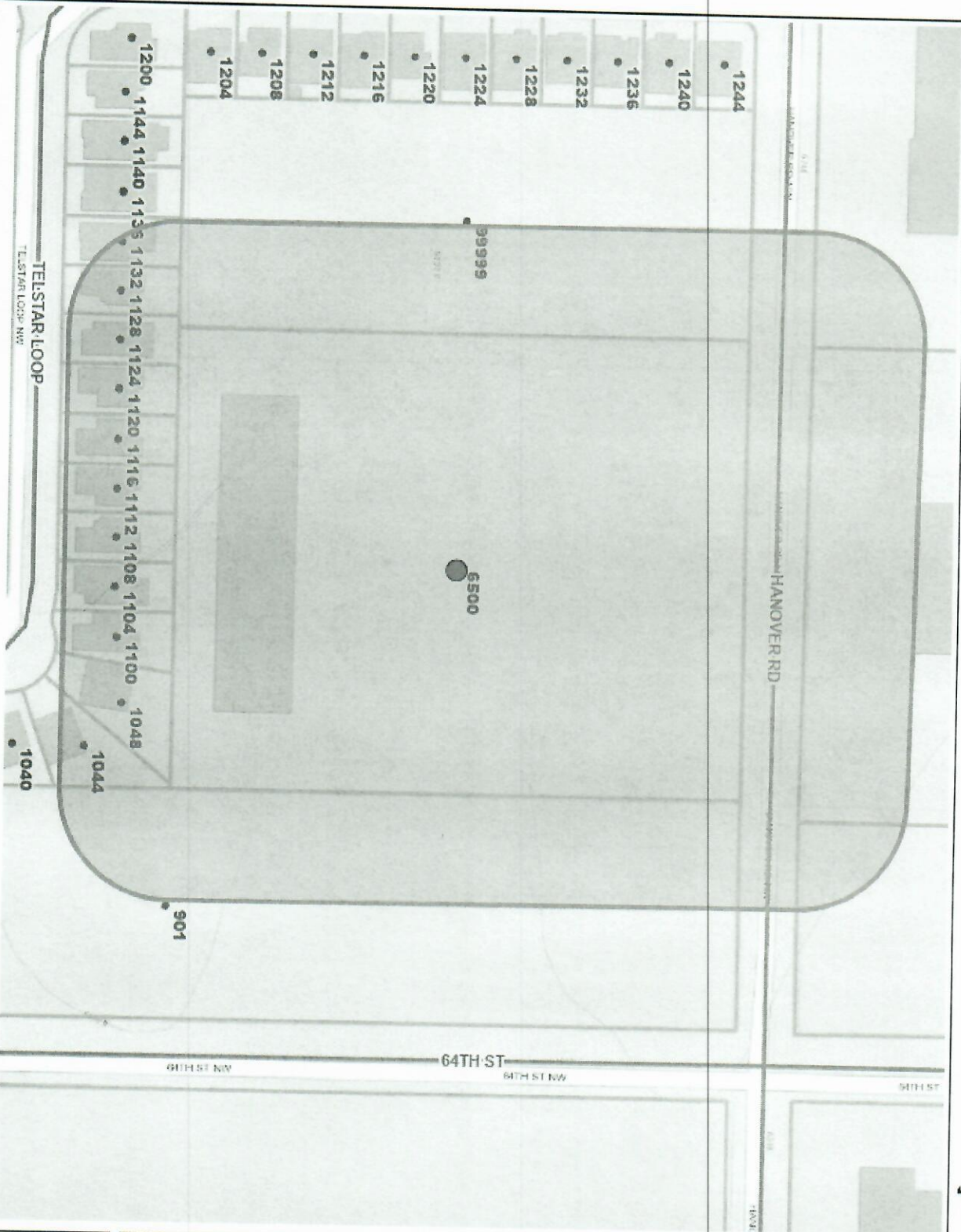
語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

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

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



6500 Hanover Rd NW



Legend

- ☐ City of Albuquerque Municipal
- ☐ Bernalillo County Assessor Pa
- ☐ Address Points (City Maintaine
- ☐ Major Roads
- ☐ Interstate
- ☐ Major Roadway
- ☐ Local Streets
- ☐ BNSF Railway
- ☐ Jurisdiction Boundaries
- ☐ City of Albuquerque
- ☐ Corrales
- ☐ Village of Los Ranchos
- ☐ Tijeras
- ☐ Rio Rancho
- ☐ Unincorporated Areas
- ☐ Outside City Limits

Notes

Buffer: 100 Feet
Right-of-Way: Hanover Road NW

264

132

264 Feet

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/13/2026
© City of Albuquerque

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
1.01006E+17	2025	AVATAR RECOVERIES LLC	NM	1720 LOUISIANA BLVD NE SUITE 100	ALBUQUERQUE NM 87110	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
1.01006E+17	2025	CHAVEZ JASON S & HORN-CHAVEZ MARIA M	NM	1108 TELSTAR LP NW	ALBUQUERQUE NM 87121-1342	6500 HANOVER	ALBUQUERQUE 87121	TR 2-A PLAT OF TRAC	4.9993
1.01006E+17	2025	CHAVEZ LEONARD WAYNE & MARIA TELIS & LOVATO ANDRES F	NM	1128 TELSTAR LP NW	ALBUQUERQUE NM 87121-1342	1128 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 35 CORRECTION I	0.1101
1.01006E+17	2025	DEPAZ NOE & DINIA J	NM	1048 TELSTAR LP NW	ALBUQUERQUE NM 87121-1341	1048 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 30 CORRECTION I	0.1101
1.01006E+17	2025	ESPARZA FRANCISCO & DENISE	NM	1116 TELSTAR LP NW	ALBUQUERQUE NM 87121	1116 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 38 CORRECTION I	0.1641
1.01006E+17	2025	G DYNASTY INVESTMENTS LLC	FL	4708 CAPITAL CR NW	ALBUQUERQUE NM 87121	1112 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 34 CORRECTION I	0.1101
1.01006E+17	2025	HULLA IVAN TRUSTEE HULLA TRUST	CA	20251 RAMONA LN	TALLAHASSEE FL 32303-7256	1120 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 32 CORRECTION I	0.1101
1.01006E+17	2025	LEZA DANIEL	NM	3605 BAREBACK PL SW	ALBUQUERQUE NM 87105-4774	1124 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 31 CORRECTION I	0.1101
1.01006E+17	2025	LORENTZEN JOHN C/O S W REALTY INVESTMENT INC	NM	2909 YALE BLVD SE	ALBUQUERQUE NM 87106-4232	6565 HANOVER RD NW	ALBUQUERQUE 87121	TR 270-A PLAT OF TR	4.0714
1.01006E+17	2025	MATA JOSE M & ROMERO DALIA A CARRILLO	NM	1132 TELSTAR LP NW	ALBUQUERQUE NM 87121-1342	1132 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 29 CORRECTION I	0.1101
1.01006E+17	2025	MOYA LINDA	NM	1044 TELSTAR LP NW	ALBUQUERQUE NM 87121	1044 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 39 CORRECTION I	0.1513
1.01006E+17	2025	PARK & SHUTTLE INC & INFORMATICA LLC	NM	2909 YALE BLVD SE	ALBUQUERQUE NM 87106-4232	1301 64TH ST NW	ALBUQUERQUE NM 87121	TR 1 CORRECTION PI	2.5
1.01006E+17	2025	PMB LAND INVESTMENTS ABO LLC	NM	535 COYMANCHE RD NE	ALBUQUERQUE NM 87107-4138	6521 HANOVER RD NW	ALBUQUERQUE NM 87121	TRACT 266 EXC PORT	4.6
1.01006E+17	2025	RUSH TRUCK CENTERS OF NEW MEXICO INC ATTN: DEBBIE WILLIAMS	TX	PO BOX 34630	ALBUQUERQUE NM 87121	901 64TH ST NW	ALBUQUERQUE NM 87121	TR 267-A PLAT OF TR	4.9188
1.01006E+17	2025	SALAS CIRIANO P & VANESSA J	NM	555 IH 35 SOUTH, SUITE 500	NEW BRAUNFELS, TX 78130-0000	1100 TELSTAR LP NW	ALBUQUERQUE NM 87121	TOWN OF ATRISCO C	5
1.01006E+17	2025	SILVA JOHN M & CRYSTAL C	NM	1100 TELSTAR LP NW	ALBUQUERQUE NM 87121	1100 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 37 CORRECTION I	0.115
1.01006E+17	2025		NM	1104 TELSTAR LP NW	ALBUQUERQUE NM 87121	1104 TELSTAR LP NW	ALBUQUERQUE NM 87121	LT 36 CORRECTION I	0.1102

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

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

Date of Notice*: June 1, 2026

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

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

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 6500 Hanover Rd. NW Albuquerque, NM 87121
Location Description Coors Blvd. NW and Hanover Rd. NW
2. Property Owner* Paseo Nuevo, Ltd. Co. et. al.
3. Agent/Applicant [if applicable] Joshua Skarsgard
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
☒ Zoning Map Amendment MX M to NR C (EPC or Council)
☐ Other: _____

Summary of project/request^{2*}:

Zone map change from MX M to NR C to be consistent with previous zoning.

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

- ☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

- ☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)
- ☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: July 16, 2026 8:40 a.m.

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

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

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Hanover

Email: trish@retailsouthwest.com

Phone: 505 620 7556

Website or project page: N/A

Attachments, as relevant: Zone Atlas Page

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

1. Zone Atlas Page(s)*⁴ J 10

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 4.9993
2. IDO Zone District MX M Select
3. Overlay Zone(s) [if applicable] Select Select Select Select
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] office

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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

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

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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Albuquerque, NM 87121

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Jason Chavez & Maria Horn-Chavez
Street and Apt. No., or PO Box No.
1102 Telstar LP NW
City, State, ZIP+4®
Albuquerque NM 87121-1342

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87121

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☐ Adult Signature Required	\$0.00
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Postage \$0.78

Total Postage and Fees \$6.08

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Depaz Nee & Dina J.
Street and Apt. No., or PO Box No.
1048 Telstar LP NW
City, State, ZIP+4®
Albuquerque NM 87121-1341

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Albuquerque, NM 87110

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Sent To
Avatar Recoveries LLC
Street and Apt. No., or PO Box No.
1720 Louisiana Blvd. NE Suite 100
City, State, ZIP+4®
Albuquerque NM 87110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.78

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Capriano & Vanessa Salas
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1102 Telstar LP NW
City, State, ZIP+4®
Albuquerque NM 87121

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Albuquerque, NM 87121

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Linda Moya
Street and Apt. No., or PO Box No.
1044 Telstar LP NW
City, State, ZIP+4®
Albuquerque NM 87121

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Postage \$0.78

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RUSH Truck Centers of New Mexico
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PO 34630
City, State, ZIP+4®
San Antonio TX 78265-4630

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For delivery information, visit our website at www.usps.com.

Albuquerque, NM 87105

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\$0.00	97

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Daniel Leza
Street and Apt. No., or PO Box No.
3505 Bareback Pl. SW
City, State, ZIP+4®
Albuquerque NM 87105-4774

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87121

Certified Mail Fee \$5.30	0109
\$0.00	97

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Francisco & Denise Esparza
Street and Apt. No., or PO Box No.
1116 Teistar Ln NW
City, State, ZIP+4®
Albuquerque NM 87121

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Albuquerque, NM 87107

Certified Mail Fee \$5.30	0109
\$0.00	97

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To
PMB Land Investments ABQ LLC
Street and Apt. No., or PO Box No.
535 Comanche Rd. NE
City, State, ZIP+4®
Albuquerque NM 87107-4132

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Huntington Beach, CA 92646

Certified Mail Fee \$5.30	0109
\$0.00	97

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To
Tatka Ivan Trustee
Street and Apt. No., or PO Box No.
20251 Ramona Ln.
City, State, ZIP+4®
Huntington Beach CA 92646-4749

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87121

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\$0.00	97

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To
John & Crystal Silva
Street and Apt. No., or PO Box No.
1104 Teistar Ln NW
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Albuquerque NM 87121

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

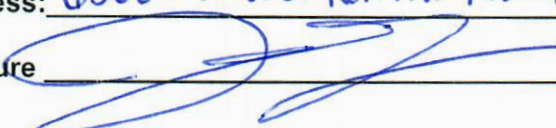
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved 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.

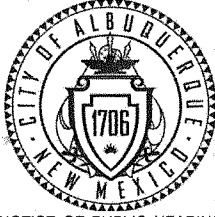
Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 6500 Hanover Rd. NW Albuquerque NM 87121

Applicant/Agent Signature 

Date: 6/1/26





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, July 16, 2026 at 8:40 a.m.**, using Zoom (online).

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

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>

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, July 1, 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-2021-005222

Case # SP-2026-00054

Site Plan - EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)

Staff Planner: Catherine Heyne

Case # ZMA-2026-00009

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

Case # SP-2025-00096

Site Plan - EPC, Major Amendment

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

Case # PLAN-2026-00001

Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

Project # PR-2021-005684

Case # SP-2026-00044

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4

acres. (Q-16)

Staff Planner: Daniel Soriano

Environmental Planning Commission (EPC)

Journal: June 29, 2026

F) AGENCY COMMENTS



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

June 9, 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 **July 16, 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 June 29, 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-2021-005222

Case # [SP-2026-00054](#)

Site Plan – EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)
Staff Planner: Catherine Heyne

Case # [ZMA-2026-00009](#)

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Avatar Recoveries LLC, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3) located at 6500 Hanover Rd NW, between Coors Blvd. NW and Hanover Rd NW, approximately 5 acres. (J-10)
Staff Planner: Dustin Kiska

Case # [SP-2025-00096](#)

Site Plan – EPC, Major Amendment

RBA Architecture, agent for Laguna Point requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Academy Rd NE and Eubank Blvd NE, approximately 13.01 acres. (E-21)
Staff Planner: Daniel Soriano

Case # [PLAN-2026-00001](#)

Comprehensive Plan Amendment

City of Albuquerque Planning Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing

Main Street Corridor designation.
Staff Planner: William Steele

Project # PR-2021-005684

Case # [SP-2026-00044](#)

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA requests a Site Plan – EPC, for all or a portion of Tract OS-2 Bulk Land Plat for Mesa del Sol Innovation Park II (a Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 Mesa del Sol & Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, Tract F Bulk Land Plat for Mesa del Sol Innovation, located at 99999 Crick Crossing SE, between Watson Dr SE and Hawking Dr SE, approximately 9.5 acres. (Q-16)
Staff Planner: Daniel Soriano

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

- This is a request for a Zone Map Amendment (ZMA) from MX-M to NR-C for a site located at 6500 Hanover Rd NW. It is in the Southwest Mesa Community Planning Area (CPA). The site is in an Area of Consistency and within ¼ mile of a Major Transit Corridor (MT). The site was formerly used for movie studios that are currently vacant, and in an area with a mix of residential and commercial uses. The request would not create a spot zone.
- The request would support a sustainable community with a mix of uses and encourage productive use of a vacant lot (Policy 5.2.1, sub-policy m). Because the ZMA request would allow commercial and light industrial uses, it fosters job growth on the West Side and ensures land zoned for commercial uses (Policy 5.4.2, sub-policy a). The request would protect the light industrial character of the area, supporting Areas of Consistency (Policy 5.6.3). The request would allow intense commercial uses that could foster a robust economy (Policy 8.1.2).
- Since the ZMA would not allow dense and mixed-use housing and instead support more intense commercial uses, It conflicts with and supports Southwest Mesa CPA Policies 4 and 8, respectively. Although the request could introduce possibly harmful uses near residential, use-specific standards are required to screen and buffer uses, and mitigate noise, sound, and other impacts.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks & Recreation – Urban Forestry

- Please note that for future development, existing trees are present on site. Per IDO 5-2(C)/ 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands: 5-2(C)(2)(d) Large stands of mature trees.

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

- AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request.

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

- No objections. Future development will require a Request for Availability.

Bernalillo County – Planning

- No adverse comments.

Public Service Company of New Mexico (PNM)

- There are underground PNM facilities and/or easements that loop into the site from Hanover Rd NW along the east and west edges and between the two existing buildings.
- 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.

(No comments received from the below Agencies)

Transit Department

Zoning / Code Enforcement

Hydrology

Solid Waste Department

Aviation Department

Department of Municipal Development

Metropolitan Redevelopment Agency

Office of Neighborhood Coordination

Police Department/Planning

Kirtland Air Force Base (KAFB)

Middle Rio Grande Conservancy District (MRGCD)

Mid-Region Council of Governments (MRCOG)

Mid-Region Metropolitan Planning Organization (MRMPO)

National Park Service (NPS) / Petroglyph National Monument

New Mexico Gas Company

New Mexico Department of Transportation (NMDOT)