City of Albuquerque
Environmental Planning Commission
Staff Report

HEARING DATE:	Thursday, September 17, 2026
PROJECT #:	PR-2026-000174
CASE #:	VA-2026-00109
AGENT:	Modulus Architects & Land Use Planning
APPLICANT:	Isaiah 61:3 Properties
APPLICATION:	Variance – EPC
LEGAL DESCRIPTION:	Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision); Lot 4A-1, Block 3 (Excluding Northerly Portion Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano
ADDRESS/LOCATION:	Valiente Rd. NW between Kimmick Dr. NW and Calle Nortena NW
PROPERTY AREA:	Approximately 13 acres
EXISTING ZONING:	MX-M & MX-L
STAFF PLANNER:	Daniel Soriano

CASE SUMMARY: This request is a variance of 3 feet and 11 inches to the maximum building height of 15 feet within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone to allow a building height of 18 feet 11 inches.

The one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations (WSCONA), and property owners within 100 feet of the site, were notified as required. As of this writing, staff has received 3 letters in support of this request and none in opposition. A post-submittal facilitated meeting was requested by WSCONA and held on August 24, 2026.

STAFF RECOMMENDATION: APPROVAL of Plan #VA-2026-00109 based on Findings #1-16 and Recommended Conditions of Approval #1-6 in this report.

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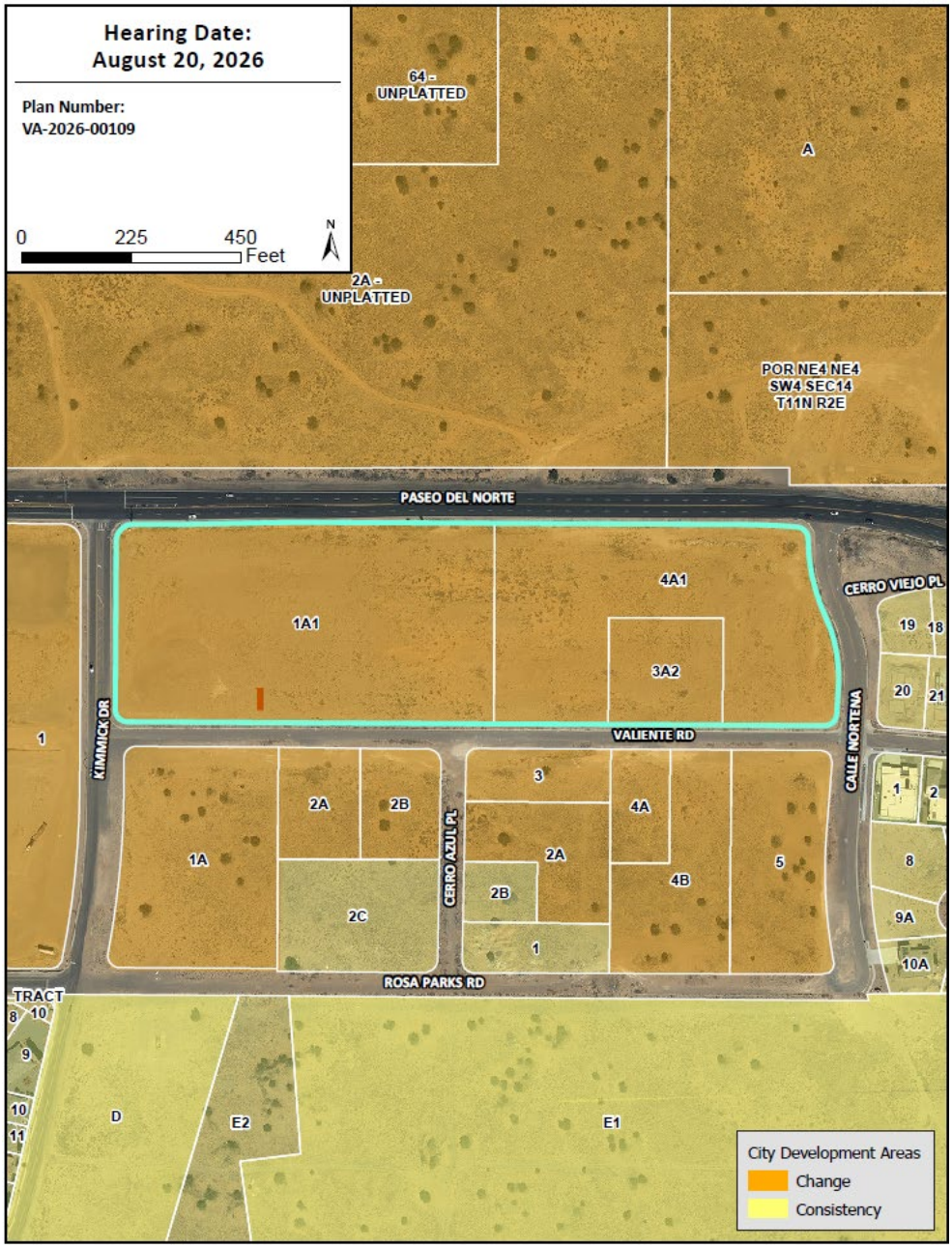
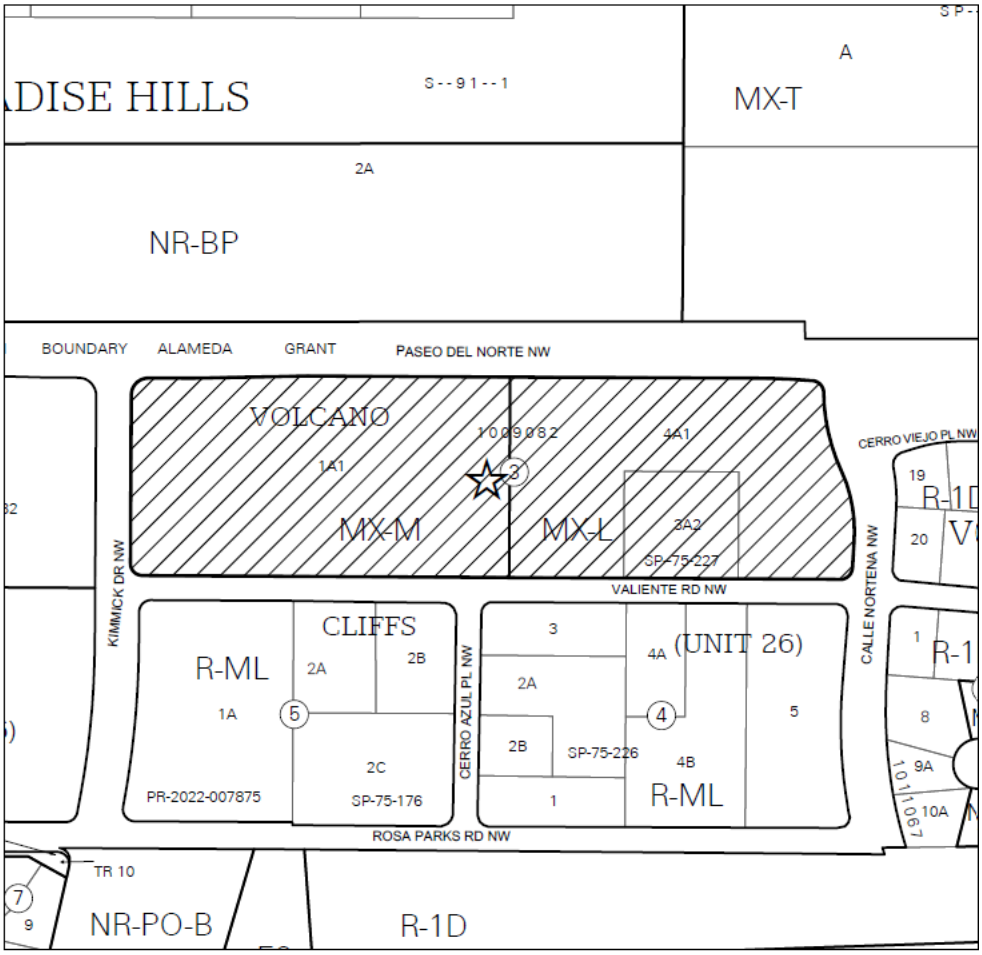
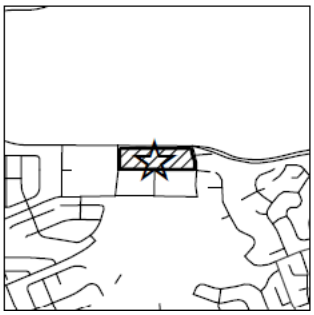
I. Maps

Aerial Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

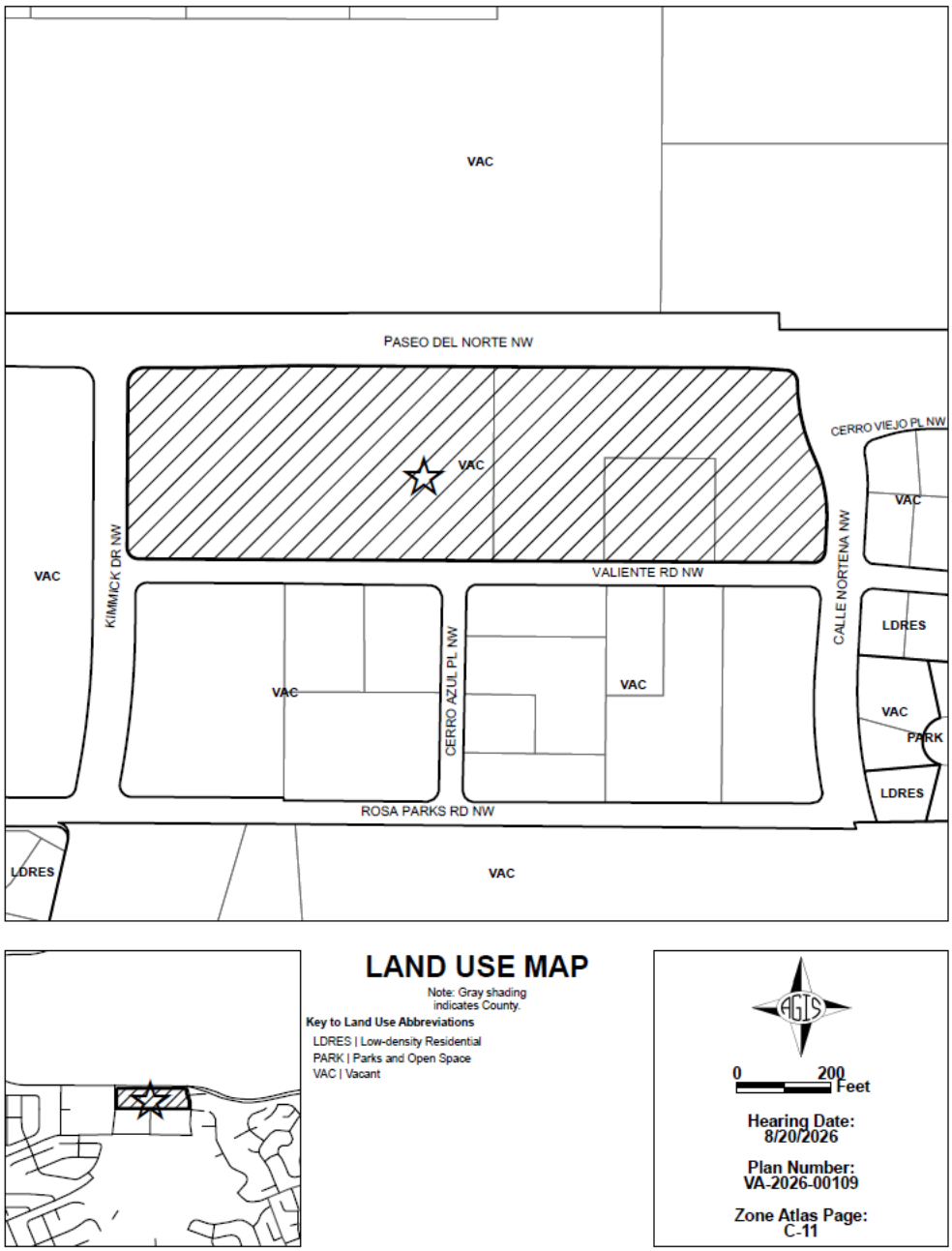
0 200 Feet

Hearing Date:
8/20/2026

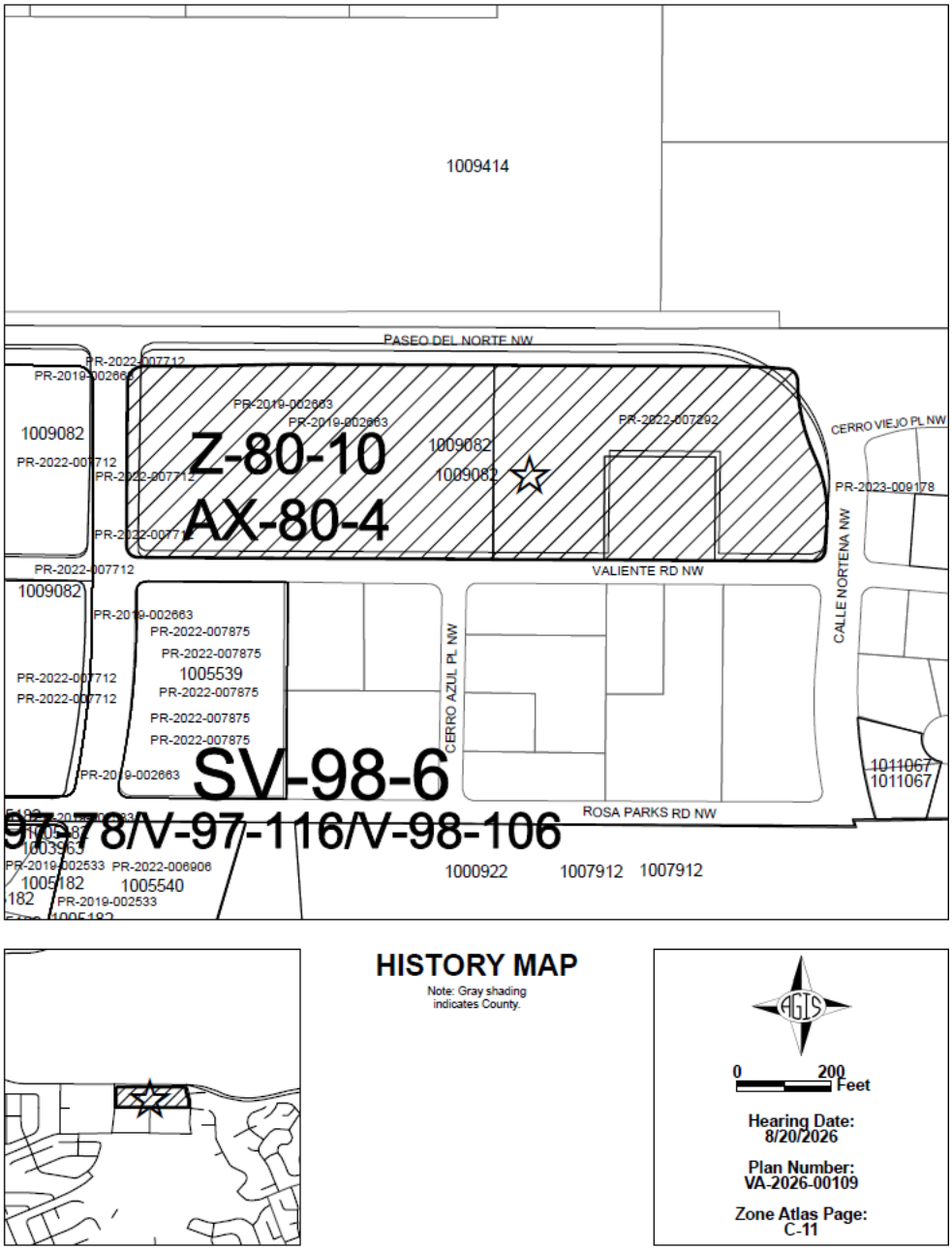
Plan Number:
VA-2026-00109

Zone Atlas Page:
C-11

Land Use Map


VAC
PASEO DEL NORTE NW
VAC
CERRO VIEJO PL NW
VAC
VAC
KIMMICK DR NW
VALIENTE RD NW
CALLE NORTENA NW
LDRES
VAC
CERRO AZUL PL NW
VAC
VAC
PARK
LDRES
ROSA PARKS RD NW
LDRES
VAC
LAND USE MAP
Note: Gray shading indicates County.
Key to Land Use Abbreviations
LDRES | Low-density Residential
PARK | Parks and Open Space
VAC | Vacant
0
200
Feet
Hearing Date:
8/20/2026
Plan Number:
VA-2026-00109
Zone Atlas Page:
C-11

History Map



HISTORY MAP

Note: Gray shading indicates County.

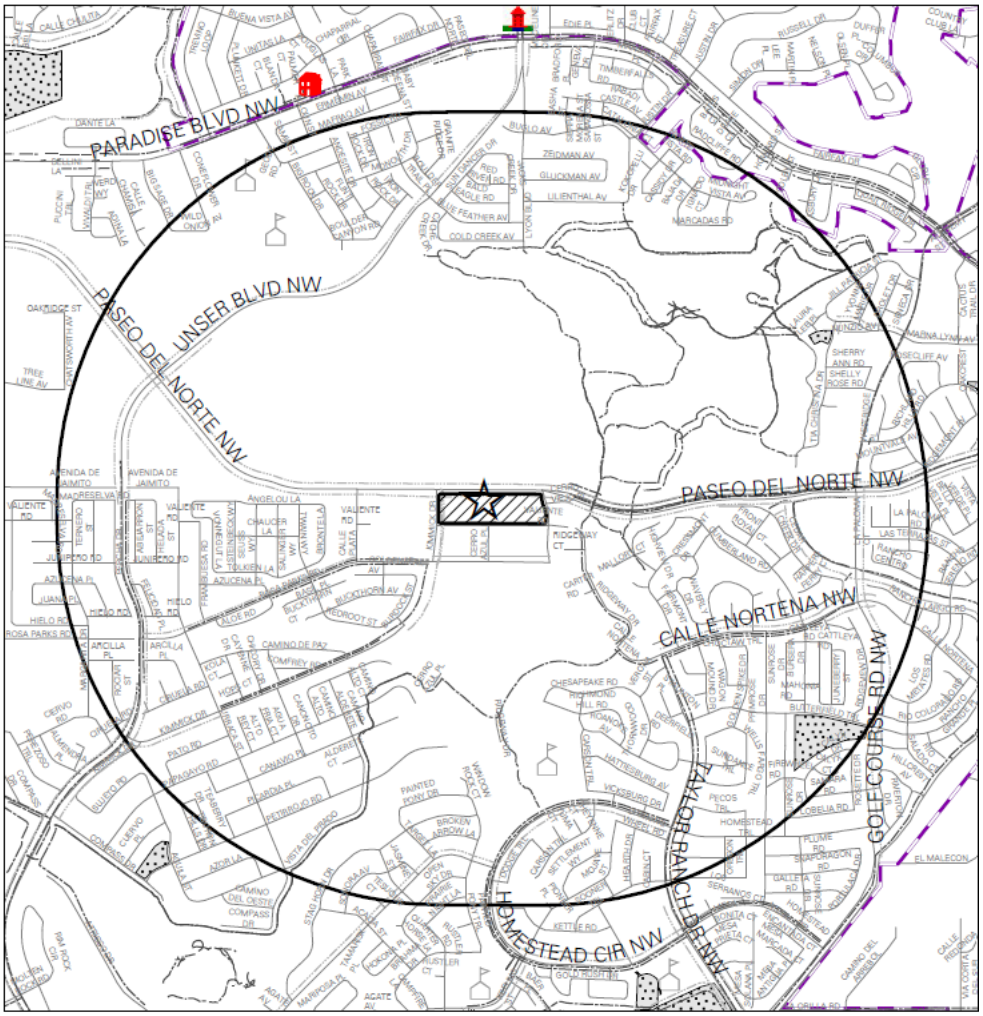
0 200 Feet

Hearing Date:
8/20/2026

Plan Number:
VA-2026-00109

Zone Atlas Page:
C-11

Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

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

Plan Number: VA-2026-00109

0 0.5 1 Miles

II. Introduction

Request

Isaiah 61:3 Properties LLC requests a variance of 3'11" to the maximum building height of 15' within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone to allow a 18'11" tall administrative building for a school. The subject site is planned for a Pre-K through 12th grade school campus (elementary, middle and high school use).

Pursuant to the Integrated Development Ordinance (IDO) § 14-16-3-6(E)(2), the purpose of VPO-2 is to protect views looking to and from the Petroglyph National Monument. One way in which these views are protected is by limiting building or structure height to 15 feet, as measured from natural grade, in the VPO-2 height restriction sub-area.

The applicant is requesting the structure height variance due to a unique blend of environmental factors, including varying grade levels and subsurface conditions.

The subject site includes three properties totaling approximately 13 acres, although the structure that is the subject of this request is on Lot 4A-1, containing 4.9 acres.

Property Location	*Legal Description*	*Size (Approx.)*	*Zoning*
Westernmost	All or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision)	6.9 acres	MX-M
Easternmost (U-shaped)	Lot 4A-1, Block 3 (Exclusively Northerly Portion Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a portion of Kimmick Drive NW & Calle Nortena)	4.9 acres	MX-L
Middle (Surrounded by U-shaped lot)	*03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located on an unaddressed parcel on Valiente Rd. NW (the "subject site"), between Kimmick Dr. NW and Calle Nortena NW	1.2 acres	MX-L

EPC Role

The Environmental Planning Commission (EPC) is the decision-maker for this request because it is a Variance [§ 14-16-6-6(N)] to building height within the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) zone [§ 14-16-3-6(E)(4)(c)].

This request is a quasi-judicial matter.

History

The subject site is within the boundaries of the now-repealed Volcano Cliffs Sector Development Plan and was zoned VCMX (Volcano Cliffs Mixed-Use). The sector plan was established to guide development to preserve views and protect the unique location next to the Petroglyph National Monument. With the effective date of the IDO in 2018, the subject site was converted to MX-L.

On October 10, 2019, the EPC approved a Zoning Map Amendment from MX-L to MX-M for the westernmost lot of the subject site, Lot 1A-1, and a portion of the lot east of the site across Kimmick Dr. NW (PR-2019-002663/RZ-2019-00043). An appeal of the ZMA was heard on February, 11, 2020. City Council denied the appeal and affirmed the EPC's approval (AC-19-17).

On August 31, 2022 the Zoning Hearing Examiner (ZHE) approved a Conditional Use to allow a Taproom on Lot 4A-1, the easternmost lot (PR-2022-007292/VA-2022-00198). The Taproom was never developed.

Site Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***MX-L***	***Area of Change***	***Undeveloped***
North	MX-T/NR-BP	Area of Change	Undeveloped
South	R-ML	Area of Change	Undeveloped
East	R-1	Area of Consistency	Undeveloped
West	MX-M	Area of Change	Undeveloped

The subject site is in a mostly undeveloped area on top of the escarpment in the northwest quadrant of the city. Paseo del Norte Blvd. NW intersects with Calle Nortena NW northeast of the subject site.

The immediate surrounding area is zoned R-ML to the south and R-1 to the east, and existing development in the vicinity of the subject site consists of low-density residential dwellings southeast of the subject site and two more low-density residential subdivisions within a quarter mile west of the site.

The volcanic escarpment face is approximately 930 feet east of the subject site, connected to the north-south running Piedras Marcadas Canyon within the Petroglyph National Monument, which is also designated as Major Public Open Space.

Roadway System

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

The LRRS designates Paseo Del Norte Blvd. NW as an Existing Regional Principal Arterial.

The LRRS designates Kimmick Dr. NW as a Proposed Minor Collector and Calle Nortena NW as a Proposed Major Collector.

The MRCOG's 2040 Limited Access Facilities Map shows Paseo del Norte NW as a limited access arterial roadway.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions, although Paseo del Norte east of Coors Blvd. does have freight restrictions.

Bikeways / Trails

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

The LRBS shows a Proposed Paved Trail traveling west along Paseo del Norte NW, beginning where Paseo intersects Calle Nortena NW. Additionally, a Proposed Protected Bike Lane is shown along Paseo del Norte NW, where there is an existing buffered bicycle lane. The proposed bike lane will travel along Paseo del Norte from Golf Course Rd. NW to Calle Nortena NW.

The LRBS shows a Proposed Bike Lane and Proposed Paved Trail along Kimmick Dr. NW.

It is important to note, the Unser and Paseo del Norte widening project broke ground in March 2026. This project will widen Paseo Del Norte from Calle Nortena to just past Unser from two lanes to four. Additional improvements with this project include new medians, 10' multi-use trails, 6' bike lanes with 3' buffers, new lighting, improved intersection and stormwater collection systems. This project is projected to be completed by late 2028.

Transit

The ABQ-Ride bus stop nearest to the subject site is located at Paseo del Norte NW and Golf Course Rd. NW, served by ABQ-Ride Route 157, which currently operates on a 35-minute headway. This stop is approximately 0.81 miles from the subject site, about a 15-minute walk on average.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas

of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Area (CPA)

The subject site is also located within the Northwest Mesa CPA, which encompasses the area west of the Rio Grande to the city's western edge, between Montano and Gila Roads, and the Bernalillo/Sandoval County line to the north. Made up of many single-family residential subdivisions with commercial businesses along Coors Boulevard, the Northwest Mesa CPA area is highlighted by its unique and culturally significant topography, including but not limited to, the Petroglyph National Monument, Boca Negra Canyon and Piedras Marcadas Canyon that contribute to the character of the area, but also necessitates development standards meant to protect and preserve the important landscapes.

The Northwest Mesa CPA assessment report was accepted by City Council on December 1, 2025.

Center & Corridor Designations

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

Policy Analysis

The 2024 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

Although the review and decision criteria for a Variance – EPC does not require the application to be analyzed for consistency with the Comprehensive Plan, Staff has provided a brief analysis. The analysis of the height variance requires staff to determine if the proposed site plan/variance is consistent with the IDO regulations for a View Protection Overlay zone.

CHAPTER 4: COMMUNITY IDENTITY

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

The subject site is located within an Area of Change, CPO-13 Volcano Mesa Character Protection Overlay zone, and VPO-2 Northwest Mesa Escarpment, including the Height Restrictions Sub-area. The overlay zone developmental standards include protections that intend to protect and preserve the nearby communities and significant views. The proposed school and requested variance would be built in a way that protects the viewshed from surrounding neighborhoods and public roads. The subject site maintains the general requirements in both CPO-13, and VPO-2. The proposed development is in line with the character and will enhance, protect, and preserve the surrounding community. The analysis of the impact on the views below indicates that the surrounding public views to and from the escarpment will be maintained. **The request is consistent with Goal 4.1 Character.**

CHAPTER 7: URBAN DESIGN

POLICY 7.3.1 NATURAL AND CULTURAL FEATURES: Preserve, enhance, and leverage natural features and views of cultural landscapes.

The proposed school site plan was carefully designed to preserve the natural features of the subject site on top of the escarpment. This Variance-EPC request, it's exhibits and staff analysis demonstrates that the natural and cultural features that surround the subject site will be preserved, including the protection of important views to cultural landscapes, such as unobstructed lateral views to and from the top of the escarpment and views of the Sandia Mountains in the far east. **The request is consistent with Policy 7.3.1 Natural and Cultural Features.**

POLICY 7.3.2 COMMUNITY CHARACTER: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

A key asset of this neighborhood are the protected views to and from the escarpment. The analysis of the view impact below indicates that the requested addition in height will maintain these views and cause no more of an impact the allotted 15-foot height. **The request is consistent with Policy 7.3.2 Community Character.**

CHAPTER 11: HERITAGE CONSERVATION

GOAL 11.3 CULTURAL LANDSCAPES: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

This Variance-EPC request and proposed site plan for a future school has carefully considered the culturally important landscapes and the views to and from the Petroglyph National Monument and Sandia Mountains. As discussed in view analysis sections of this report, the requested variance will not negatively impact the cultural landscapes that contribute to the city's identity and heritage. **The request is consistent with Goal 11.3 Cultural Landscapes**.

Integrated Development Ordinance (IDO)

The application for this request was submitted on July 9, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

IDO Zoning

The two easternmost lots of the subject site are currently zoned Mixed-use Low Intensity (MX-L). According to IDO § 14-16-2-4(B), the purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

The westernmost lot of the subject site is currently zoned Mixed-use Medium Intensity (MX-M) 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.

Allowable uses are shown in IDO Table 4-2-1.

Overlay Zones

The subject site is within the boundaries of the Volcano Mesa Character Protection Overlay Zone (CPO-13). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Additionally, the subject site is within the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended. Specifically, VPO-2 protects views looking to and from the Petroglyph National Monument.

Definitions

Adjacent:	Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite corners of an intersection diagonally (e.g. “kitty corner” or “catty corner” or “caddy corner”) are not considered adjacent.
Building Height:	The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO.
Escarpment:	Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major Public Open Space.
Finished Grade:	1. The elevation of the approved ground level at all points along a wall or fence.

2. The specified elevation on the grading plan approved by the City in conjunction with an approved Subdivision or Site Plan. In the absence of such approved plans, natural grade applies.

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

Natural Grade: The average ground level based on the site contours of land that has never been issued a grading permit, prior to any grading or addition or removal of earth.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

IV. Variance – EPC [IDO § 14-16-6-6(N)] Analysis

The Height Restrictions Sub-area of VPO-2 limits building and/or structure height to 15 feet, as measured from natural grade [IDO § 14-16-3-6(E)(4)(a)]. Additional height must be requested as a Variance – EPC pursuant to IDO § 14-16-3-6(E)(4)(c).

Variance – EPC Applicability [6-6(N)1]

Pursuant to IDO § 14-16-6-6(N)(1)(c), Variances to building height maximums in § 14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 may be requested for 1 of the following exceptions:

1. A Variance to allow up to 4 feet of additional height for non-residential structures to screen rooftop equipment.

2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of **fill** for proper drainage. ***[Emphasis added.]***

The applicant has verified that there will be no rooftop equipment installed on the structure, so exception 1 does not apply.

The applicant asserts that exception 2 applies to the site because of physical constraints created from shallow basalt underlying the property, which limits the depth of any graded drainage feature, as well as varying depths of "basalt refusal" sections. Basalt refusal is the depth where a drill stops because it hits solid basalt bedrock and cannot go any deeper. To ensure proper drainage away from all buildings, where finished grade will be below the elevation of basalt rock, the applicant proposes importing fill in order to construct the drainage system above the basalt.

Staff discussion: As required by the Development Process Manual (DPM), the applicant submitted a Conceptual Grading & Drainage for review by the City's Hydrology Division prior to EPC review of the Variance request. The City's Hydrology Engineer reviewed the Grading & Drainage Plan against the applicability of Variance – EPC [IDO § 14-16-6-6(N)(1)(c)]. The conceptual Grading and Drainage plan was approved.

The conceptual Grading and Drainage plan proposes to bring in approximately 3'9" of fill on the low side of the proposed structure and cut 3'6" feet under the high side for the structure to sit on leveled ground. Measuring from the mid-point of the building envelope, there is neither cut nor fill required for proper drainage. While the City Hydrology Engineer determined that fill is not required for proper drainage of the site for the proposed school building, it is important to note that the City Hydrology Engineer has no objection to this EPC variance request, because the request for a variance for building height has no impact on drainage functions.

The EPC needs to carefully consider whether the fill brought in for half the building meets the applicability for a Variance – EPC pursuant to IDO §14-16-6-6(N)(1)(c).

Review and Decision Criteria [6-6(N)(3)(a)]

Pursuant to IDO § 14-16-6-6(N)(3)(a) of the IDO, Review and Decision Criteria, "An application for a Variance – EPC shall be approved if it meets all of the following criteria."

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Staff Response: The subject site is located in the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay zone (VPO-2). The applicant has designed the proposed school on the subject site to respond to substantial site constraints, including uneven topography, subsurface conditions, and development standards from the IDO and DPM.

The applicant argues that the requested Variance is justified because of the specialized functional requirements of the subject building, unique topography, and engineering constraints. Engineering constraints include shallow basalt bedrock and varying depths of basalt refusal sections, including at shallow depths. The applicant documents the high costs associated with excavating the basalt refusal sections, which could limit the reasonable use of the property if the building is only allowed to be 15'. The applicant provided documentation that supports the special circumstances on the site.

According to the applicant, the administrative building would require greater interior volume to accommodate assembly functions, educational programming, mechanical systems, and occupant circulation. **The applicant's response meets Criterion 1.**

2. The Variance will not be materially contrary to the public safety, health, or welfare.

   Staff Response: The proposed Variance will have a minimal impact on the culturally significant views to and from the escarpment and the Sandia Mountains. The elevation at the top of the proposed 18'11" building is approximately 5344, below the elevation of a proposed 15' building to the east, which has an elevation of 5345 at the top of building, due to different finished floors between the two buildings. The variance will not be materially contrary to public safety, health, or welfare; rather, it would add almost 4' in height to the subject building without increasing the visual impact on important views. **The applicant's response meets Criterion 2.**

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

   Staff Response: The subject building is located at the center of the site plan, further reducing the visual impact that could be caused by the 18'11" building. This request will not affect land use, vehicle circulation or any other incidental activities related to the proposed school that could impact surrounding properties. The applicant has demonstrated that, despite the administrative building exceeding the allowable structure height due to the varying topography and the design of the site plan, the building would appear to be vertically shorter than an adjacent 15' structure to the east. **The applicant's response meets Criterion 3**.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

   Staff Response: The purpose of the Northwest Mesa Escarpment VPO-2 is to protect the views looking to and from the Petroglyph National Monument. This purpose is

accomplished in part by limiting structure height to 15' in the height restrictions sub-area of VPO-2. The Variance only applies to one building on the subject site, with the remainder of the site complying with IDO development standards.

The applicant is not undermining the intent and purpose of this IDO; rather, the applicant is requesting additional height through a Variance – EPC, as allowed by IDO § 14-16-3-6(E)(4)(c). The applicant has demonstrated compliance with the general purpose of VPO-2 by designing the overall site plan to minimize the potential impact and protect the views to and from the Petroglyph National Monument as demonstrated in the required view analysis pursuant to IDO 6-6(N)(2)(g) 1-3. **The applicant's response meets Criterion 4.**

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

   Staff Response: The applicant has demonstrated practical difficulties of developing on the subject site due to the varying topography and subsurface basalt. The applicant explains that the costs associated with removal of basalt refusal sections, the limited configuration options for the proposed school, and the specific design and purpose of the building require the 3'11" height variance. The conceptual grading and drainage drawings and supplemental justification analysis from applicant's civil engineer demonstrates that the Variance is the minimum necessary to avoid practical difficulties of developing on the subject site given the engineering solution surrounding environmental constraints, impacts of additional excavation, and the site design. **The applicant's response meets Criterion 5**.

Northwest Mesa Escarpment VPO-2 Review and Decision Criteria [6-6(N)(3)(c)]

Pursuant to IDO § 14-16-6-6(N)(3)(c) of the IDO, an application for a Variance from 15-foot structure height limit in the Height Restriction Sub-area in § 14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets all of the following criteria.

1. Hardship

   The intent of the view regulations in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

   Staff Response: The subject site features unique environmental constraints that make the proposed project difficult to develop given varying topographical changes throughout the site and subsurface basalt bedrock refusal sections at shallow depths that impact the design of the site, its structures, and drainage methods.

   In addition to the physical and engineering constraints from the basalt refusal sections, the applicant has noted that the height limitations of VPO-2 create

difficulties in the development of the administrative building that requires additional height than other school buildings on the site. The applicant states that the 15' height limitation will reduce the functionality of the proposed administrative building. The applicant asserts that relocating the subject building to a lower portion of the site, or altering the finished floor elevation to satisfy the 15' building height maximum would require "substantially greater excavation into basalt bedrock, increased blasting or rock removal," creating more site disturbances than the requested variance.

It is clear that the 15' building height limit does not render the lot undevelopable, as evidenced by the remaining structures of the proposed school meeting all IDO standards. Although the unique environmental constraints make the proposed school difficult to develop, the same environmental constraints do not impact drainage requirements nor make the site undevelopable as a school, or other permissive land uses in the MX-L zone district.

The applicant's response partially meets the Hardship criteria.

2. Visual Impact

The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

Staff Response: The applicant has provided adequate evidence that supports the proposed administrative building would have the same or less impact on views to and from the escarpment if the structure was 15' tall or 18'11". Given the varying range of finished floor elevations throughout the site, the applicant has designed the overall site plan to locate structures in a way that responds to the natural topographical changes, strategically placing the administrative building on a lower elevation than a proposed elementary school building that is 15' in height. In doing so, the applicant demonstrates the impact on views for these two structures at different elevations and different structure heights, remains the same.

The applicant's response meets the Visual Impact criteria.

Site & View Analysis

The applicant provided all of the analyses required for requests for a Variance to structure height [IDO § 14-16-6-6(N)(2)(g) (Procedure)].

1. Site Plans, site elevations, and site sections showing the location of the major public views.

Site Plans:

The applicant has provided an overall site plan for the proposed Pre-K through 12th Grade school that is being proposed on the subject site. The site plan shows the finished floor of the subject structure as well as the finished floor of other structures on the site and shows the location of the administrative building as near the center of the overall subject site, with two 12,452 sq. ft. structures to the north and an

additional structure, same size, to the west. East of the subject structure is open space and a sports field.

Site Elevations:

All four directional site elevations are provided for the subject building. The applicant provided elevations demonstrating the overall height of the proposed administrative building at 18'11" with the variance.

These elevations, when combined with other required view exhibits, adequately demonstrate the impact the administrative building will have on the surrounding views. The elevations call out the structure height of 18'11", as measured from the highest midpoint of the sloped roof. Additionally, elevations document the building height variance area on the structure and the elevations of the highest roof midpoint (5343.57'), and finished floor of the administrative building (5324.65').

Site Sections:

Site sections are intended to illustrate the vertical relationships of the proposed structure and surrounding terrain, meant to demonstrate the potential impact of views to and from the escarpment from all cardinal directions. The applicant provided site sections that call out the subject building labeled "Admin Office," escarpment location and other primary structures on the subject site, detailing the finished floor elevation, building height and total elevation of each structure, and the elevation of the nearest escarpment. It is important to note that Site Section diagrams are not to scale, are missing details for clarity, and views cannot be adequately determined by the provided exhibits.

The site sections exhibit provides elevations of the Northern Escarpment view (5270'), Southern Escarpment view (5322'), Western Escarpment view (5252'), in relation to the elevation of the administrative building (5343.56').

The eastern site section exhibit demonstrates that the administrative building is not visible when looking east from the western boundary of the site. Due to the differences in grade, elevation and terrain, the 15' tall elementary school structure (west of the administrative building) has a total elevation of 5345', higher than the 5343.56' elevation of the administrative building, rendering the administrative building lower than the elementary school and not visible from the western boundary, looking east.

The applicant's site sections adequately demonstrate that views to and from the escarpment are maintained, and aside from natural terrain obstructing a portion of views on the North and South, there are no man-made structures that obstruct views.

2. View analysis that illustrates the expected impact of structure height on major public views given the relationship of slopes, buildings heights, setbacks, escarpment height, and view corridors.

View Analysis:

The application has provided a viewshed analysis that illustrates views to and from specific locations along the escarpment, including the existing homes and the proposed school at the subject site. It is important to note, all View Analysis diagrams are not to scale, and some are missing details for clarity. Views cannot be adequately determined by the provided exhibits. (For full Viewshed Analysis provided by the applicant see Appendix E)

View Analysis: Panoramic View from Escarpment

The applicant provided a panoramic view spanning from the southern escarpment section to the northern escarpment section, facing west. Unfortunately, the text on this document is blurred and difficult to read. An updated exhibit has not been provided as of the time of this writing. Details on this view include elevations on all subject site buildings, surrounding future proposed apartments and townhomes, the north and south escarpment sections as well as the Petroglyph National Monument elevation.

View Analysis: Southeast Escarpment View

The applicant provided a comprehensive exhibit of views from the top of the southeast escarpment. This diagram includes the height of future, potential residential dwellings southwest of the subject site. This diagram shows, in comparison to those residential uses, the impact from the administrative building is minimal. The future residential uses have their building heights and elevations listed in the exhibit, which are generally higher than the future school buildings on the subject site. The tallest residential uses are 36’2”. The total elevation varies across these structures, but are not lower than 5365 (aside from two single family dwellings that have a 15’ structure height). The administrative building has a total elevation of 5348.7, which will be lower than many of the future residential uses and will not impact views in comparison.

3. Analysis and demonstration of at least 1 of the techniques required by § 14-16-3-6(E)(3) to minimize the impact of additional structure height on views to and from the escarpment.

   Pursuant to IDO §14-16-3-6(E)(4)(c) requests for additional height through a Variance – EPC, must minimize the visual impact on views to and from the escarpment through one of the following techniques:

   a. **Height/Slope**: An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale.

   b. **View Corridors**: Buildings and structures that are located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views

from the escarpment. The intent is to preserve the maximum amount of unobstructed lateral views to the top of the escarpment.

c. **Height/Slope/Setback**: Buildings and/or structures set back from major public views so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point.

Staff Analysis: The applicant has used the View Corridors technique to maintain unobstructed lateral views to the top of the escarpment. The administrative building is positioned to be at the center of the site plan so that predominant public views are preserved.

The proposed school is laid out in response to the natural terrain and environmental constraints of the subject site, including subsurface basalt. The administrative building is centrally located on the proposed site plan, where the finished floor elevation is lower than the other school buildings. With a low finished floor, when compared to other structures, specifically the elementary school structure to the west, which is 15' in height, the 18'11" administration building will be approximately 2' lower than the elementary school structure. The design of the site plan and location of the administrative building adequately preserves views to the top of the escarpment.

4. A Grading and Drainage Plan that has been approved by the City Engineer.

Staff Analysis: A final Grading and Drainage Plan has not been approved by the City Hydrology Engineer, although a conceptual Grading and Drainage Plan has been reviewed and approved. The City Engineer has analyzed the conceptual Grading and Drainage Plan against the standards of the DPM and the Variance to VPO-2 requirements, and finds that no fill or cut is needed for proper drainage of the site. A final Grading and Drainage Plan was requested by Hydrology, which has been submitted for review, but is not approved as of this writing. (See Recommended Condition of Approval #1.)

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes See Appendix F
Posted Sign	Yes	Yes Posted 08/04/2026
Published Legal Ad	Yes	Yes Published 08/03/2026

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) verified that there is one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations (WSCONA), which was notified as required. Property owners within 100 feet of the site were also notified by the applicant, as required.

A post-submittal facilitated meeting was requested by WSCONA, which was held on August 24, 2026. The applicant discussed future school plans for the subject site, the necessary entitlements for the proposed campus, this Variance for building height, and a Zoning Map Amendment. Regarding this Variance request, WSCONA has noted that it would not oppose the request as the meeting concluded.

Additionally, WSCONA has provided an e-mail thanking the applicant for mitigating concerns around the overall project, and intends to support the request

As of this writing, staff has not received any neighborhood or public comments in support of or in opposition to this request.

Indian Nations, Tribes, or Pueblos

Pursuant to Table 6-1-1, a Variance – EPC is not required to offer a pre-submittal tribal meeting; however, the applicant has discussed this project with Indian Nations, Tribes and Pueblos, receiving a letter in support of this request from the Pueblo of Laguna and letters expressing no concern with the project from the Navajo Nation and the Pueblo of Pojoaque.

Commenting Agencies

Most reviewing agencies state no adverse comments. Detailed comments were provided from the New Mexico Department of Transportation (NMDOT) and Public Service Company of New Mexico (PNM).

The NMDOT requests that the applicant coordinate with NMDOT to discuss potential impacts to NM 423 (Paseo del Norte).

PNM request the applicant work with PNM to verify easement locations and abide by any easement restrictions as to not impact PNM facilities.

VI. Conclusion

APPROVAL for Plan # VA-2026-00109, a Variance – EPC request for all or a portion of as Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision); Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 13-acres in

total, located on an unaddressed parcel on Valiente Rd. NW, between Kimmick Dr. NW and Calle Nortena, based on Findings # 1-16 in this report and Conditions #1-6.

Findings, Variance

Case #: VA-2026-00109

1. This is a request for a Variance – EPC for a subject site comprised of three lots, legally described as Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision); Lot 4A-1, Block 3 (Excluding Northerly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, located on an unaddressed parcel on Valiente Rd. NW (the "subject site"), between Kimmick Dr. NW and Calle Nortena NW, containing approximately 13 acres in total.
2. The request is for a variance of 3'11" to the maximum building height of 15 feet, as measured from natural grade, within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone [IDO § 14-16-3-6(E)(4)(a)] to allow a single building (administrative building) to be 18'11" tall, as measured from finished grade.
3. The Environmental Planning Commission (EPC) is the decision-maker for this request because it is a Variance [§ 14-16-6-6(N)] to building height within the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) zone [§ 14-16-3-6(E)(4)(c)].
4. The westernmost lot of the subject site is currently zoned Mixed-use Medium Intensity (MX-M) Zone District. The two easternmost lots of the subject site are currently zoned Mixed-use Low Intensity (MX-L).
5. The Albuquerque/Bernalillo County Comprehensive Plan, IDO, and Development Process Manual (DPM) are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the boundaries of the Volcano Mesa Character Protection Overlay Zone (CPO-13). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.
7. The subject site is located in an Area of Change and located within the Northwest Mesa Community Planning Area (CPA) as designated by the Comprehensive Plan.
8. The subject site is within the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy

of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended. Specifically, VPO-2 protects views looking to and from the Petroglyph National Monument.

9. Pursuant to IDO § 14-16-6-6(N)(1)(c), a Variance – EPC may be requested to the 15' building height limit in §14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for either of the following exceptions.

    1. A Variance to allow up to 4 feet of additional height for non-residential structures to screen rooftop equipment.
    2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

    As required by the Development Process Manual (DPM), the applicant submitted a conceptual Grading & Drainage for review by the City's Hydrology Division prior to EPC review. The City's Hydrology Engineer reviewed the conceptual Grading & Drainage Plan for compliance with IDO Variance – EPC applicability requirements.

    The conceptual Grading and Drainage plan proposes to bring in approximately 3'9" of fill on the low side of the proposed structure and cut 3'6" under the high side for the structure to sit on leveled ground. Measuring from the mid-point of the building envelope, neither cut nor fill is required for proper drainage. While the City Hydrology Engineer determined that fill is not required for proper drainage of the site for the proposed school building, it is important to note that the City Hydrology Engineer has no objection to this EPC variance request, because the request for a variance for building height has no impact on drainage functions.

    EPC finds that while the fill is not needed for proper drainage, it is required because of the topographic and site conditions, specifically the basalt refusal sections.

10. The applicant has provided the analyses required pursuant to IDO § 14-16-6-6(N)(2)(g) [Procedure] for a Variance to structure height.

    A. Site Plans, site elevations, and site sections showing the location of the major public views.

    Site Plans*: The applicant has provided an overall site plan for the proposed Pre-K through 12th Grade school that is being proposed on the subject site. The site plan shows the finished floor of the subject structure as well as the finished floor of other structures on the site and shows the location of the administrative building as near the center of the overall subject site, with two 12,452 sq. ft. structures to the north and an additional structure, same size, to the west. East of the subject structure is open space and a sports field.*

Site Elevations*: All four directional site elevations are provided for the subject building. The applicant provided elevations demonstrating the overall height of the proposed administrative building at 18'11" with the variance.*

These elevations, when combined with other required view exhibits, adequately demonstrate the impact the administrative building will have on the surrounding views. The elevations call out the structure height of 18'11", as measured from the highest midpoint of the sloped roof. Additionally, elevations document the building height variance area on the structure and the elevations of the highest roof midpoint (5343.57'), and finished floor of the administrative building (5324.65').

Site Sections: *Site sections illustrate the vertical relationships of the proposed structure and surrounding terrain in order to demonstrate the potential impact of views to and from the escarpment from all cardinal directions. The applicant provided site sections that call out the "Admin Office," escarpment location, and other primary structures on the subject site, detailing the finished floor elevation, building height and total elevation of each structure, and the elevation of the nearest escarpment.*

The site sections exhibit provides elevations of the Northern Escarpment view (5270'), Southern Escarpment view (5322'), Western Escarpment view (5252'), in relation to the elevation of the administrative building (5343.56').

The eastern site section exhibit demonstrates that the administrative building is not visible when looking east from the western boundary of the site. Due to the differences in grade, elevation and terrain, the 15' tall elementary school structure (west of the administrative building) has a total elevation of 5345', taller than the 5343.56' elevation of the administrative building, rendering the administrative building, shorter than the elementary school and not visible from the western boundary, looking east.

The applicant's site sections adequately demonstrate that views to and from the escarpment are maintained, and aside from natural terrain obstructing a portion of views on the North and South, there are no unnatural structures that obstruct views.

B. View analysis that illustrates the expected impact of structure height on major public views given the relationship of slopes, buildings heights, setbacks, escarpment height, and view corridors.

View Analysis*: The application provided a viewshed analysis that illustrates views to and from specific locations along the escarpment, including the existing homes and the proposed school at the subject site.*

Panoramic View from Escarpment*: The applicant provided a panoramic view spanning from the southern escarpment section to the northern escarpment section, facing west. Details on this view include elevations on all subject site*

buildings, surrounding future proposed apartments and townhomes, the north and south escarpment sections as well as the Petroglyph National Monument elevation.

Southeast Escarpment View*: The applicant provided a comprehensive exhibit of views from the top of the southeast escarpment. This diagram includes the height of future, potential residential dwellings southwest of the subject site. This diagram shows that the impact from the administrative building is minimal, compared to those residential uses. The future residential uses have their building heights and elevations listed in the exhibit, which are generally taller than the future school buildings on the subject site. The tallest buildings are 36'2". The highest elevation varies on these structures, but most are not less than 5365 (aside from two single family dwellings that have a 15' structure height). The administrative building has a high elevation of 5348.7, which will be lower than many of the future residential uses and will not impact views in comparison.*

C. Analysis and demonstration of at least 1 of the techniques required by § 14-16-3-6(E)(3) (i.e., height/slope, view corridors, or height/slope/setback) to minimize the impact of additional structure height on views to and from the escarpment.

This analysis is found in Finding #12.

D. A Grading and Drainage Plan that has been approved by the City Engineer.

A final Grading and Drainage Plan has not been approved by the City Hydrology Engineer, although a conceptual Grading and Drainage Plan has been reviewed and approved. The City Engineer has analyzed the conceptual Grading and Drainage Plan against the standards of the DPM and the Variance to VPO-2 requirements and determined that no fill or cut is needed for proper drainage of the site. A final Grading and Drainage Plan was requested by Hydrology, which has been submitted for review, but is not approved as of this writing. (See Condition of Approval #1.)

11. Pursuant to IDO §14-16-3-6(E)(4)(c)2, requests for additional height through a Variance – EPC must minimize the visual impact on views to and from the escarpment through one of the following techniques:

a) **Height/Slope**: An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale.

b) **View Corridors**: Buildings and structures that are located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views from the escarpment. The intent is to preserve the maximum amount of unobstructed lateral views to the top of the escarpment.

c) **Height/Slope/Setback**: Buildings and/or structures set back from major public views so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point.

The applicant has used the View Corridors technique to maintain unobstructed lateral views to the top of the escarpment. The administrative building is positioned to be at the center of the site plan so that predominant views from Paseo del Norte to the east are preserved.

The proposed school is laid out in response to the natural terrain and environmental constraints of the subject site, including subsurface basalt. The administrative building is centrally located on the proposed site plan, where the finished floor elevation is lower than the other school buildings. With a low finished floor, when compared to other structures, specifically the elementary school structure to the west, which is 15' in height, the 18'11" administration building will be approximately 2' lower than the elementary school structure. The design of the site plan and location of the administrative building adequately preserves views to the top of the escarpment.

12. Pursuant to IDO § 14-16-6-6(N)(3)(a) of the IDO, Review and Decision Criteria, "An application for a Variance – EPC shall be approved if it meets all of the following criteria."

A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

The subject site is located in the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay zone (VPO-2). The applicant has designed the proposed school on the subject site to respond to site constraints, including uneven topography, subsurface conditions, and development standards from the IDO and DPM.

The applicant asserts that the requested Variance is justified because of the specialized functional requirements of the subject building, unique topography, and engineering constraints. Engineering constraints include shallow basalt bedrock and varying depths of basalt refusal sections, including at shallow depths. The applicant documents the high costs associated with excavating the portion of basalt refusal, which could limit the reasonable use of the property if the building is only allowed to be 15'. The applicant provided documentation that supports the special circumstances on the site.

According to the applicant, the administrative building would require greater interior volume to accommodate assembly functions, educational programming, mechanical systems, and occupant circulation.

B. The Variance will not be materially contrary to the public safety, health, or welfare.

The proposed Variance will have a minimal impact on the culturally significant views to and from the escarpment and the Sandia Mountains. The elevation at the top of the proposed 18'11" building is approximately 5344, below the elevation of a proposed 15' building to the east, which has an elevation of 5345 at the top of building, due to different finished floors between the two buildings. The variance will not be materially contrary to public safety, health, or welfare; rather, it would add almost 4' in height to the subject building without increasing the visual impact on important views.

C. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The subject building is located at the center of the site plan, further reducing the visual impact that could be caused by the 18'11" administrative building. This request will not affect land use, vehicle circulation, or any other incidental activities related to the proposed school that could impact surrounding properties. The applicant has demonstrated that, despite the administrative building exceeding the allowable structure height due to the varying topography and the design of the site plan, the building would appear to be vertically shorter than an adjacent 15' structure to the east.

D. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The purpose of the Northwest Mesa Escarpment VPO-2 is to protect the views looking to and from the Petroglyph National Monument. This purpose is accomplished in part by limiting structure height to 15' in the height restrictions sub-area of VPO-2. The Variance only applies to one building on the subject site, with the remainder of the site complying with IDO development standards.

The applicant is not undermining the intent and purpose of this IDO; rather, the applicant is requesting additional height through a Variance – EPC, as allowed by IDO § 14-16-3-6(E)(4)(c). The applicant has demonstrated compliance with the general purpose of VPO-2 by designing the overall site plan to minimize the potential impact and protect the views to and from the Petroglyph National Monument as demonstrated in the required view analysis pursuant to IDO 6-6(N)(2)(g) 1-3.

E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The applicant has demonstrated practical difficulties of developing on the subject site due to the varying topography and subsurface basalt refusal. The applicant explains that the costs associated with removal of basalt refusal sections, the limited configuration options for the proposed school, and the specific design and purpose of the building require the 3'11" height variance. The conceptual grading and drainage drawings and supplemental justification analysis from applicant's civil engineer demonstrates that the Variance is the minimum necessary to avoid practical difficulties of developing on the subject site given the engineering solution surrounding environmental constraints, impacts of additional excavation, and the site design.

13. Pursuant to IDO § 14-16-6-6(N)(3)(c) of the IDO, "An application for a Variance from 15-foot structure height limit in the Height Restriction Sub-area in §14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria."

    A. Hardship

    The intent of the view regulations in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

    The subject site features unique environmental constraints that make the proposed project difficult to develop given varying topographical changes throughout the site and subsurface basalt bedrock refusal sections at shallow depths that impact the design of the site, its structures, and drainage methods.

    In addition to the physical and engineering constraints from the basalt refusal sections, the applicant has noted that the height limitations of VPO-2 create difficulties in the development of the administrative building that requires additional height than other school buildings on the site. The applicant states that the 15' height limitation will reduce the functionality of the proposed administrative building. The applicant asserts that relocating the subject building to a lower portion of the site, or altering the finished floor elevation to satisfy the 15' building height maximum would require "substantially greater excavation into basalt bedrock, increased blasting or rock removal," creating more site disturbances than the requested variance.

    B. Visual Impact

    The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

The applicant has provided adequate evidence that supports the proposed administrative building would have the same or less impact on views to and from the escarpment if the structure was 15' tall or 18'11". Given the varying range of finished floor elevations throughout the site, the applicant has designed the overall site plan to locate structures in a way that responds to the natural topographical changes, strategically placing the administrative building on a lower elevation than a proposed elementary school building that is 15' in height. In doing so, the applicant demonstrates the impact on views for these two structures at different elevations and different structure heights, remains the same.

14. The Office of Neighborhood Coordination (ONC) verified that there is one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners within 100 feet of the site were also notified, as required. As of this writing, staff has not received any letters in support of or in opposition to this request.

15. Pursuant to Table 6-1-1, a Variance – EPC does not require the applicant to offer a pre-submittal tribal meeting; however, the applicant has discussed this project with Indian Nations, Tribes and Pueblos, receiving a letter in support of this request from the Pueblo of Laguna, and letters expressing no concern with the project from the Navajo Nation and the Pueblo of Pojoaque.

Recommended Conditions of Approval, Variance

Case #: VA-2026-00109

1. Pursuant to IDO section §14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

2. After approval by the Environmental Planning Commission (EPC), the applicant shall coordinate with the Staff Planner prior to submitting for Site Plan approval, to ensure that EPC conditions have been met.

3. A City Hydrology approved final Grading & Drainage Plan shall be provided, showing fill imported to construct the drainage system for the administrative building.

4. Site section diagrams shall be revised to add a scale and details are dimensioned to scale for clarity.

5. Viewshed diagrams shall be revised to add scaled, enlarged exhibits that clearly demonstrate the proposed administrative building and its impact on views.

6. The exhibit showing the panoramic view from the escarpment shall be replaced so that text is clearly readable.

Notice of Decision Distribution

Trula Howe, Modulus, trula@modulusarchitects.com

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David Hicks, Isaiah 61:3 Properties, David.hicks@oakgroveowls.com

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EPC file

VII. Attachments

A) PHOTOGRAPHS

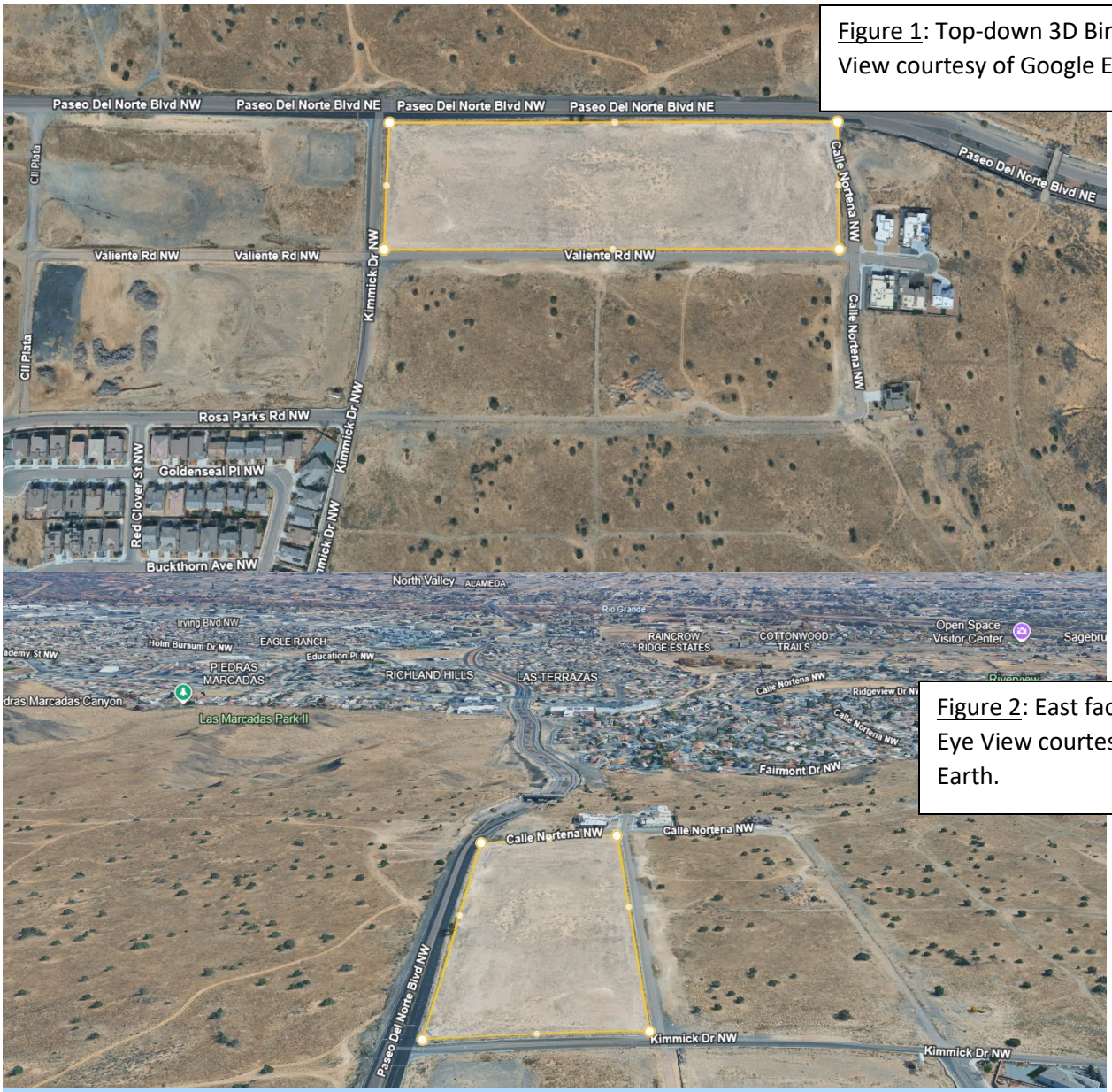


Figure 1: Top-down 3D Birds Eye View courtesy of Google Earth.

Figure 2: East facing 3D Birds Eye View courtesy of Google Earth.

Figure 3: West facing 3D Birds Eye View courtesy of Google Earth.

Figure 4: East facing view from northeast corner of site, at corner of Paseo Del Norte and Calle Nortena.

Figure 5: West facing view from northeast corner of site, at corner of Paseo Del Norte and Calle Nortena.

Figure 6: South facing view from northeast corner of site, at corner of Paseo Del Norte and Calle Nortena.

Figure 7: West facing view from Paseo Del Norte, approximate midpoint of subject site.

Figure 8: Southeast facing view from approximate center of total site. Uneven grade throughout.

Figure 9: South facing view from Paseo Del Norte, looking across subject site with varying natural grade.

Figure 10: Northeast facing view from approximate center of subject site. Sandia mountains and changes in natural grade in view.

Figure 11: East facing view from southwestern most corner of site at Valiente and Kimmick Dr. natural grade in view.

Figure 12: East facing view from Valiente Rd. NW, approximate mid-point of site.

Figure 13: North facing view from southwestern most corner of site at Valiente and Kimmick Dr.

Figure 14: East facing view from the southwest corner of site at Valiente and Kimmick Dr. NW. Sandia Mountains and natural grade in view.

Figure 15: South facing view from the southwest corner of site at Valiente and Kimmick Dr. NW. A single-family neighborhood in the background.

Figure 16: East facing view Valiente Rd NW, approximate location of variance structure. Single family dwelling, grade changes and Sandia Mountains in background.

Figure 17: Northeast facing view Valiente Rd NW, approximate location of variance structure. Single family dwelling, grade changes and Sandia Mountains in background. View towards Piedras Marcadas Canyon.

Figure 18: Southeast facing view Valiente Rd NW, approximate location of variance structure.

B) HISTORY

CITY OF ALBUQUERQUE

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

OFFICIAL NOTIFICATION OF DECISION

October 10, 2019

Group II U26 VC, LLC
& Volcano Cliffs, Inc.
8860 Desert Finch Lane NE
Albuquerque, NM 87109

Project #2019-002663
RZ-2019-00043 – Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:
The above action for the northerly 436.01 feet of Lot 1, Block 2, Volcano Cliffs Unit 26 and Lot 1-A-1, Block 3, Volcano Cliffs Unit 26, zoned MX-L to MX-M, located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW, containing approximately 16 acres. (C-11)
Staff Planner: Catalina Lehner **(DEFERRED FROM SEPTEMBER 12, 2019 Hearing)**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On October 10, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-002663, RZ-2019-00043, a Zone Map Amendment (Zone Change), based on the following findings:

FINDINGS:

1. The request is for a zone map amendment (zone change) for an approximately 16 acre site known as the northerly 436.01 feet of Lot 1, Block 2, and Lot 1A-1, Block 3, Volcano Cliffs Unit 26 (the "subject site"). The subject site is located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW.

2. The subject site is not in an activity center designated by the Comprehensive Plan. The Volcano Heights Urban Center, one of the two designated urban centers in the City, is located north and west of the subject site.

3. The subject site is in an Area of Change. Paseo del Norte Blvd. NW is a designated Commuter Corridor with a Premium Transit Overlay. At this time, Premium Transit policies do not apply because no premium transit projects have identified station locations or have been funded in this location; only policies for the underlying corridor designation (Commuter Corridor) apply.

4. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone) and located along a Commuter Corridor and adjacent to an urban center. The applicant is requesting the MX-M zone (Mixed

Use-Medium Intensity Zone) to facilitate future development of the subject site under a more intense zoning designation. The purpose of the MX-M zone is to provide a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is more than 330 feet from the Major Public Open Space and is outside the open space edges area. The IDO includes use-specific standards and development standards that address potential impacts to the Major Public Open Space in the area.

7. The IDO defines infill development as "an area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings". The request does not meet this definition because none of the lots adjacent to the subject site have developed.

8. The request generally furthers the following, applicable Comprehensive Plan Goal and policies regarding growth, as follows:

   A. Goal 5.1-Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

   The request will capture regional growth along a designated Corridor and adjacent to an urban center and will not compete with the adjacent Urban Center. The subject site abuts a designated Commuter Corridor that is also a future Premium Transit Corridor, and a zone change that allows for more variety and intensity of uses along those Corridors will help fulfill the desire for regional growth and employment density in these areas. While the surrounding area is largely vacant, there is development farther away in all directions. Much of the vacant land is the designated Volcano Heights Urban Center, so promoting development that may lead to development of the adjacent Center is beneficial to the community.

   B. 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 directs more intense growth to the subject site, which is located along a designated Corridor in an Area of Change. The request furthers this policy because changing the zoning for a portion of the property from MX-L to MX-M will allow for that more intense growth to occur while maintaining the appropriate density and scale of development within other nearby areas that are not along the Commuter Corridor and are considered Areas of Consistency.

C. Policy 5.1.12-Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The request for a change from MX-L to MX-M will allow more intense, auto-oriented uses such as drive- through facilities and larger retail stores along Paseo del Norte, which is a designated Commuter Corridor with a posted speed limit of 35 miles per hour past the subject site. East of the subject site, below the escarpment, the speed limit is 45 miles per hour where the road cross section is more complete. In addition, the request considers the surrounding residential zoning and maintains the existing MX-L as a buffer to the lower-density residential/and uses developing to the south, as well as other residential lots and the Petroglyph National Monument approximately 785 feet to the east.

9. The request generally furthers the following Goal and policy with respect to Areas of Change:

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.

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

The request directs more intense growth to a site in an Area of Change adjacent to an Urban Center and Commuter Corridor. Allowing a greater variety of moderate intensity commercial uses and higher density housing will expand employment opportunities in the area and support the development of surrounding properties including the Urban Center, and support future higher-capacity transit service as desired along Paseo del Norte. In addition, the subject site is located adjacent to one of a limited number of truck freight routes in the northwest part of Albuquerque. The applicant has carefully considered the transitions and buffers to neighboring residential uses by leaving approximately 9.1 acres of property to the south and 6.42 acres to the east of the subject site with the existing MX-L zoning.

10. The request furthers the following, applicable Goal and policy with respect to complete communities:

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

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

The request will help "accommodate growth primarily in and around Centers connected by key Corridors" (Comprehensive Plan, p. 5-1). Development of the subject site with a shopping center and supportive uses would provide new opportunities for nearby residents to work,

shop, and play closer to their homes and potentially by walking rather than driving. Additional development on nearby properties, where it is encouraged, with moderate intensity uses will contribute to quality of life of residents and commuters on Paseo del Norte Blvd. NW by providing additional goods and services conveniently accessible to neighborhoods.

11. The request furthers the following, applicable Goal and policy with respect to infrastructure:

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

    The request would support development of the site which, while in an area that is mostly undeveloped, has access to existing infrastructure including multiple-lane arterial roadways, storm drainage facilities, water and sewer, and other utilities unlike those properties located in the adjacent Urban Center. Development of the subject site will maximize use of infrastructure to support the public good and may help catalyze additional development in this area.

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

    The request matches the proposed land use intensity to the abutting regional principal arterial and other more intense zoning categories along this Commuter Corridor. The City has made the expansion of Paseo del Norte Blvd. a high priority and changing the zoning of the subject site to MX-M will add complementary uses to the type of roadway planned to abut the subject site. Paseo del Norte Blvd. is a limited access roadway, so future development will coordinate auto access and circulation using Kimmick Dr., a future Collector street, and its signalized intersection with Paseo del Norte Blvd.

12. The applicant has justified the request pursuant to Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:

    A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated that the request would further a preponderance of applicable Goals and policies.

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

    C. Criterion C: A different zone district (MX-M) would generally be more advantageous to the community as a whole than the existing zoning (MX-L). The additional uses allowed by the MX-M zone may help facilitate development in the area, along a designated Commuter Corridor and adjacent to the Volcano Heights Urban Center, and would provide additional goods and services in close proximity to neighbors and commuters in this developing area.

D. Criterion D: The requested zone (MX-M) includes a greater variety of non-residential uses than the existing MX-L zone. In MX-L, only General Retail, Small is allowed. In MX-M, General Retail, Small and General Retail, Medium are allowed. General Retail, Large is a conditional use in MX-M.

Other notable differences between the two zones are: bar, light vehicle fueling station, and light vehicle sales and rental, mortuary, pawn shop, and transit facility are conditional uses in MX-L but become permissive uses in MX-M. Hospital, catering service, and nightclub are not allowed in MX-L, but are permissive in MX-M. Liquor retail is an accessory use in MX-L and a permissive use in MX-M. A drive-through is a conditional use in MX-L and an accessory use in MX-M.

The following uses, proposed to be permissive, are often considered harmful to adjacent property, the neighborhood, or the community: bar, light vehicle fueling station, light vehicle sales and rental, pawn shop, nightclub, liquor retail, and drive through. The distance separation between the subject site (Lot 1) and the nearest low-density residential use (R-1B zoned lots) is approximately 540 feet. This distance creates adequate separation to protect the low-density residential uses from harmful impacts. In addition, the IDO contains use-specific standards that further reduce the potential for harmful effects on adjacent property and the neighborhood.

E. Criterion E: Infrastructure necessary for the subject site's development is in place, and infrastructure in the area continues to develop. The City Council passed legislation that prioritizes the intersection of Paseo del Norte and Unser Blvds., which is at the heart of the Volcano Heights Urban Center. Bill No. R-18-84 was enacted in November 2018 and includes roadway infrastructure in the City's capital implementation program (CIP).

F. Criterion F: The subject site is located adjacent to Paseo del Norte Blvd. NW, a commuter corridor. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies, and is not relying on the subject site's location to justify the request.

G. Criterion G: The applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies.

H. Criterion H: The request would not apply a zone district different from surrounding zone districts to one small area. The subject site is approximately 16 acres in size and does not constitute a strip of land along a street.

13. The affected neighborhood organizations are the Paradise Hills Civic Association and the Westside Coalition were required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required. Though the applicant's letter refers to the portion of Lot 1 north of the vacated ROW of Valiente Rd. NW, because there is no platted lot line, all of Lot 1 is required to be buffered for notification purposes. The corrected buffer resulted in three more parties required to be notified, which the applicant did more than 15 days before the public hearing, as required.

14. A pre-application facilitated meeting was held on July 17, 2019, in which only three neighbors attended. Neighbors are opposed to the request and expressed several concerns that include consequences of the proposed zone change and overall effect on the area, range of uses that would be allowed, possibility of big box stores, increased building height affecting views, loss of character, and diminished property values. The applicant stated that the lots are not large enough for big-box stores and that the applicants are not developers, but want to sell the land.

15. Staff received letters of opposition from the Open Space Division and the National Park Service. The Open Space Division is concerned that the request may have adverse effects on the Major Public Open Space nearby and about future development near sensitive lands. The National Park Service is concerned that the request could have an adverse effect on the Petroglyph National Monument, and that the MX-M zone would allow additional uses that would be incompatible with the sensitivity of the cultural resources nearby. They prefer commercial development further from the monument to avoid such impacts. However, the distance between the proposed MX-M zone and the Major Public Open Space is approximately 560 feet to the south and 1,065 feet to the east; further away than other more intense or similar zoning is to Major Open Space on the north side of Paseo del Norte within the Volcano Heights Urban Center.

16. Three neighbors, who share the same concerns, submitted letters of opposition. They believe that many uses allowed under the MX-M designation are incompatible with the area's culturally sensitive nature and character protected by CPO-12. They believe that the existing zoning can provide for neighborhood-serving needs and that the zoning established by the IDO should not be readily discarded.

17. The National Park Service (NPS) has concerns about building height exceeding 35 feet and site lighting, which should be considered in the review of future site plan submittals. The applicant has expressed a willingness to work with the NPS to address such concerns.

CONDITION:

1. The zone map amendment shall not become effective until Lot 1, Block 2 is replatted and a lot line is created that corresponds to the proposed zone boundary, located at 436.01 feet south of the Paseo del Norte Blvd. NW right-of-way, and the plat is recorded.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 25, 2019.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time

of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

For Brennon Williams
Planning Director

BW/CL

cc: Group II U26 VC, LLC & Volcano Cliffs, Inc., 8860 Desert Finch Ln NE, ABQ, NM 87122
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sol NW, ABQ, NM 87114
Paradise Hills Civic Association, Maria Warren 5020 Russell Dr. NW, ABQ, NM 87114
Paradise Hills Civic Association, Tom Anderson, 10013 Plunkett Dr., NW, ABQ, NM 87114
Bill Wright, 4112 Blue Ridge Pl., NE, ABQ, NM 87111
Modulus Architects, Attn: Angela Williamson, 100 Sun Ave. NE, Suite 305, ABQ, NM 87109
Sharon Stepler, 8220 Burdock St. NW, ABQ, NM 87120
Rene Horvath, aboard10@juno.com
Alan Varela, avarela@cabq.gov

CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GROUP I U26 VC LLC RM 115 (Agent, Hoppy Bear, LLC) requests a conditional use for a taproom in the MX-L zone for Lot 4A1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente RD NW, zoned MX-L [Section 14-16-4-3(D)(8)(f)]

Special Exception No:..... **VA-2022-00198**
Project No: ..... **Project#2022-007292**
Hearing Date: 08-16-22
Closing of Public Record: 08-16-22
Date of Decision: 08-31-22

On the 16th day of August, 2022, Hoppy Bear, LLC., agent for property owner GROUP I U26 VC LLC RM 115 ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a conditional use for a taproom in the MX-L zone ("Application") upon the real property located at 99999 Valiente RD NW ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use for a taproom in the MX-L zone.
2. The City of Albuquerque Integrated Development Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: *"An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
   (a) It is consistent with the ABC Comp. Plan, as amended;
   (b) It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property;
   (c) It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;
   (d) It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;
   (e) It will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 8:00 pm and 6:00 am;
   (f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(F)(2).
4. Applicant appeared at the ZHE hearing on this matter and gave evidence in support of the Application.

5. Applicant testified at the hearing that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
6. Applicant testified at the hearing that all property owners and neighborhood association entitled to notice were notified of the Application.
7. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Specifically, Applicant submitted the following evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact other than as would be effectively limited by the use-specific standards and other requirements of the IDO, with which Applicant will comply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact, given that the proposed use is scaled appropriately and will have appropriate buffering between it and residential uses.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 8:00 pm and 6:00 am. Specifically, Applicant testified that non-residential activity would not increase in any prohibited manner.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Specifically, Applicant testified that no negative impact on pedestrian or transit connectivity would result.
13. The City Traffic Engineering Division stated no objection.
14. The criteria within IDO Section 14-16-6-6(A)(3) are satisfied.

<u>DECISION:</u>

APPROVAL of a conditional use for a taproom in the MX-L zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 15, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Hoppy Bear, LLC, kevin@boxingbearbrewing.com
Andrew Washuta, 6327 Basil PL NW, 87120
JeffRichards, 8131 Chicory DR, 87120
BaxterSosebee, 6409 Picardia PL NW, 87120
JimHoffman 6406 Firehill DR, 75044
Greg Taylor, 5508 Vielente, 87120
Jesse Carlton, 3407 32NDCircle, 87124
MarkJackson, 8224 Burdock PL, 87120
Erika Sampson,6105Goldenseal CT NW, 87120

C) APPLICATION INFORMATION

MODULUS
ARCHITECTS & LAND USE PLANNING

April 20, 2026

City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: **Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26**

To Whom It May Concern,

Isaiah 61:3 Properties, LLC hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 1A-1-A and 4A-1-A BLK 3 VOLCANO CLIFFS SUBDIVISION UNIT 26

This authorization shall remain in effect until written notice of termination is provided by either **Isaiah 61:3 Properties, LLC** or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

Isaiah 61:3 Properties, LLC
PO Box 9710
Albuquerque, NM 87119

July 7, 2026

Environmental Planning Commission (EPC)
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

Height Variance – EPC – Justification Letter

Property Address: Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, Being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26 – SE Corner of Paseo & Kimmick

Honorable Members of the Environmental Planning Commission:

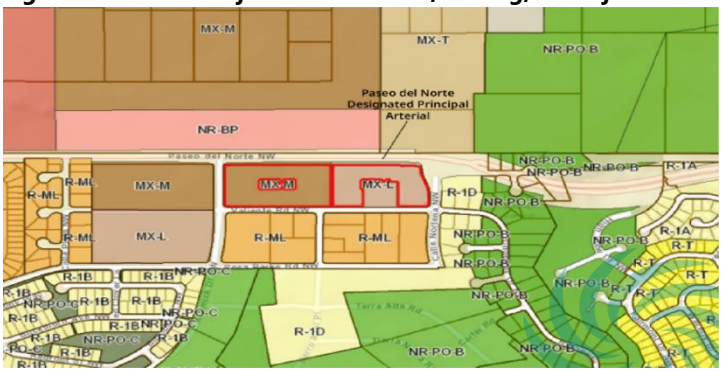
Modulus Architects & Land Use Planning respectfully submits this Planning Justification Report on behalf of Isaiah 61:3 Properties LLC, (Oak Grove Classical Academy School) owner of the subject property, in support of an application for a Variance before the Environmental Planning Commission (EPC), pursuant to the City of Albuquerque Integrated Development Ordinance (IDO), effective May 6, 2026.

This application requests approval of a variance of 4 ft. to allow for a structure height of 19 feet from the 15-foot maximum structure height established for the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2), pursuant to IDO §14-16-3-6(E).

This report has been prepared to demonstrate compliance with the application requirements of IDO §14-16-6-6(N)(2)(g), the General Variance approval criteria contained in IDO §14-16-6-6(N)(3)(a), and the additional approval criteria applicable to Northwest Mesa Escarpment (VPO-2) height variances contained in IDO §14-16-6-6(N)(3)(c). The accompanying site plans, architectural drawings, elevation studies, viewshed analyses, site sections, engineering documentation, and supporting exhibits provide the technical basis supporting the requested variance and demonstrate compliance with all applicable review and decision criteria.

Based on the analyses and supporting documentation presented herein, Modulus Architects & Land Use Planning respectfully submits that the requested variance satisfies the applicable provisions of the Integrated Development Ordinance and respectfully requests the Environmental Planning Commission's approval of this application.

Figure 1: Overall Subject Site Location, Zoning, & Project



Project Name:	Oak Grove Classical Academy
Property Owner:	Isaiah 61:3 Properties LLC
Application Type:	Variance – EPC
Property Address:	Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being comprised of Lot 4A-1 and a portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26 (Southeast Corner of Paseo del Norte Boulevard NW and Kimmick Drive NW) – Approx 11.7896 total acres
Existing Zoning:	MX-M and MX-L
Applicable Overlay:	Northwest Mesa (VPO-2)
Variance Requested:	Structure Height Variance (Administration and Student Commons Building only)

Summary
PROJECT OVERVIEW
Oak Grove Classical Academy is a proposed private educational campus to be developed on property owned by Isaiah 61:3 Properties LLC in northwest Albuquerque, New Mexico. The campus is envisioned as a comprehensive

educational environment serving students from Pre-K through high school within a thoughtfully planned setting that emphasizes academic excellence, student safety, community involvement, and long-term stewardship of the property.

The proposed development consists of multiple educational and support buildings organized around a cohesive campus plan incorporating classroom facilities, the Administration and Student Commons Building, athletic facilities, outdoor recreation areas, internal pedestrian circulation, parking, landscaping, and supporting site infrastructure. Rather than concentrating development into a single large structure, the campus has been purposefully organized as a collection of individual buildings that respond to the site's natural topography while creating an interconnected educational environment.

The subject property is located within the Northwest Mesa Escarpment View Protection Overlay (VPO-2), including portions of the Height Restriction Sub-area governed by IDO §14-16-3-6(E). Recognizing the unique visual and environmental characteristics of the site, the project team carefully evaluated topography, grading, accessibility, circulation, building placement, architectural massing, view preservation objectives, and campus functionality throughout the design process. These efforts resulted in a campus plan that minimizes overall visual impacts while meeting the functional requirements of a modern educational facility.

As part of this design approach, all classroom buildings and supporting campus structures have been designed to comply with the 15-foot maximum structure height established within the VPO-2 Height Restriction Sub-area. The requested variance applies solely to the Administration and Student Commons Building, which serves as the primary public entrance, administrative center, and student commons for the campus. In addition to housing administrative functions, the building accommodates student gathering spaces, performing arts activities, and assembly functions that require greater interior volume, increased ceiling heights, and enhanced transparency appropriate for its educational and public-facing role. The requested height relief is therefore limited to a single building and does not extend to the remainder of the campus.

As demonstrated throughout this report, the proposed campus reflects a comprehensive design approach that balances educational programming, site constraints, architectural quality, and the preservation of public views. The requested variance is intentionally limited exclusively to the Administration and Student Commons Building and results from the unique physical characteristics of the site together with the specialized functional requirements of that facility. Through careful site planning, building placement, architectural massing, and landscape integration, the campus has been designed to preserve the intent and purpose of the Northwest Mesa Escarpment View Protection Overlay while allowing for the reasonable development of the property.

SITE CONTEXT & EXISTING CONDITIONS

The subject property is located at the southeast corner of Paseo del Norte Boulevard NW and Kimmick Drive NW within the Volcano Cliffs area of northwest Albuquerque. The approximately 11.79-acre site is located within the Northwest Mesa Escarpment View Protection Overlay (VPO-2) and includes portions of the Height Restriction Sub-area established by IDO §14-16-3-6(E).

The site occupies a prominent location along the Northwest Mesa and is characterized by gently varying topography, expansive views, and its proximity to the escarpment. These physical characteristics make preservation of public views an important consideration in the design of any future development. Consequently, the project has been planned with careful attention to building placement, finished grades, architectural massing, and landscape integration in order to respond to the site's natural landforms while minimizing visual impacts.

The campus has been intentionally organized within the developable portion of the property, utilizing multiple low-profile buildings to reduce the overall visual mass of the development. The Administration and Student Commons Building, which is the only structure requesting additional height, is centrally located within the campus rather than along the escarpment edge, further reducing its visual prominence when viewed from surrounding public vantage points. This planning approach forms the basis for the view analyses and view protection techniques presented in the following sections.

Figure 2: Regional Context & Relationship to Northwest Mesa Escarpment

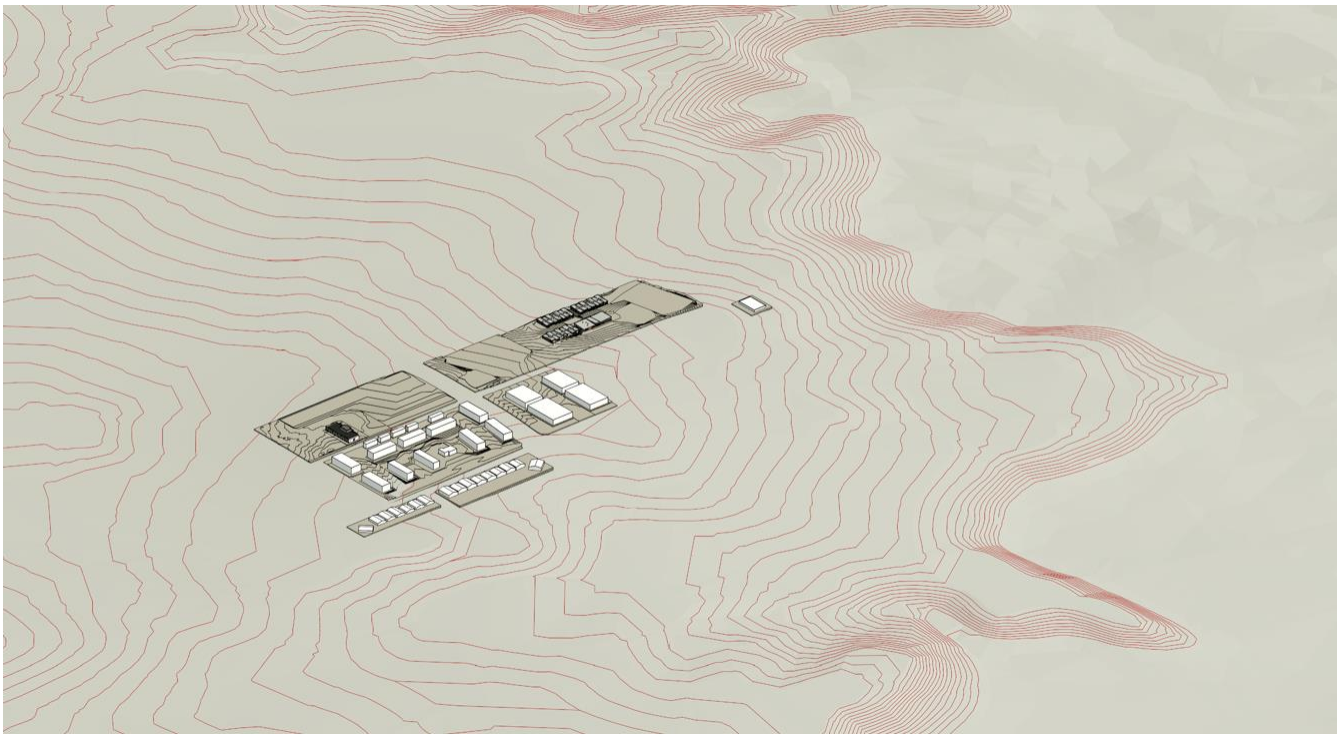
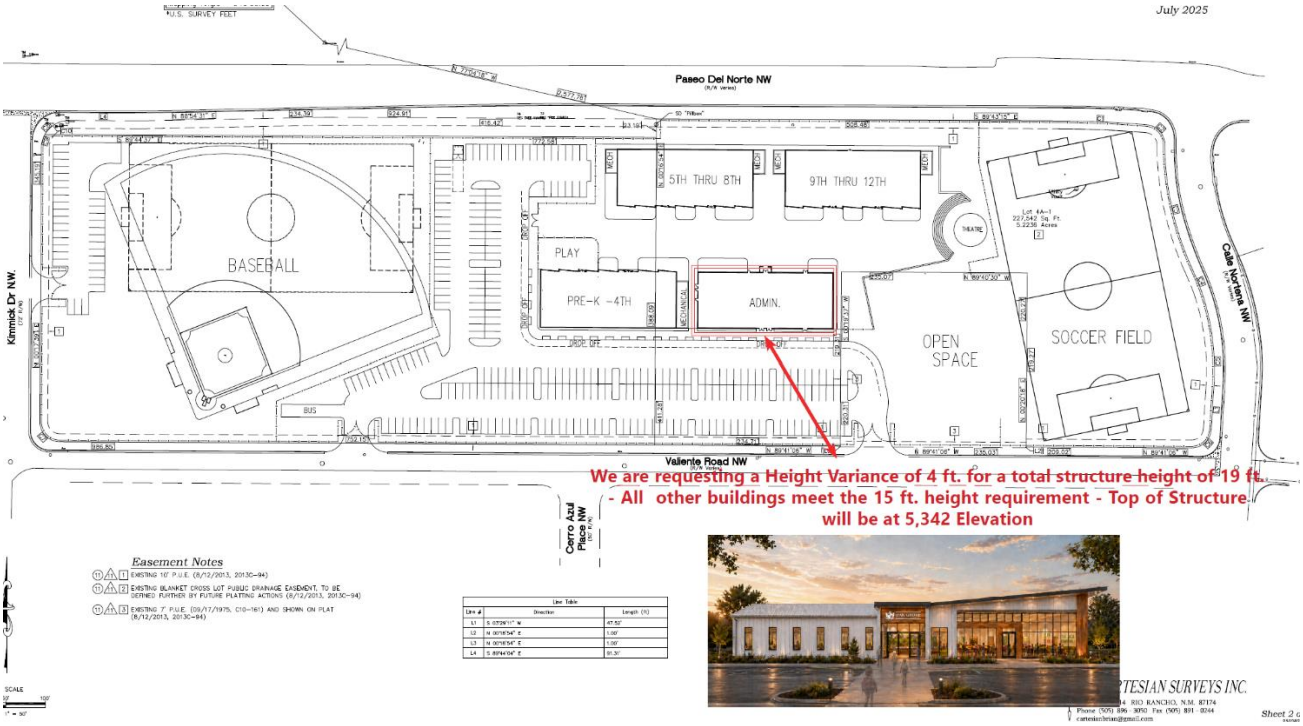


Figure 3: Proposed Campus Master Plan



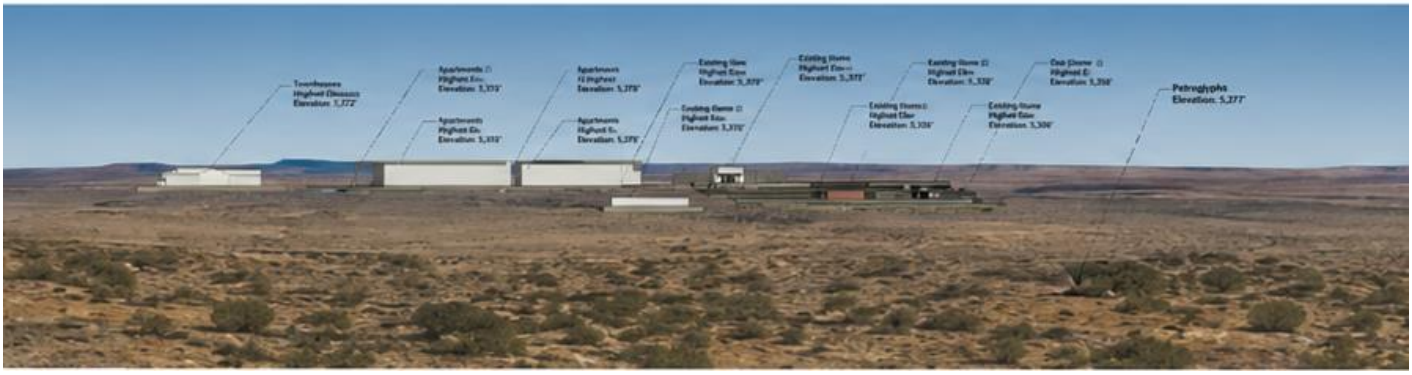
VIEW ANALYSIS

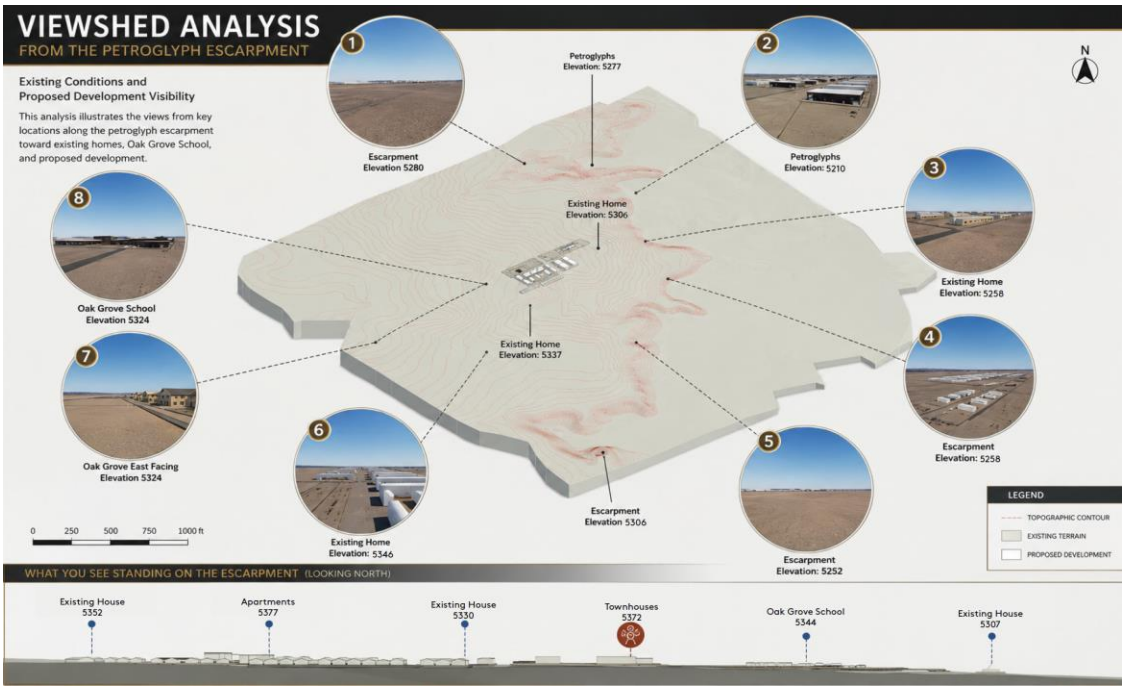
VIEW LOOKING NORTHEAST

The City of Albuquerque Integrated Development Ordinance requires that applications for structure height variances within the Northwest Mesa Escarpment View Protection Overlay (VPO-2) include a View Analysis illustrating the anticipated impact of the proposed development on major public views. Consistent with the requirements of IDO §14-16-6-6(N)(2)(g)(2), the project team prepared a comprehensive evaluation of the proposed campus in relation to the surrounding topography, the Northwest Mesa Escarpment, and representative public viewpoints.

The View Analysis was developed using the proposed site plan, architectural elevations, representative site sections, existing topographic information, and finished floor elevations established through the project's grading and drainage design. Public viewpoints were selected from the surrounding public rights-of-way and the perimeter of the subject property to evaluate the visual relationship between the proposed development, the natural terrain, and the escarpment. The analysis considered the relationship between existing grades, proposed building heights, setbacks, architectural massing, and view corridors in accordance with the requirements of the Integrated Development Ordinance.

Figure 4 – View Analysis Methodology / Observation Point Location Map





The analysis demonstrates that the proposed campus has been intentionally designed to work with the existing topography rather than against it. Building locations, finished floor elevations, grading, and architectural massing have been coordinated to minimize visual prominence while preserving functional campus circulation and accessibility. Rather than presenting a single continuous building mass, the campus has been organized as a collection of individual buildings that step with the site's natural terrain and reduce the overall visual scale of the development.

Although the Administration and Student Commons Building requires additional structure height to accommodate its specialized educational functions, the View Analysis demonstrates that the proposed building does not create a materially greater visual impact than would occur under a fully compliant development. The visual relationship of the proposed buildings is influenced not only by measured building height, but also by existing topography, finished floor elevations, setbacks, building placement, and surrounding landforms. As a result, visual prominence is substantially moderated by the site's natural terrain.

The View Analysis further demonstrates that public views toward and from the Northwest Mesa Escarpment remain substantially preserved. The proposed campus maintains the visual objectives of the VPO-2 Overlay through thoughtful site planning and architectural design, while accommodating the operational needs of a modern educational campus. The findings of the View Analysis are further supported by the View Protection Technique Demonstration contained in the following section.

VIEW PROTECTION TECHNIQUES AND DESIGN RESPONSE

The Northwest Mesa Escarpment View Protection Overlay (VPO-2) encourages development that minimizes visual impacts through thoughtful site planning and building design. Pursuant to IDO §14-16-3-6(E)(3), applicants requesting a structure height variance must demonstrate how the proposed development incorporates one or more view protection techniques to minimize the impact of additional structure height on views to and from the Northwest Mesa Escarpment.

Although only one technique is required, the proposed campus incorporates multiple view protection strategies through its overall site design, building placement, response to existing topography, architectural massing, and preservation of public view corridors. These techniques work together to reduce visual prominence while allowing the campus to function as a cohesive educational environment.

Height / Slope Relationship

Rather than establishing a uniform finished floor elevation across the site, the proposed campus has been designed to follow the natural terrain through coordinated grading and varying finished floor elevations. This approach minimizes earthwork, reduces visual prominence, and allows individual buildings to respond to the site's existing topography.

The requested variance applies only to the Administration and Student Commons Building. Although that building exceeds the 15-foot height limitation, its placement relative to existing grades and surrounding terrain reduces its overall visual prominence when viewed from surrounding public roadways and adjacent properties.

Figure 7 – Existing Topography and Building Relationship

Preservation of Public View Corridors

The campus has been intentionally organized as a collection of individual buildings separated by internal open spaces, pedestrian circulation, and outdoor activity areas rather than a single continuous building mass. This planning approach maintains visual openness throughout the campus and preserves view corridors toward and from the Northwest Mesa Escarpment.

Building spacing, orientation, and campus organization collectively reduce the perceived visual mass of the development while maintaining a functional educational environment.

Figure 8 – View Corridor Analysis

Height / Slope / Setback Relationship
The proposed campus also incorporates the combined relationship between building height, natural topography, and building setbacks to reduce visual impacts.

Through careful coordination of building placement, setbacks, finished floor elevations, and architectural massing, the Administration and Student Commons Building is integrated into the site's existing terrain rather than appearing as an isolated vertical element. This relationship substantially reduces the apparent height of the building when viewed from surrounding public viewpoints.

As illustrated in Figure 9 – Comparison of Finished Floor and Top-of-Structure Elevations, measured building height alone does not determine visual prominence within the landscape. Although the Administration and Student Commons Building requires additional building height to accommodate its specialized educational functions, the Pre-K–4th Grade Building, which fully complies with the 15-foot height limitation, reaches a higher overall top-of-structure elevation due to the site's natural topography and established finished floor elevations.

Summary

Collectively, these design techniques demonstrate that the proposed campus has been intentionally planned to preserve the visual objectives of the Northwest Mesa Escarpment View Protection Overlay while accommodating the operational requirements of a modern educational campus. The requested variance is limited to a single building and is integrated into the overall site design through coordinated grading, building placement, architectural massing, and preservation of public view corridors. As demonstrated throughout the accompanying exhibits, the proposed development satisfies the view protection techniques contemplated by IDO §14-16-3-6(E)(3) and supports the requested structure height variance.

COMPLIANCE WITH CABQ INTEGRATED DEVELOPMENT ORDINANCE, EFFECTIVE 5-6-2026

A. REQUIRED APPLICATION MATERIALS
Per IDO 14-16-6-6(N)(2)(g), requests for a Variance to structure height in §14-16-3-6(E) Northwest Mesa Escarpment – VPO-2 shall, at a minimum, include all of the following:

14-16-6-6(N)(2)(g)(1) Site plans, site elevations, and site sections showing the location of the major public views (i.e. views from the site perimeter or nearest public road to the east, west, south and north property lines and views to the escarpment).

Applicant Response: The required Site Plan, architectural elevations, and representative site sections have been prepared and submitted as part of this application package. Collectively, these documents identify the location of the proposed campus improvements in relation to the surrounding property, existing topography, adjacent public rights-of-way, and the Northwest Mesa Escarpment. The submitted plans and supporting exhibits illustrate representative public viewpoints from the north, south, east, and west property boundaries and

adjacent public roadways, as well as views toward the escarpment, thereby satisfying the application requirements of this subsection.

14-16-6-6(N)(2)(g)(2) View analysis that illustrate the expected impact of structure height on major public views given the relationship of slopes, building heights, setbacks, escarpment height, and view corridors.

Applicant Response: A comprehensive View Analysis has been prepared and submitted as part of this application package. The analysis evaluates the relationship between existing topography, proposed building heights, setbacks, site grading, the Northwest Mesa Escarpment, and representative public view corridors from surrounding roadways and the site perimeter. The accompanying exhibits illustrate the anticipated visual appearance of the proposed campus and demonstrate how the placement and design of the Administration and Student Commons Building respond to existing site conditions, thereby satisfying the application requirements of this subsection.

14-16-6-6(N)(2)(g)(3) Analysis and demonstration of at least one of the techniques required by §14-16-3-6(E)(3) (i.e. heights/slope, view corridors, or height/slope/setback) to minimize the impact of additional structure height on views to and from the escarpment.

Applicant Response: An analysis and demonstration of the view protection techniques identified in IDO §14-16-3-6(E)(3) has been prepared and submitted as part of this application package. The accompanying exhibits demonstrate how the proposed campus incorporates multiple techniques to minimize the visual impact of the requested structure height variance, including careful consideration of existing topography, building placement, finished floor elevations, architectural massing, setbacks, and preservation of public view corridors, thereby satisfying the application requirements of this subsection.

14-16-6-6(N)(2)(g)(4)A Grading & Drainage Plan that has been approved by the City Engineer.

Applicant Response: A Conceptual Grading & Drainage Plan has been prepared by the project civil engineer and submitted to the City Engineer for review as part of this application. The plan establishes the proposed grading strategy, finished floor elevations, drainage patterns, stormwater management, and overall site design in support of the proposed development. At the time of this submittal, the Grading & Drainage Plan remains under review by the City Engineer. The Applicant will continue to coordinate with the City throughout the review process, and upon approval, the City Engineer-approved Grading & Drainage Plan will be incorporated into the final development plans for the project.

B. REVIEW AND DECISION CRITERIA

Per section 14-16-6-6(N)(3)(a) Review and Decision Criteria – An application for Variance EPC shall be approved if it meets all of the following criteria:

6-6(N)(3)(a)(1) There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response: The subject property possesses unique physical characteristics and development constraints that are not self-imposed and are not generally applicable to other properties within the surrounding MX-M and MX-L zone districts. Specifically, the property is located within the Northwest Mesa Escarpment View Protection Overlay (VPO-2), where development must respond to the site's existing topography while preserving the visual objectives of the Overlay Zone.

The proposed campus has been carefully designed to respond to varying site grades, drainage requirements, accessibility, circulation, and engineering constraints through coordinated building placement and finished floor elevations that follow the natural terrain. These site conditions create practical design constraints that do not generally exist on more uniformly graded properties.

Figure 10: Existing Topography and Site Constraints

The requested variance is limited exclusively to the Administration and Student Commons Building. All remaining campus buildings have been designed to comply with the 15-foot height limitation established by the VPO-2 Overlay. The requested variance results from the combination of the property's unique topography, engineering constraints, and the specialized functional requirements of the Administration and Student Commons Building rather than from an arbitrary design preference.

Accordingly, strict application of the 15-foot structure height limitation would create practical difficulties unique to this property, satisfying the approval criterion contained in IDO §14-16-6-6(N)(3)(a)(1).

6-6(N)(3)(a)(2) The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response: The requested variance will not be materially contrary to the public safety, health, or welfare. The variance applies solely to the height of one building and does not alter the proposed use of the property, increase occupancy, or adversely affect emergency access, life safety systems, or public infrastructure.

The proposed development remains subject to review and approval by all applicable City departments, including Building Safety, Fire Rescue, Transportation, Hydrology, and the City Engineer, ensuring compliance with all applicable building, fire, accessibility, drainage, and infrastructure requirements.

Accordingly, the requested variance satisfies the approval criterion contained in IDO §14-16-6-6(N)(3)(a)(2).

6-6(N)(3)(a)(3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Applicant Response: The requested variance will not cause significant material adverse impacts on surrounding properties or infrastructure improvements. The variance is limited to the Administration and Student Commons Building and does not alter the approved land use, increase development intensity, or require modifications to public infrastructure beyond those associated with the overall campus development.

As demonstrated in the accompanying View Analysis and supporting exhibits, the proposed campus has been designed to minimize visual impacts while preserving the objectives of the Northwest Mesa Escarpment View Protection Overlay. The requested relief does not create significant adverse impacts beyond those associated with a fully compliant development.

Accordingly, the requested variance satisfies the approval criterion contained in IDO §14-16-6-6(N)(3)(a)(3).

6-6(N)(3)(a)(4) The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Applicant Response: The requested variance will not materially undermine the intent and purpose of the Integrated Development Ordinance, the applicable MX-M and MX-L zone districts, or the Northwest Mesa Escarpment View Protection Overlay (VPO-2). The campus has been intentionally designed to respond to the site's natural topography while preserving the visual objectives of the Overlay through thoughtful building placement, coordinated finished floor elevations, architectural massing, and limited structure height relief.

The requested variance applies exclusively to a single building, while all remaining campus buildings comply with the 15-foot height limitation. As demonstrated in the accompanying View Analysis and View Protection Technique exhibits, the proposed development incorporates multiple techniques identified in IDO §14-16-3-6(E)(3) to minimize visual impacts and preserve public views to and from the escarpment.

Accordingly, the requested variance is consistent with the intent and purpose of the IDO and satisfies the approval criterion contained in IDO §14-16-6-6(N)(3)(a)(4).

6-6(N)(3)(a)(5) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response: The requested variance represents the minimum relief necessary to address the practical difficulties associated with development of the subject property while accommodating the specialized functional requirements of the Administration and Student Commons Building.

The requested height relief is limited exclusively to that building. All classroom buildings and other campus structures within the VPO-2 Height Restriction Sub-area comply with the 15-foot height limitation, and no additional height relief is requested elsewhere on the site.

Throughout the design process, the project team evaluated building placement, campus organization, finished floor elevations, grading, and architectural massing to minimize the requested variance while maintaining the functional and operational requirements of the educational facility. Accordingly, the requested variance constitutes the minimum relief necessary to satisfy the approval criterion contained in IDO §14-16-6-6(N)(3)(a)(5).

6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2 An application for a Variance from the 15-foot structure height limit in the Height Restriction Sub-area in § 14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

Applicant Response: As demonstrated in the preceding responses, the proposed variance satisfies each of the General Variance approval criteria contained in IDO §14-16-6-6(N)(3)(a). The following responses address the additional approval criteria applicable to structure height variances within the Northwest Mesa Escarpment View Protection Overlay (VPO-2) Height Restriction Sub-area.

6-6(N)(3)(c)(1) Hardship The intent of the view regulations in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

Applicant Response: ***The proposed development has been intentionally designed to fulfill the purpose and intent of the Northwest Mesa Escarpment View Protection Overlay while responding to the site's documented physical and engineering constraints. The requested variance is not sought to increase development intensity or maximize building height, but rather to allow the buildings to be located where the property can feasibly and responsibly be developed while preserving the public views that the Overlay is intended to protect.***

The hardship associated with strict compliance with the 15-foot height limitation is the direct result of the site's unique geological and topographic conditions. As part of the engineering and design process, the Applicant commissioned a comprehensive geotechnical investigation that included a basalt refusal grid across the development site. The investigation identified highly variable depths to basalt bedrock, with numerous locations where drilling encountered refusal at very shallow depths. These subsurface conditions significantly constrain grading, utility installation, foundation design, roadway construction, drainage infrastructure, and the establishment of finished floor elevations.

Unlike a typical development site, the placement and elevation of the proposed buildings could not be optimized solely based upon architectural considerations. Instead, building locations were driven by documented engineering constraints, including areas of shallow basalt refusal, feasible grading transitions, stormwater management requirements, utility routing, emergency access, and compliance with ADA accessibility standards. Relocating the buildings to lower portions of the site or altering the established finished floor elevations solely to satisfy the 15-foot height limitation would require substantially greater excavation into basalt bedrock, increased blasting or rock removal, more extensive retaining structures, significantly greater site disturbance, and additional impacts to the natural landform the Overlay is intended to preserve.

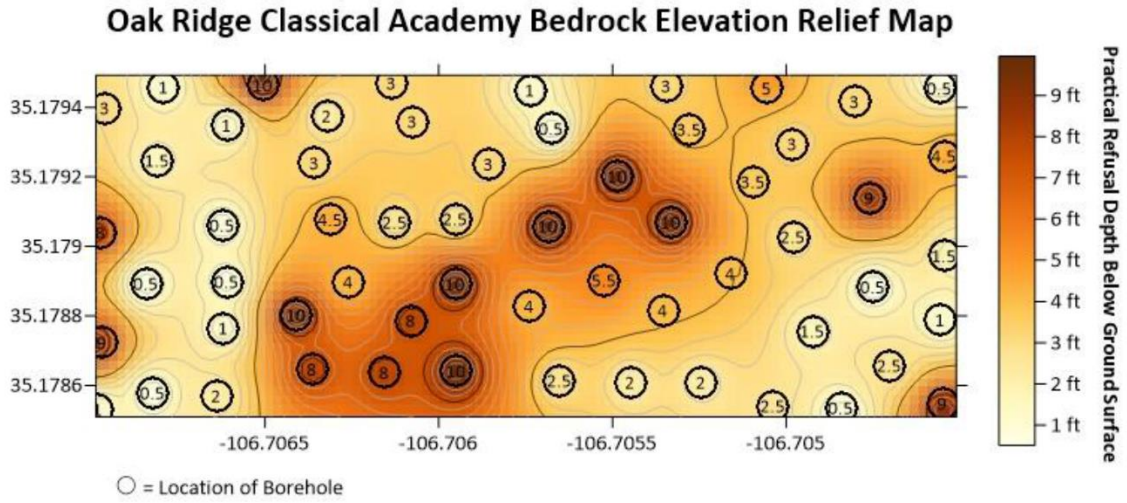
Equally important, strict compliance with the numerical height limitation would not achieve a better view protection outcome. Throughout the design process, the Applicant evaluated numerous building locations, grading alternatives, and finished floor elevations using a comprehensive viewshed analysis prepared specifically to evaluate visibility from the Petroglyph National Monument and surrounding public vantage points. That analysis demonstrates that the proposed Administration and Student Commons Building, although requesting a four-foot height variance to a maximum height of 19 feet, is situated on a lower finished floor elevation than other feasible building locations. As a result, the overall top-of-structure elevation remains below that of buildings elsewhere on the site that fully comply with the 15-foot limitation.

Consequently, the requested variance does not create additional obstruction of the protected viewshed and better fulfills the intent of the VPO-2 Overlay than alternative code-compliant site configurations.
The requested variance is also driven by the specialized functional requirements of the Administration and Student Commons Building. The building serves as the primary campus gathering space and administrative center and requires greater interior volume to accommodate assembly functions, educational programming, mechanical systems, and occupant circulation. Reducing the structure to comply with the strict 15-foot limit would substantially impair the functionality of the building without providing any corresponding benefit to view preservation.

The hardship, therefore, is not self-created, nor is it based on economic considerations. Rather, it arises directly from the site's documented physical characteristics, including the existing topography, shallow basalt bedrock, engineering limitations identified through the geotechnical investigation, drainage requirements, ADA accessibility standards, utility design constraints, and the need to preserve the natural landform while minimizing disturbance.

As demonstrated by the geotechnical report, basalt refusal mapping, grading plans, site sections, finished floor elevations, architectural exhibits, and comprehensive viewshed analysis, the proposed design represents the least impactful engineering solution and the alternative that best preserves the protected views while allowing reasonable development of the property. Accordingly, the Applicant has demonstrated that strict adherence to the VPO-2 height limitation would impose an unnecessary hardship due to documented physical and engineering constraints, while the requested variance fully satisfies the intent of IDO §14-16-6-6(N)(3)(c)(1).

Figure 11: Engineering Basalt Depth of Refusal Map



6-6(N)(3)(c)(2) Visual Impact The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

<u>Applicant Response</u>: The requested variance satisfies the Visual Impact criterion because the proposed development will have the same or less impact on views to and from the Northwest Mesa Escarpment than a development designed to strictly comply with the 15-foot building height limitation.

The fundamental purpose of the Northwest Mesa Escarpment View Protection Overlay is to preserve the public views to and from the escarpment—not to regulate building height in the abstract. Accordingly, the relevant measure of compliance is whether the proposed design preserves the protected viewshed, not whether every building is limited to a uniform height measured from its finished floor. Throughout the design process, preservation of the viewshed was the primary design objective, and every aspect of the site plan—including grading, finished floor elevations, building placement, architectural massing, and campus organization—was evaluated through that lens.

Rather than simply designing buildings to satisfy a numerical height limitation, the Applicant undertook a comprehensive viewshed analysis utilizing existing topography, surveyed elevations, finished floor elevations, and multiple public viewing locations to evaluate the actual visual effect of the proposed development on the surrounding landscape. The resulting campus plan demonstrates that careful integration with the natural

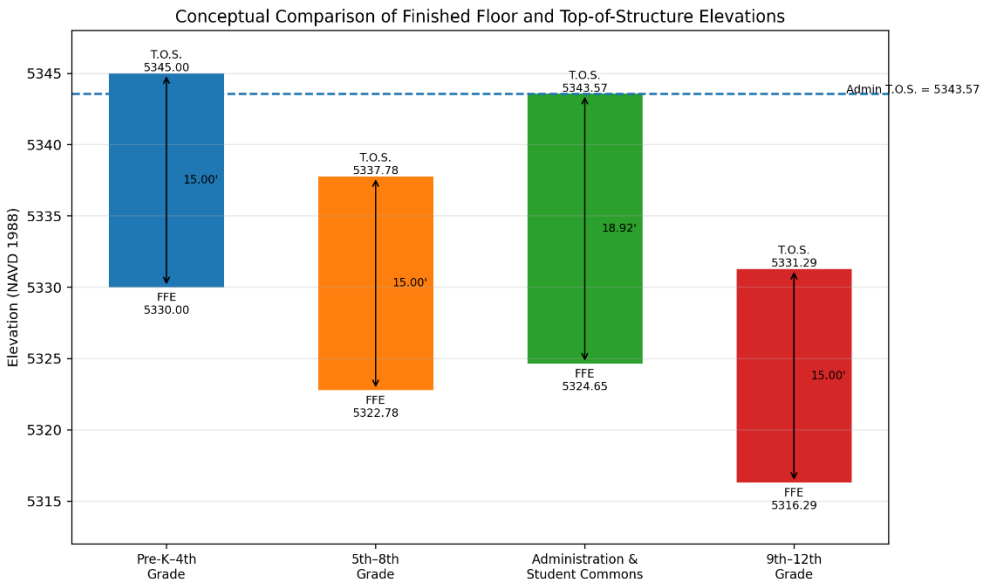
terrain provides superior protection of the viewshed compared to a design focused solely on maintaining a 15-foot building height.

The submitted View Analysis demonstrates that the Administration and Student Commons Building, although requesting a four-foot variance to permit a maximum building height of 19 feet, has been intentionally located on one of the lowest portions of the campus. Because of its lower finished floor elevation, the building's overall top-of-structure elevation remains below that of other buildings on the campus that fully comply with the 15-foot height limitation.

Specifically, the Pre-K through 4th Grade Building, which fully complies with the VPO-2 height regulations, occupies naturally higher ground and therefore has a higher top-of-structure elevation than the proposed Administration and Student Commons Building. Figure 11 and the accompanying Viewshed Analysis clearly illustrate that a building's visual prominence is governed by its overall elevation within the landscape—not merely by its measured height above finished floor.

This distinction is critical. The requested four-foot increase in measured building height does not translate into a corresponding increase in visual impact because the building has been intentionally lowered within the site's topography. As a result, the Administration and Student Commons Building presents a lower overall profile within the viewshed than buildings elsewhere on the campus that fully comply with the 15-foot limitation. The Applicant also evaluated alternative site configurations and grading scenarios during the design process. Those alternatives demonstrated that forcing strict compliance with the 15-foot height limit would require relocating the building to higher portions of the site or substantially altering established finished floor elevations to accommodate grading, drainage, utility infrastructure, accessibility, and other engineering constraints. While those alternatives would technically comply with the numerical height limitation, they would produce equal or greater visual impacts by increasing the building's overall top-of-structure elevation and silhouette against the escarpment. In other words, strict application of the 15-foot standard would not better protect the viewshed and, in several feasible alternatives, would actually diminish the very views the Overlay is intended to preserve.

The accompanying View Analysis confirms that the proposed Administration and Student Commons Building remains visually subordinate within the overall campus composition and does not materially interrupt, dominate, or obstruct protected public views to or from the Northwest Mesa Escarpment. The building's lower finished floor elevation, thoughtful grading strategy, architectural massing, and integration with the existing landforms collectively reduce its visual presence and preserve the natural character of the escarpment. Accordingly, the evidence demonstrates that the proposed variance results in visual impacts that are the same as, and in several respects less than, those associated with a development designed for strict compliance with the 15-foot building height limitation. The proposed design better fulfills the purpose and intent of the Northwest Mesa Escarpment View Protection Overlay by preserving the public views the Overlay was created to protect while responding appropriately to the site's existing topography and documented engineering constraints. Therefore, the requested variance satisfies the Visual Impact criterion of IDO §14-16-6-6(N)(3)(c)(2).



This comparison demonstrates that measured building height alone does not determine visual prominence within the landscape. Rather, the visual relationship of the proposed buildings is governed by the site's topography, finished floor elevations, building placement, and surrounding landforms. The submitted View Analysis and supporting exhibits demonstrate that the requested variance does not result in materially greater impacts on public views than would occur under a fully compliant development and therefore satisfies the Visual Impact criterion contained in IDO §14-16-6-6(N)(3)(c)(2).

COMMUNITY ENGAGEMENT

As part of the Applicant's commitment to meaningful community engagement, the project team met with the Governor and the adjacent property owners to the West and to the South as well as the full Laguna Pueblo Tribal Council to present the proposed development, the viewshed analysis, and the engineering considerations supporting the requested variance. The meeting provided an opportunity for an open and collaborative dialogue regarding the project's relationship to the Petroglyph National Monument and the cultural importance of preserving views to and from the escarpment. Following a detailed review of the site's topography, grading strategy, building placement, finished floor elevations, and comprehensive viewshed analysis, the property owners and Tribal Council expressed its support for the requested variance, recognizing that the proposed design thoughtfully responds to the site's physical constraints while preserving the viewshed that the VPO-2 Overlay is intended to protect. The Applicant greatly appreciates the Pueblo's engagement and values the collaborative process that resulted in a design solution balancing responsible development with stewardship of this culturally significant landscape.

CONCLUSION

The Applicant has demonstrated through substantial, objective, and professionally prepared evidence that the requested variance satisfies each of the approval criteria established in IDO §14-16-6-6(N)(3)(c). Comprehensive geotechnical investigations, including the basalt refusal analysis, documented the unique subsurface conditions that directly influenced grading, utility design, foundation placement, accessibility, and finished floor elevations, creating physical and engineering constraints that cannot be reasonably overcome while maintaining strict compliance with the 15-foot height limitation. In response to these documented constraints, the campus was carefully designed to work with the site's natural topography rather than against it, minimizing disturbance to the escarpment and preserving the existing landform.

Equally important, the comprehensive viewshed analysis demonstrates that the requested four-foot height variance does not increase the project's visual impact on the Northwest Mesa Escarpment. By strategically locating the Administration and Student Commons Building at a lower finished floor elevation, the overall top-of-structure elevation remains below that of other fully compliant buildings on the campus, resulting in a development that is visually subordinate to the surrounding landscape and fully consistent with the purpose of the View Protection Overlay. The evidence establishes that strict adherence to the numerical height limitation would not better protect the public views and, in several feasible design scenarios, would actually result in a more visually prominent development.

Throughout the planning process, the Applicant has demonstrated a commitment to thoughtful design, technical rigor, and meaningful collaboration. The project was refined through extensive engineering analysis, iterative site planning, and direct consultation with the Laguna Pueblo Tribal Council to ensure that the final design respects the cultural significance of the Petroglyph National Monument while responsibly addressing the site's physical constraints. The resulting campus reflects a balanced and context-sensitive solution that preserves the public views the VPO-2 Overlay was created to protect while allowing the property to be developed in a safe, functional, and environmentally responsible manner.

For these reasons, the Applicant respectfully requests approval of the requested height variance. The record demonstrates that the variance is supported by competent engineering and planning evidence, satisfies all applicable approval criteria, advances the intent and purpose of the Integrated Development Ordinance, and represents the least impactful design solution available for this unique site. Approval of this request will preserve the protected viewshed, minimize disturbance to the escarpment, and allow the development of an educational campus that will serve the community for generations while remaining respectful of the extraordinary landscape in which it is located.

With Best Regards,

Angela M. Piarowski

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October 15, 2025

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

SENSITIVE LANDS ANALYSIS

IDO Section 14-16-5-2
Preliminary Plat – Paseo del Norte and Kimmick Drive NW

This memorandum responds to the **Sensitive Lands criteria in IDO Section 14-16-5-2**. The project site has been evaluated for the presence of **sensitive lands** and any associated **development constraints**. Based on the findings outlined below, **none of the features identified as sensitive lands by the IDO are present** on the subject property for the proposed Preliminary Plat at Paseo del Norte and Kimmick Drive NW.

1. **Arroyos:**
   Based on the **AMAFCA Interactive Facilities Map**, the nearest arroyo/floodplain feature is the **North Branch Piedras Marcadas Channel**. The **North Fork of the Boca Negra Arroyo** lies farther south of the site. **No identified arroyo or floodplain feature is located within the subject property boundaries.**

Figure 1: AMAFCA Facilities Map of Site and Vicinity.

Figure 1: AMAFCA Facilities Map of Site and Vicinity.

2. Floodplains and Special Flood Hazard Areas: According to the FEMA Floodplain layer on AGIS, the subject property is in an area with a FEMA Flood Zone Designation X, which is an area of minimal flood hazard. The nearest floodplain is associated with the Piedras Marcadas Canyon to the south. There are no special flood hazard areas on the subject property.

3. Irrigation Facilities (Acequias): The subject property is not located in the Valley and is not near or have any irrigation facilities.

4. Large Stands of Mature Trees: There are no trees on the subject property.

5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Using the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.

6. Significant Archaeological Sites: An archeological certificate has been requested and is pending at this time but it is not anticipated to provide any findings of significance.

7. Steep Slopes and Escarpments: A review of the **ALTA/Topographic Survey (dated July 23, 2025)** indicates that while **minor grade variations** are present across the site, **no slopes exceed 10%** as defined in **IDO Section 14-16-5-2(E)**. The existing topography reflects gentle transitions typical of previously graded land, with no areas meeting the threshold for "steep slopes." Therefore, the **steep slope and escarpment protection provisions** of the IDO do **not apply** to this property.

8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property. The mapper identifies the two arroyos previously discussed as riverine wetlands systems, but no other wetlands exist in the vicinity of the subject site or on the property.

Sincerely,

Angela M. Piarowski

Angela M. Piarowski, CEO/Partner
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Oklahoma | Utah | Illinois

MODULUS
ARCHITECTS & LAND USE PLANNING

Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: October 28,2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2025-020092, AC-2025-00022
Agent:	Modulus Architects & Land Use Planning, Inc.
Applicant:	U26 VC, LLC & VOLCANO CLIFFS INC
Legal Description:	LT 1A-1 & 4A-1
Zoning:	MX-L and MX-M
Acreage:	12.1364 acres
Zone Atlas Page(s):	C-11-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, ARMS/NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

The area was surveyed inder NMCRIS 121039 in 2011 with no significant finds reported. LA 69411 has been partially plotted within the property but this site appears to have been smaller and further south. The property was mostly bladed clear by 2015. Therefore:
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

10-28-2025
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Volcano Heights School / Oak Grove

Zone Atlas Page: C-11-Z DFT/DHO #: _____ BP #: _____

Development Street Address: VALIENTE RD NW, ALBUQUERQUE NM 87120

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Volcano Cliffs Inc. Contact: _____

Address: 4112 BLUE RIDGE PL NE, ALBUQUERQUE NM 87111-4167

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2027

Existing Use: Vacant

Describe Proposed Development and Uses:
Development of a private K-12 school.

Days and Hours of Operation (if known): M-F 7:00 AM to 4:00 PM

Facility

Building Size (sq. ft.): 4 academic buildings = 12,000 SF each / Gymnasium 24,900 SF

Number of Residential Units: 0

Number of Commercial Units: 5

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 645 students

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* (ITE # 532) 516 AM / 342 PM

Driveway(s) Located on: Street Name Valiente Road NW

Adjacent Roadway(s) Posted Speed: Street Name Valiente Road NW Speed 30

Street Name Paseo del Norte NW Speed 45

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Within 1,320 of Urban Center
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Local Urban Street
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s):

Name: Paseo del Norte NW east Traffic Volume: 9844 Volume-to-Capacity Ratio (v/c): 0.40 AM / 0.276 PM

Name: Paseo del Norte NW west Traffic Volume: 8720 Volume-to-Capacity Ratio (v/c): 0.11 AM / 0.419 PM

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : N/A Nearest Transit Stop(s): N/A
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: No
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Buffered bike lane along Paseo Del Norte NW
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: None. Paseo del Norte is currently being improved
Sidewalk and buffer width : DPM Table 7.2.29

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

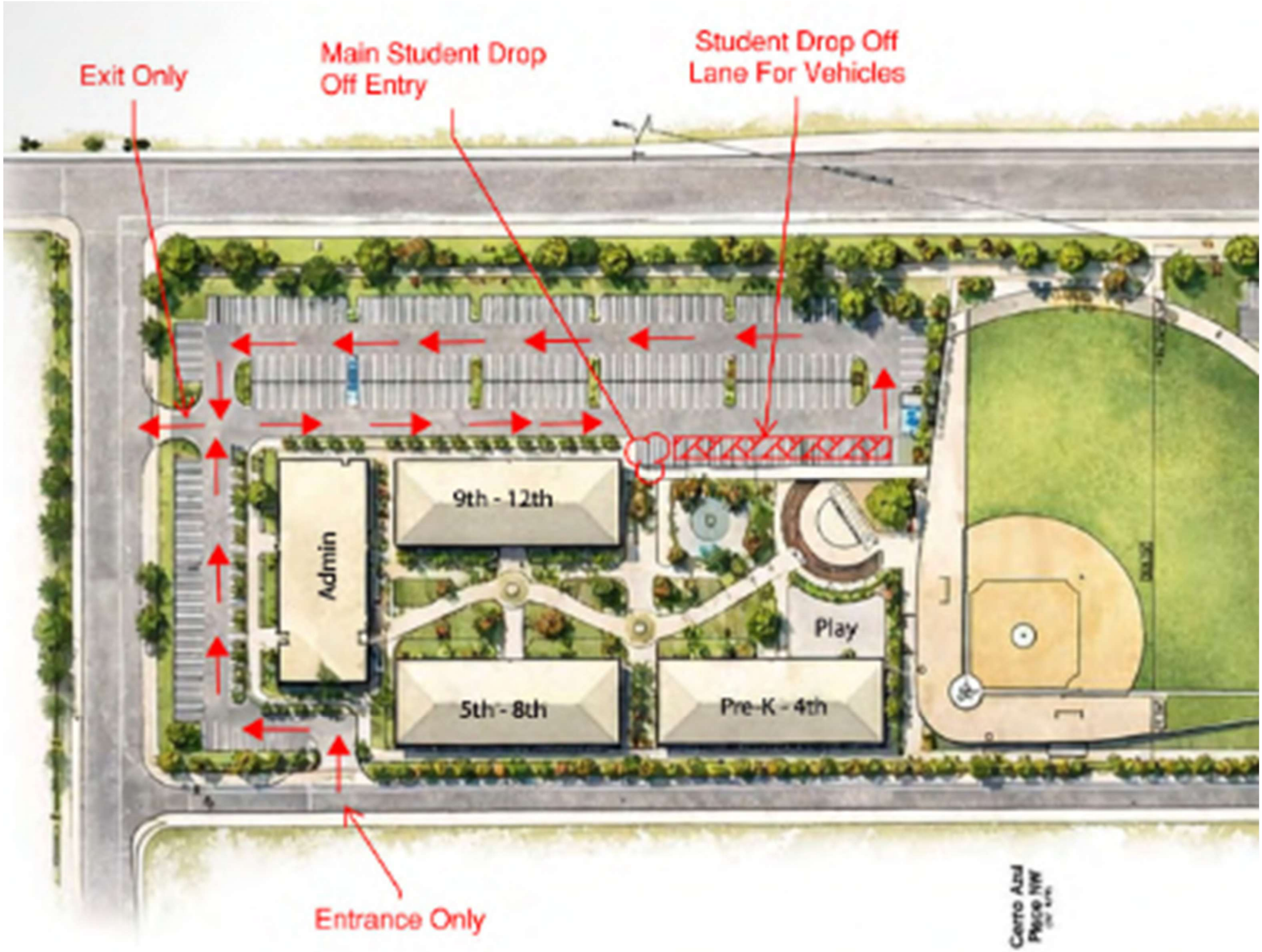
Traffic Impact Study (TIS) Required: Yes [x] No [ ]

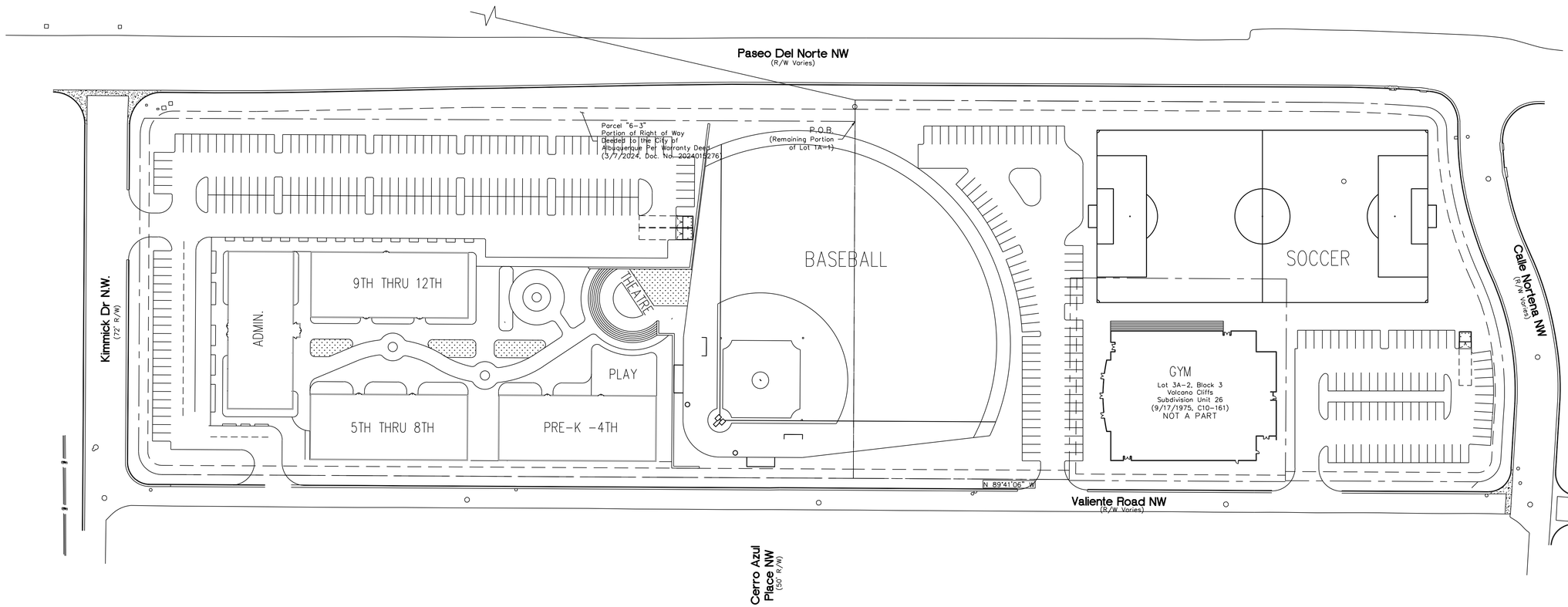
Thresholds Met? Yes [x] No [ ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

4/30/2026
DATE


Exit Only
Main Student Drop Off Entry
Student Drop Off Lane For Vehicles
Admin
9th - 12th
5th - 8th
Pre-K - 4th
Play
Entrance Only



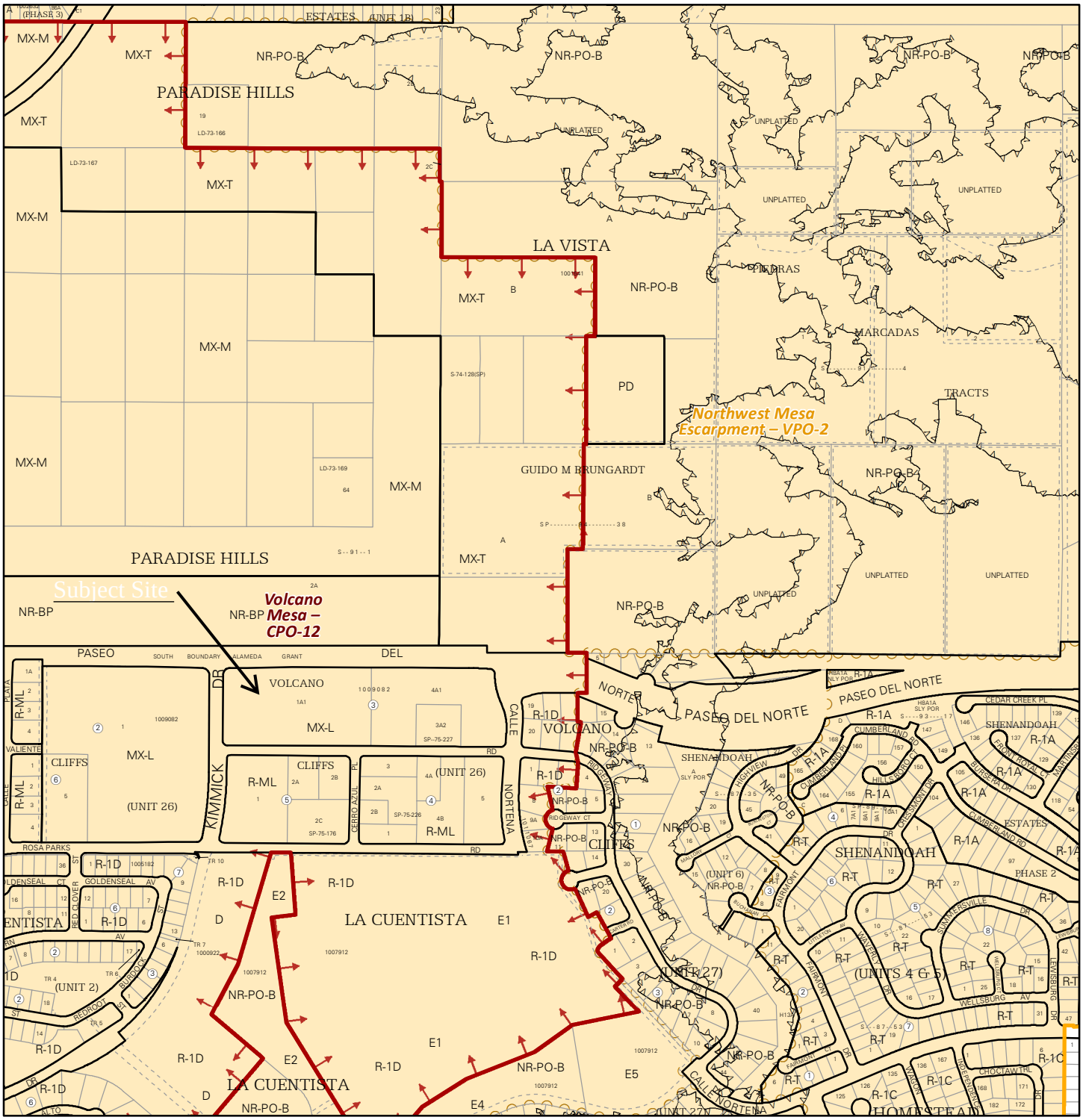
OAK GROVE ACADEMY CONCEPTUAL SITE PLAN

APRIL 29, 2021

0 60 120
SCALE: 1" = 60'

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NAME: P:\1132601 Oak Grove\3. DWG\3. Xref\1. Site Plan from Architect\scalec movedOGCA - ARCHITECTURAL SITE.dwg PLOT DATE: Apr 30, 2026 9:14am



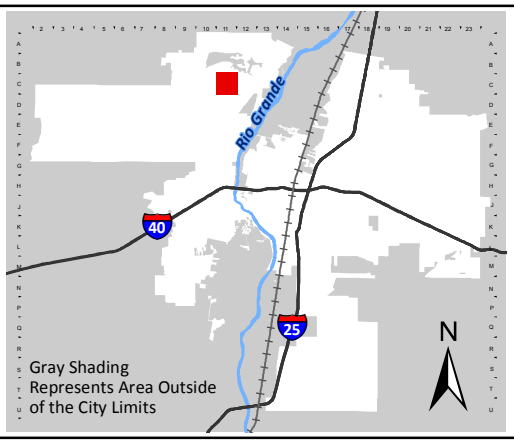
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

C-11-Z

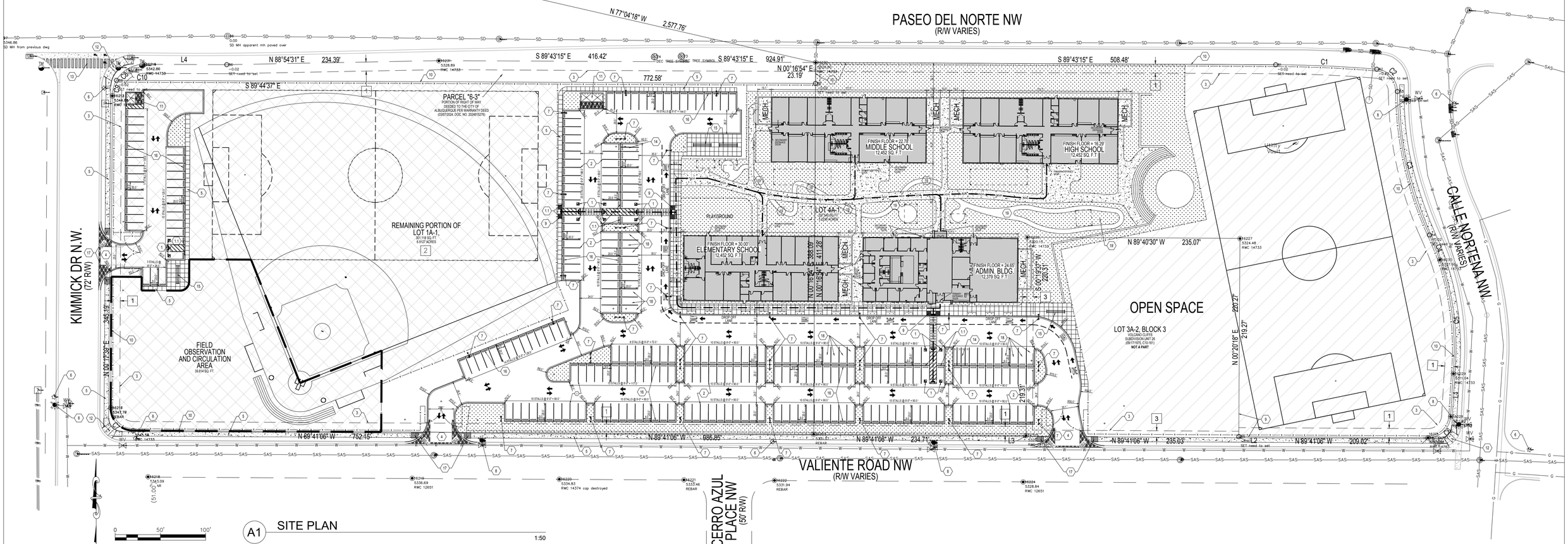
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

D) PROPOSED SITE PLAN

OAK GROVE CLASSICAL ACADEMY

ADDRESS TBD
ALBUQUERQUE, NM 87120
PORTION OF LOT 1A-1 AND ALL OF LOT 4A-1, BLOCK 3
VOLCANO CLIFFS UNIT 26
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY 2025



A1 SITE PLAN
1:50

VPO-2 STANDARDS

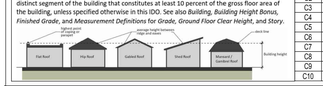
3-6(E)(4)(A) BUILDING AND/OR STRUCTURE HEIGHT SHALL NOT EXCEED 15 FEET, AS MEASURED FROM NATURAL GRADE. (SEE FIGURES BELOW.)

3-6(E)(4)(B) FOR PROPERTIES WITH UNDULATING TERRAIN THAT WOULD REQUIRE FILL AS PART OF SITE GRADING, THE RESULTING BUILDING SHALL NOT BE TALLER THAN THE TALLEST BUILDING ON ANY ABUTTING LOT LOCATED WITHIN THE HEIGHT RESTRICTION SUB-AREA AND SHALL NOT BLOCK VIEWS TO OR FROM THE ESCARPMENT, AS SHOWN IN A VIEW ANALYSIS.

3-6(E)(4)(C) ADDITIONAL HEIGHT MAY BE REQUESTED THROUGH A VARIANCE - EPC PURSUANT TO § 14-16-6-6(N). (SEE FIGURES ABOVE.)

1. NO BUILDING OR STRUCTURE SHALL EXCEED 19 FEET IN HEIGHT FROM THE FINISHED GRADE, INCLUSIVE OF ANY VARIANCE GRANTED.
2. WHEN A VARIANCE IS REQUESTED FOR BUILDING OR STRUCTURE HEIGHT, THE VISUAL IMPACT OF ADDITIONAL HEIGHT ON VIEWS TO AND FROM THE ESCARPMENT SHALL BE MINIMIZED THROUGH AT LEAST 1 OF THE FOLLOWING TECHNIQUES.
   a. **HEIGHT/SLOPE** - AN INCREASE IN HEIGHT IN RESPONSE TO SLOPE TO PRODUCE A STEPPED-DOWN EFFECT AND A SMOOTH TRANSITION IN SCALE. FOR EXAMPLE, 1 FOOT OF ADDITIONAL STRUCTURE HEIGHT MAY BE GRANTED FOR EVERY 4 FOOT DIFFERENCE BETWEEN THE GROUND ELEVATION AND A BASE ELEVATION ESTABLISHED AT THE TOP OF THE ESCARPMENT FOR LOTS ON TOP OF THE MESA OR AT THE BASE OF THE ESCARPMENT FOR LOTS BELOW THE MESA. BUILDINGS MAY ALSO BE DEPRESSED BELOW THE NATURAL GRADE.
   b. **VIEW CORRIDORS** - BUILDINGS AND STRUCTURES THAT ARE LOCATED AND DESIGNED SO THAT MASSING MAINTAINS VIEWS TO THE ESCARPMENT AT THE PERIMETER OF THE SITE, OR AT THE NEAREST PUBLIC ROAD (WHICHEVER OFFERS THE PREDOMINANT PUBLIC VIEWS) AND VIEWS FROM THE ESCARPMENT - PRIMARILY FROM PUBLIC TRAILS AND ACCESS POINTS. THE INTENT IS TO PRESERVE THE MAXIMUM AMOUNT OF UNOBSTRUCTED LATERAL VIEWS TO THE BASE OF THE ESCARPMENT. IF THE SITE IS LOCATED ABOVE THE ESCARPMENT, THE VIEWS WILL BE TO THE TOP OF THE ESCARPMENT.
   c. **HEIGHT/SLOPE/SETBACK** - BUILDINGS AND/OR STRUCTURES SET BACK FROM MAJOR PUBLIC VIEWS (I.E., VIEWS FROM THE SITE PERIMETER, NEAREST PUBLIC ROAD, PUBLIC TRAILS, OR ACCESS POINTS ALONG THE ESCARPMENT; VIEWS TO THE EAST, WEST, SOUTH, AND NORTH PROPERTY LINES; OR VIEWS TO THE ESCARPMENT) SO THAT BUILDING HEIGHT INCREASES IN PROPORTION TO THE SIZE OF THE SETBACK AND THE SLOPE WITHOUT INCREASING THE VISUAL IMPACT FROM A PARTICULAR VANTAGE POINT.

Building Height
The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO. See also *Building, Building Height Bonus, Finished Grade,* and *Measurement Definitions for Grade, Ground Floor Clear Height,* and *Story.*



CURVE DATA TABLE

	CURVE			CHORD	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	1422.00'	111.76'	04°30'11"	111.73'	S 87°28'09" E
C2	25.00'	37.00'	84°46'28"	33.72'	S 42°48'50" E
C3	386.00'	163.74'	24°18'18"	162.52'	S 12°33'45" E
C4	456.46'	29.66'	03°43'21"	29.65'	S 22°22'06" E
C5	309.30'	127.72'	23°39'30"	126.81'	S 06°49'03" E
C6	25.00'	37.89'	86°49'43"	34.36'	S 46°54'03" W
C7	25.00'	39.26'	89°58'44"	35.35'	N 44°41'44" W
C8	35.00'	54.96'	89°58'18"	49.49'	N 45°16'47" E
C9	35.00'	17.89'	29°17'20"	17.70'	S 14°56'18" W
C10	35.00'	37.09'	60°42'45"	35.38'	S 59°54'34" W

LINE DATA

	LENGTH	BEARING
L1	47.52'	S 03°29'11" W
L2	1.00'	N 00°18'54" E
L3	1.00'	N 00°18'54" E
L4	91.31'	S 89°44'04" E

EASEMENT NOTES

1. EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
2. EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
3. EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REFER TO CITY OF ALBUQUERQUE DWG 2415A AND DWG 2430.
5. ALL ADA CURB RAMPS MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED (SEE DETAILS).
6. WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
7. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
8. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
9. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
10. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES. INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
11. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
12. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
13. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
14. ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS.

PROJECT DATA

ZONING: IDO MIXED USE - LOW INTENSITY ZONE DISTRICT (MX-L)
ZONING: IDO MIXED USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)
LEGAL DESCRIPTION(S): LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD);LT 4A-1 BLK 3 (EXCL NLY PORT OUT TO R/W) PLAT OF LTS 1A-1 &4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA, "03A2000XLOT 3A2 BLOCK 3 VOLCANO CLIFFS SUBD UNIT 26 REPL LOTS 2A& 3A BLK 3 VOLCANO
SITE AREA: TOTAL SITE PLAN AREA 12.96 ACRES
ZONE ATLAS: C-11-Z
SETBACKS: FRONT - 5'-0" SIDE - 5'-0" REAR - 15'-0"
BUILDING HEIGHT: 15 FT. FOR (2) PARCELS AND 38 FT. ON THE 1.19 ACRE PARCEL
SPRINKLED: YES NFPA 13
BUILDING OCCUPANCY: MIXED OCCUPANCY (A2, A3 & BUSINESS) FOR ADMINISTRATION BUILDING, EDUCATION (E)
CONSTRUCTION TYPE: TYPE IIB

SHEET KEYED NOTES

1. ADA ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING (SEE DETAIL A2&A3 / DET.1).
1.1 HAND-CAP SIGN W/POST (SEE DETAIL A1 / DET.1).
2. PARKING STRIPING 4" WIDE, COLOR WHITE.
3. P.U.E. EASEMENTS.
4. FULL ACCESS DRIVEWAY.
5. 5' SIDEWALK.
6. STREET LIGHT.
7. LIGHT POLE (SEE DETAIL A21 / DET.2).
8. FIRE HYDRANT.
9. NEW TAPERED RAMP (SEE DETAIL A12 / DET.1).
10. PROPERTY LINE.
11. RUFUSE LOCATION (SEE DETAIL A15-A21 / DET.2).
12. SETBACK SIDEWALK ADJACENT TO PERPENDICULAR RAMP (SEE DETAIL A11 / DET.1)
13. CROSS-WALK
14. MOTORCYCLE PARKING W/SIGNAGE (SEE DETAIL A4 / DET.1).
15. BICYCLE PARKING (SEE DETAIL A14 / DET.2).
16. PARKING BUMPER (SEE DETAIL A10 / DET.1).
17. NEW PARALLEL RAMP (SEE DETAIL A13 / DET.1).
18. ELECTRIC VEHICLE PARKING. (INCLUDES CHARGING STATIONS WITH RATING OF 240- VOLTS OR HIGHER)
19. WALKING PATH.

PARKING SUMMARY TABLE

REFERENCE: 2009 IDO, TABLE 5-5-1 / TABLE 5-5-5, TABLE 5-5-6
2000 DPM, SECTION 7-4-(A)2, SECTION 7-4-(A)3

REQUIRED OFF-STREET PARKING:	
ELEMENTARY/MIDDLE SCHOOL	
8 SPACES PER 5 CLASSROOMS	46
HIGH SCHOOL	
12 SPACES PER 5 CLASSROOMS	31
SPORTS FIELDS	
8 SPACES PER 2,500 GFA CIRCULATION / OBSERVATION	128
REQUIRED MOTORCYCLE PARKING:	
151-300 OFF-STREET SPACES =	5
TOTAL =	210
PROVIDED PARKING:	
STANDARD:	251
ACCESSIBLE:	10
VAN ACCESSIBLE:	2
MOTORCYCLE:	6
ELECTRIC VEHICLE PARKING:	14
TOTAL PROVIDED PARKING =	283
MINIMUM PARKING STALL DIMENSIONS PROVIDED:	
STANDARD:	9' x 20'
ACCESSIBLE:	9' x 20'
VAN ACCESSIBLE:	9' x 20'
MOTORCYCLE:	4' x 20'
ELECTRIC VEHICLE PARKING:	9' x 20'
MINIMUM REQUIRED BICYCLE PARKING:	
ELEMENTARY/MIDDLE SCHOOL/HIGH SCHOOL:	
5 SPACES OR 20% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER =	57
(4) DOUBLE SIDED BIKE RACKS PROVIDED. EACH RACK ACCOMMODATES 20 BICYCLES PER RACK EQUAL TO 80.	

LEGEND

- BUILDINGS TO BE CONTRUCTED
- REINFORCED CONCRETE PAD
- NEW CONCRETE SIDEWALK
- PHASE II
- PHASE III
- FIELD OBSERVATION AND CIRCULATION AREA
- ADA ACCESSIBLE ADA ACCESSIBLE ADA ACCESSIBLE

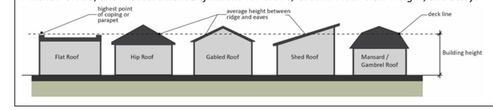
EXTERIOR FINISH LEGEND

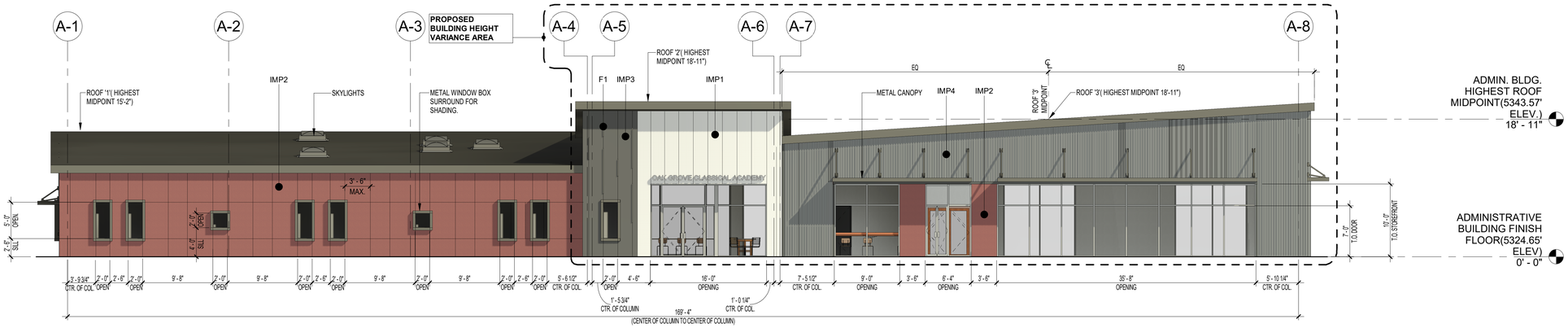
	MARK	TYPE	PROFILE	FINISH/EMBOSSING	COLOR	MANUFACTURER	SIZE (WIDTHxLENGTH)	INSTALL ORIENTATION
	IMP 1	INSULATED METAL PANEL	FLAT		'BONE WHITE'	KINGSPAN: QUADCORE OPTIMO	24" &40" x +/-20' PANELS(SEE ELEVATIONS)	VERTICAL
	IMP 2	INSULATED METAL PANEL	FLAT	STUCCO	EARTH TONE DARK (CUSTOM COLOR)	KINGSPAN: QUADCORE KS GRANITSTONE	24" & 42" x 12'(SEE ELEVATIONS)	VERTICAL
	IMP 3	INSULATED METAL PANEL	FLAT		'DARK BRONZE'	KINGSPAN: QUADCORE OPTIMO	24" x +/-20' PANELS	VERTICAL
	IMP 4	INSULATED METAL PANEL	CORRUGATED		GRAY	TBD	TBD	VERTICAL
	IMP 5	INSULATED METAL PANEL	FLAT	STUCCO	EARTH TONE LIGHT (CUSTOM COLOR)	KINGSPAN: QUADCORE KS GRANITSTONE	24" & 42" x 12'(SEE ELEVATIONS)	VERTICAL
	F1	DECORATIVE METAL FINS				KINGSPAN: ACCENT FIN(BLADE)	VARIES(SEE ELEVATION)	VERTICAL

INTEGRATED DEVELOPMENT ORDINANCE(IDO) DEFINITION OF BUILDING HEIGHT

Building Height

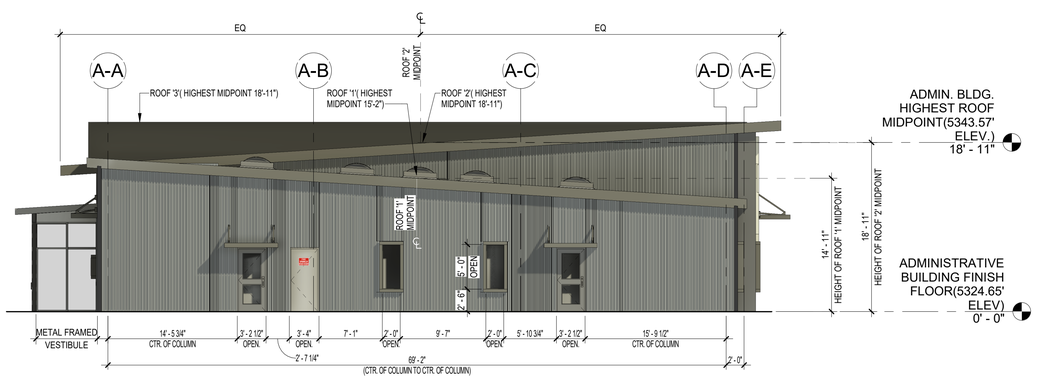
The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO. See also *Building, Building Height Bonus, Finished Grade*, and *Measurement Definitions* for *Grade, Ground Floor Clear Height*, and *Story*.





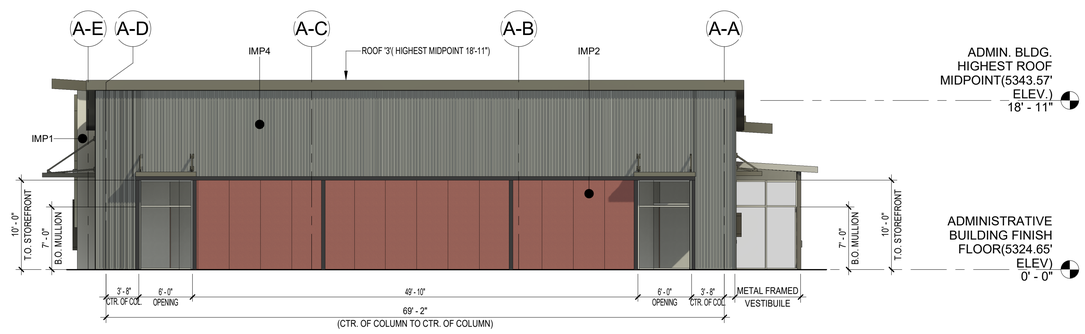
1 ADMINISTRATIVE BUILDING - SOUTH ELEVATION(FACING VALIENTE RD)

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



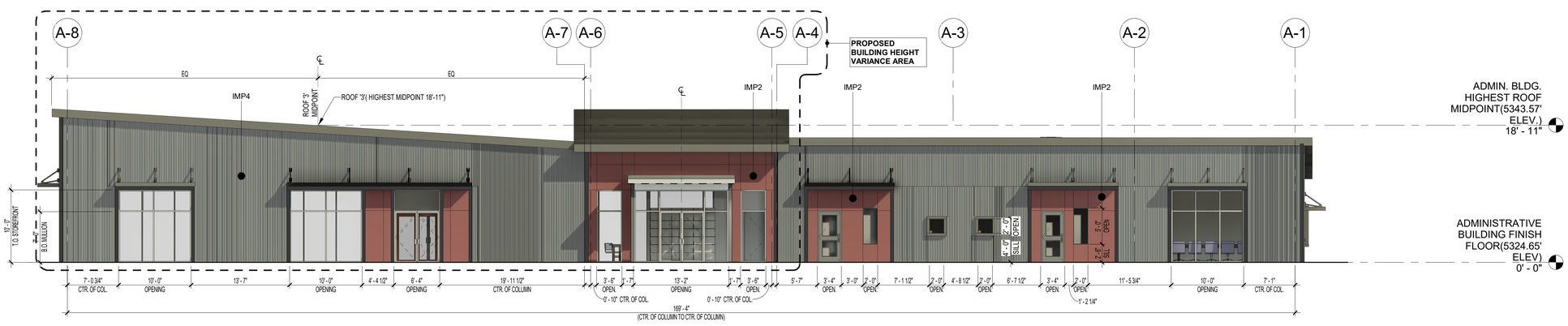
2 WEST ELEVATION

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



3 EAST ELEVATION

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



4 NORTH ELEVATION - FACING THE COURTYARD

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

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

NOT FOR CONSTRUCTION

PROJECT TITLE
OAK GROVE CLASSICAL ACADEMY
Enter address here

PROJECT MANAGER

DRAWN BY:

JOB NO.
Project Number

SHEET TITLE
ADMIN. BLDG EXTERIOR ELEVATIONS

DATE
Issue Date

SCALE:

SHEET
A-A201

LEGEND:

XX — BASIN DESIGNATION
XX AC — BASIN AREA, ACRES
XX CFS — 100-YEAR 24-HOUR STORM PEAK RUNOFF, CFS
XX CF — REQUIRED WATER QUALITY TREATMENT VOLUME, CF

EXISTING BASIN BOUNDARY
PROPOSED BASIN BOUNDARY
EXISTING FLOW ARROW
DEVELOPED FLOW ARROW
HIGH POINT
FLOWLINE
TOP OF PROPOSED POND
PROPOSED STORM DRAIN
PROPOSED STORM MANHOLE
PROPOSED STORM INLET

DRAINAGE SUMMARY

BACKGROUND

THIS SITE IS LOCATED AT THE SOUTH EAST CORNER OF PASEO DEL NORTE BLVD NW AND KIMMICK DR NW. THE 2023 WHPACIFIC (NV5) PASEO DEL NORTE (PDN) BOULEVARD WIDENING DRAINAGE REPORT (HYDROTRANS# C09D019) GOVERNS THIS SITE AND ALLOWS THE SITE FREE DISCHARGE OF 70% TYPE D AND 30% TYPE B LAND TREATMENT (3.6 CFS PER ACRE) .

EXISTING CONDITIONS

THERE ARE NO OFFSITE RUNOFF ENTERING THE SITE. RUNOFF FROM THE SITE SHEET FLOWS TO TWO LOW POINTS ALONG THE NORTH PROPERTY BOUNDARY.. AT EACH LOW POINT THE RUNOFF IS CAPTURED BY A STORM DRAIN PILLBOX THAT CONVEYS THE RUNOFF INTO THE STORM DRAIN SYSTEM WITHIN PDN

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT DISCHARGES RUNOFF AT LESS THAN THE ALLOWABLE RATE WITHOUT REQUIRING ANY ATTENUATION OF RUNOFF. ONSITE RUNOFF IS CONVEYED VIA SURFACE RUNOFF, SWALES, AND PRIVATE STORM DRAIN TO THE TWO EXISTING PILLBOXES THAT ACCEPT THE EXISTING RUNOFF FROM THE SITE AND ARE DESIGNATED TO ACCEPT THE PROPOSED RUNOFF PER THE PDN WIDENING DRAINAGE REPORT. WATER QUALITY IS TREATED VIA DISBURSED ONSITE RETENTION PONDS PRIOR TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM. SOME FEE IN LIEU OR A HYDRODYNAMIC SEPERATOR MAY BE PROVIDED WITH THE FINAL GRADING AND DRAINAGE PLANS IF THE VOLUME OF THE DISPERSED ONSITE RETENTION POINDING IS INSUFFICIENT TO TREAT THE REQUIRED VOLUME. HYDROLOGY AND WATER QUALITY CALCULATIONS ARE PROVIDED IN THE TABLES BELOW.

HYDROLOGY CALCULATIONS

INPUT: PROPOSED CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Peak Discharge (cfs)				Excess Precipitation (acft)			
		A	B	C	D	A	B	C	D	A	B	C	D
DEV1	14.7	0.0	4.0	4.0	6.7	0.0	8.7	11.5	27.5	0.000	0.244	0.318	1.245

ALLOWABLE: HISTORIC CONDITIONS

Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
DEV1	14.7	52.9	3.6

OUTPUT: PROPOSED CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
DEV1	14.7	47.7	1.807	3.2

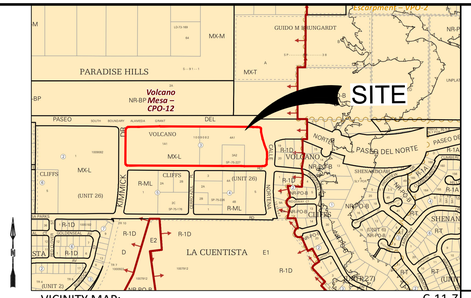
WATER QUALITY			
Subbasin	Imp. A (ac)	WQ Depth (in)	Required WQ Vol (cu ft)
DEV1	6.7	0.42	10169

100-yr Peak Discharge (cfs/acre) per COA Table 6.2.14

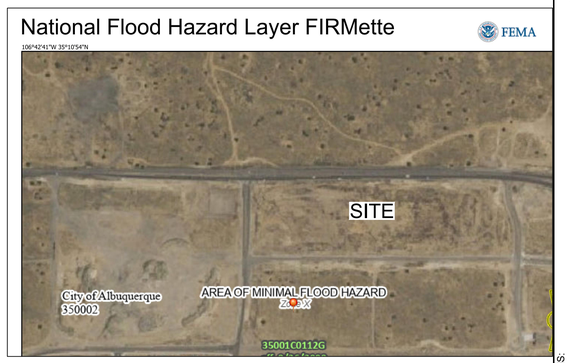
Zone	Land Treatment			
	A	B	C	D
1	1.54	2.16	2.87	4.12

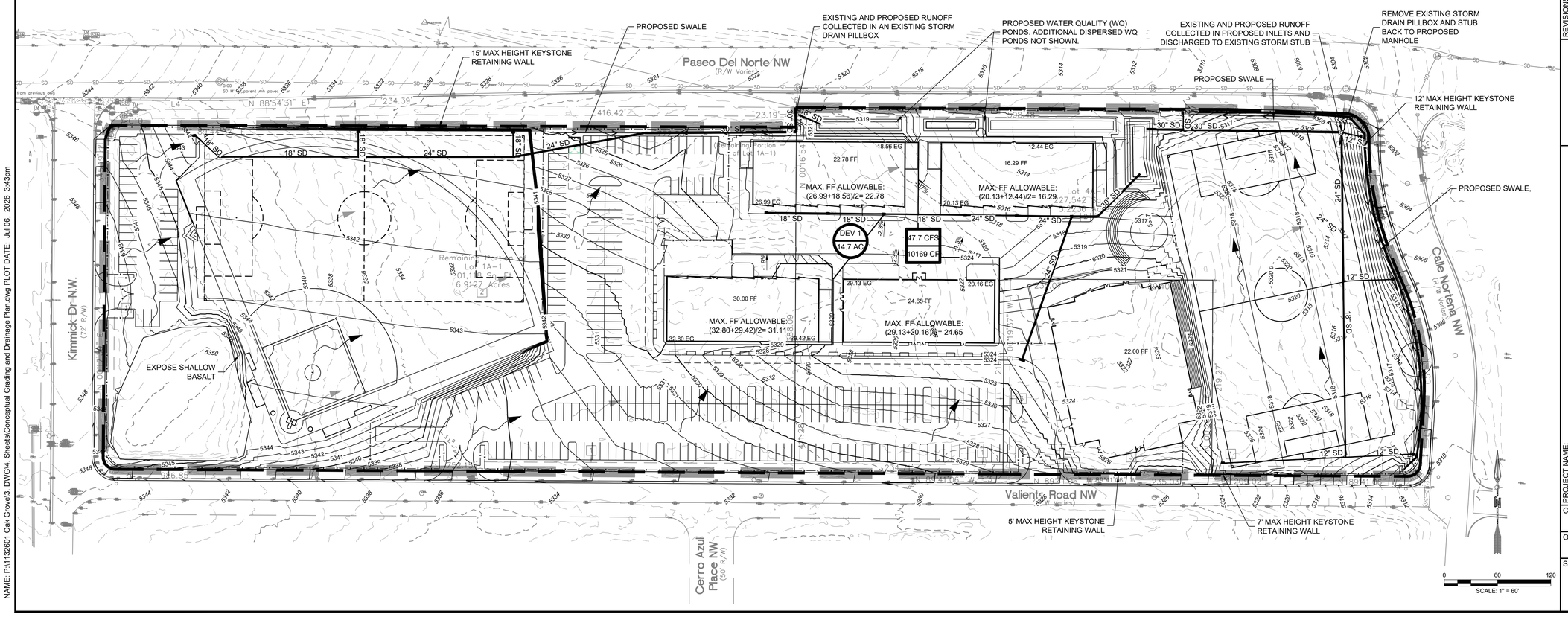
100-yr Excess Precipitation (in) per COA Table 6.2.13

Zone	Land Treatment			
	A	B	C	D
1	0.55	0.73	0.95	2.24



VICINITY MAP: C-11-Z





COMMUNITY DESIGN SOLUTIONS
9384 VALLEY VIEW DRIVE NW, SUITE 100
ALBUQUERQUE, NM 87114
505.366.4187

REVISIONS:			
NO.	DATE:	DESCRIPTION	BY
1	1		XXX

ISSUED FOR:

DESIGNED	XXX
DRAWN	XXX
CHECKED	XXX
DATE	7/6/2026

NEW MEXICO JOHN W. STAPLETON (30170) PROFESSIONAL ENGINEER 07/06/2026

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING IS NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJECT NAME: OAK GROVE CLASSICAL ACADEMY

SHEET TITLE: CONCEPTUAL GRADING AND DRAINAGE PLAN

CDS PROJ. NO. ########

OTHER PROJ. NO. ####

SHEET NO:

NAME: P:\1132601 Oak Grove\3. DWG\4. Sheets\Conceptual Grading and Drainage Plan.dwg PLOT DATE: Jul 06, 2026 3:43pm

TEST PRESSURE @ 150 PSI

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

HORIZONTAL BENDS						FIRE HYDRANT TEE
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	DEAD END OR VALVE	STD. 6-INCH BRANCH LINE
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED
6"	25'	11'	5'	3'	55'	
8"	33'	14'	7'	4'	72'	
10"	39'	16'	8'	4'	87'	
12"	45'	19'	9'	5'	102'	

VERTICAL DOWNBEND						
	45°		22 1/2°		11 1/4°	
PIPE SIZE	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

TEES	LENGTH ALONG RUN (Lr)									
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	46	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26
RESTRAINED LENGTH ALONG BRANCH (Lb)										

REDUCERS	L. SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50
RESTRAINED LENGTH ON LARGE SIDE ONLY	

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE BELOW. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)
SAFETY FACTOR 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 8" DIAMETER PIPE 3 FT
12" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:
4" THROUGH 8" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH
6 FT TO TOP OF LOWER BRANCH
12" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH
7 FT TO TOP OF LOWER BRANCH

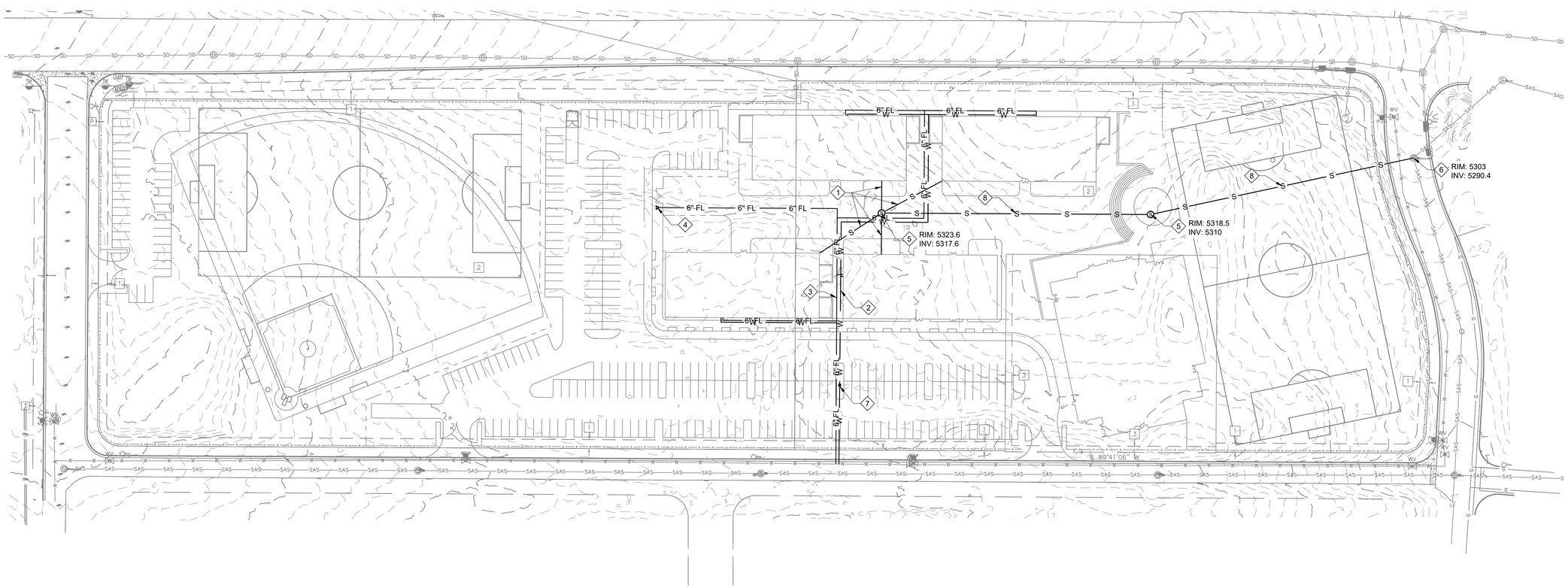
CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

UTILITY GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE UTILITY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. VERIFY UNDERGROUND CONDUIT LOCATIONS WITH OWNER AND MEP PLANS PRIOR TO INSTALLATION.
3. CONTRACTOR TO FIELD VERIFY SIZE'S AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
4. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO THE BUILDING AND EXACT UTILITY STUB LOCATIONS AT BUILDING WALLS.
5. PARALLEL RPBA BACKFLOW PREVENTER FOR THE PRIVATE WATERLINES WILL BE PROVIDED INTERNAL TO THE BUILDING. THE BACKFLOW PREVENTER SHALL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
6. INSTALLATION OF THE PUBLIC WATER AND SEWER LINES SHALL CONFORM TO THE ABCWUA STANDARD DRAWINGS AND SPECIFICATIONS. INSTALLATION OF THE PRIVATE WATER AND SEWER LINES SHALL CONFORM TO ABCWUA STANDARD SPECIFICATIONS EXCEPT WHERE NOTED OTHERWISE.
7. WATERLINE SHALL HAVE A MINIMUM 4FT BURY WITH NO HIGH POINTS. INSTALL JOINT RESTRAINTS WERE REQUIRED PER RESTRAINT TABLES ON THIS SHEET.
8. THE MATERIAL TYPE AND INSTALLATION FOR ALL ONSITE UTILITY LINES SHALL BE INSTALLED PER THE PLUMBING CODE ADOPTED BY THE AGENCY HAVING JURISDICTION, UNLESS NOTED OTHERWISE.
9. SITE PLAN LINEWORK HAS BEEN SCREENED BACK FOR VISUAL CLARITY.

KEYED NOTES

1. INSTALL 6" SANITARY SEWER SERVICE (SCH 40 PVC)
2. INSTALL 3" SINGLE WATER SERVICE PER PER ABCWUA STD DRAWING 2363
3. INSTALL 6" C900 PVC PIPE PER ABCWUA STANDARD SPEC SECTION 801
4. INSTALL FIRE HYDRANT PER ABCWUA STD DRAWING 2340
5. INSTALL SANITARY SEWER MANHOLE PER ABCWUA STD DRAWING 2101
6. CONNECT TO EXISTING SEWER MANHOLE
7. INSTALL METER VAULT, COVER, & LID PER ABCWUA STD DRAWING 2367
8. INSTALL 8" SANITARY MAIN LINE (SCH 40 PVC)



REV	DATE	BY	REVISION

MODULUS ARCHITECTS & LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499

JOHN M. STAPLETON
NEW MEXICO
30170
08/05/2025
PROFESSIONAL ENGINEER

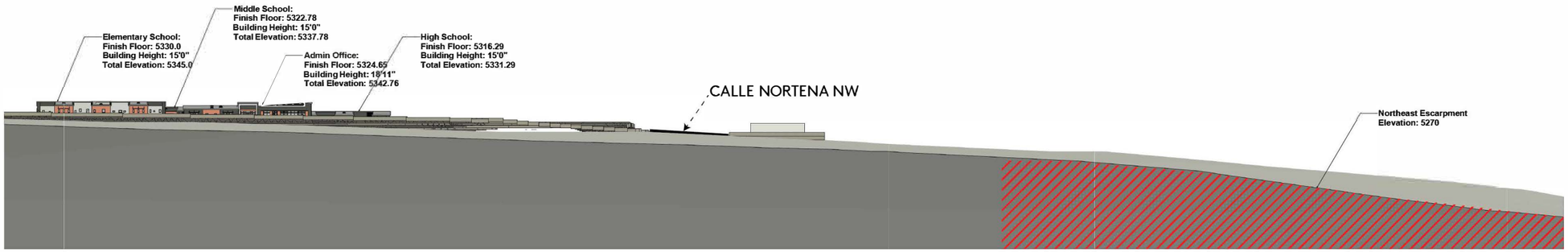
PROJECT TITLE
PETROGLYPH KIDDIE ACADEMY
PASEO DEL NORTE & KIMMICK DRIVE NW
ALBUQUERQUE, NEW MEXICO 87114

DRAWN BY: CDS
JOB NO. : -
PROJECT MANAGER STEPHEN DUNBAR AIA
SHEET TITLE

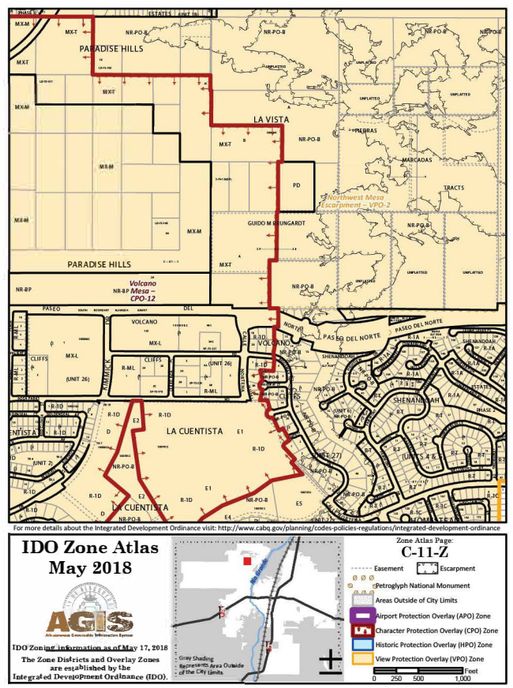
DATE: 05/19/2025
SCALE: AS NOTED
SHEET-
OF-

E) VARIANCE EXHIBITS

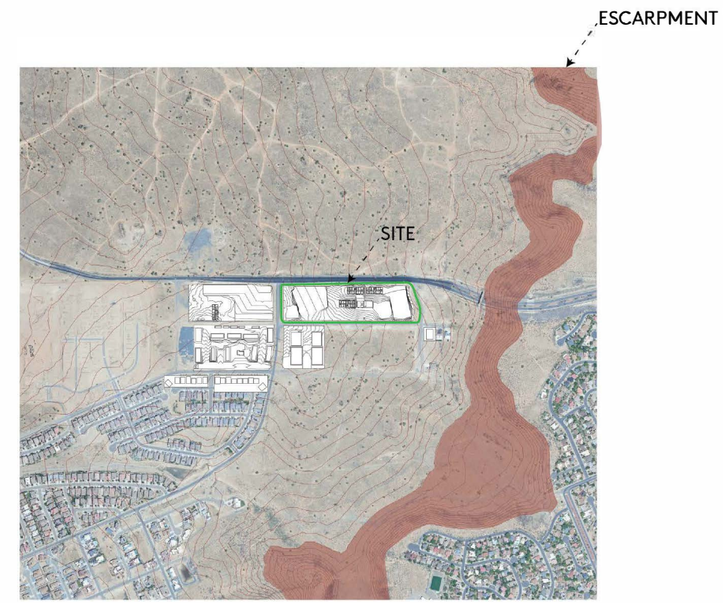
Site Sections



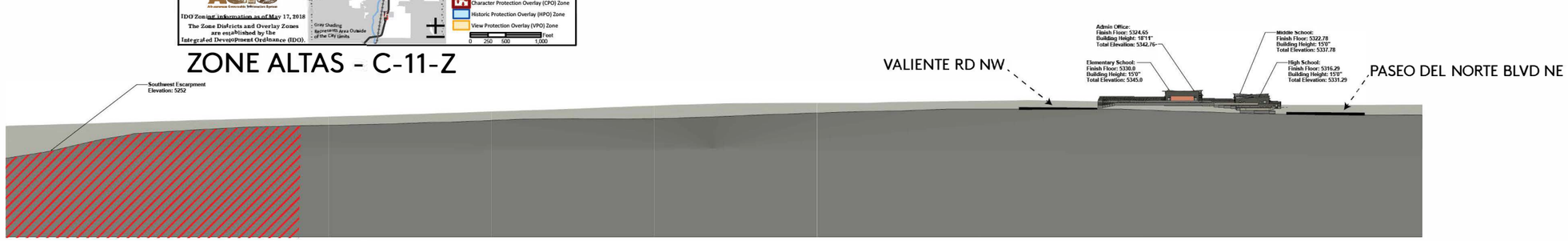
VIEW LOOKING NORTHEAST



ZONE ALTAS - C-11-Z



AERIAL VIEW



VIEW LOOKING SOUTHWEST

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& LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) [redacted]8-1499

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CONSTRUCTION
7/7/2026

PROJECT TITLE
OAK GROVE CLASSICAL ACADEMY
ADDRESS TBD
ALBUQUERQUE NM, 87120

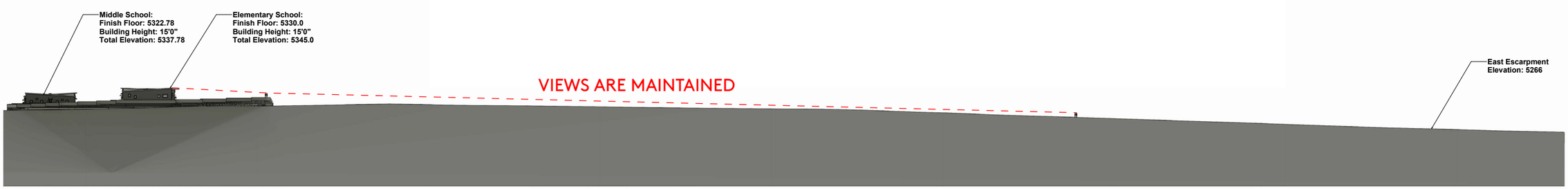
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.
DRAWN BY: CRZ

SHEET TITLE
VIEW SHED - EPC HEIGHT VARIANCE EXHIBIT - VPO - 2

REV	DATE	BY	REVISION DESCRIPTION
6			
5			
4			
3			
2			
1			

DATE: DATE
SCALE: Custom
SHEET- Ba OF- 1
SP-EPC

Site Sections



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OAK GROVE ACADEMY

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE
OAK GROVE ACADEMY

PROJECT MANAGER

JOB NO.
Project Number

DRAWN BY:

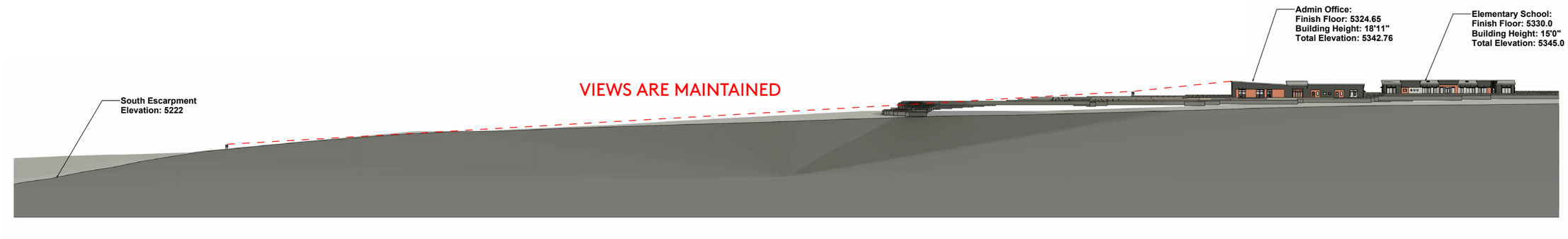
SHEET TITLE
NORTH & EAST ESCARPMENTS

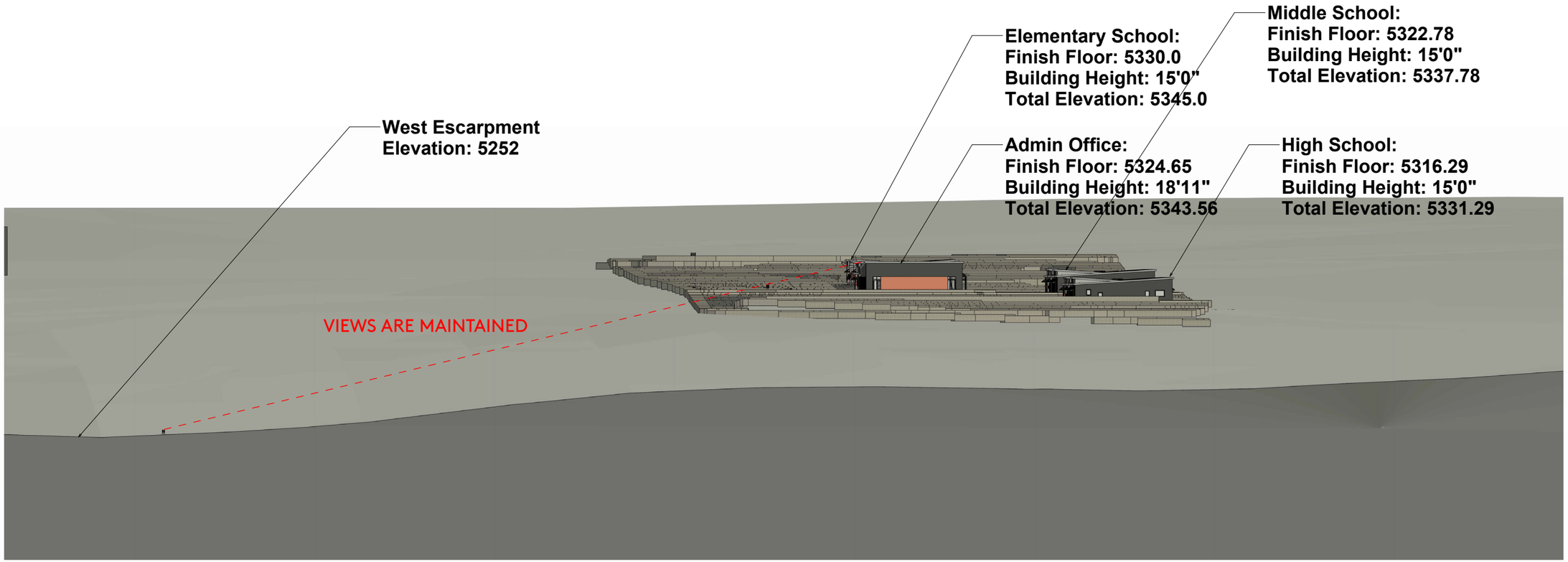
DATE
Issue Date

SCALE:

SHEET
A103

Site Sections





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OAK GROVE ACADEMY

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE
OAK GROVE ACADEMY

DRAWN BY:

JOB NO.
Project Number

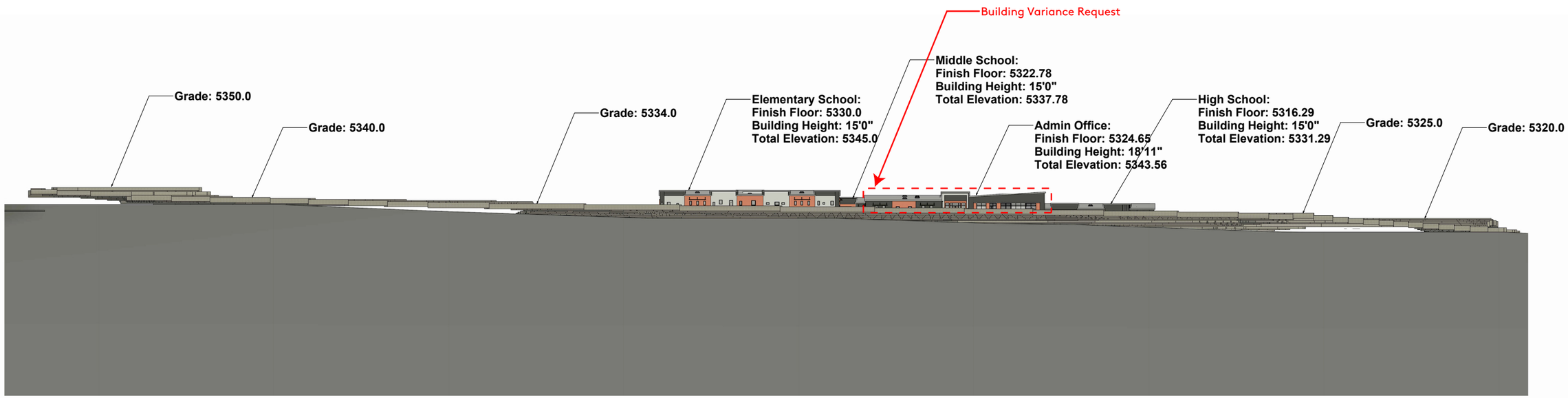
PROJECT MANAGER

SHEET TITLE
SOUTH & WEST ESCARPMENTS

DATE
Issue Date

SCALE:

SHEET
A103



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OAK GROVE ACADEMY 7/23/2026 12:54:16 PM H:\DWG_ACTIVE\Oak Grove Classical Academy\Height Variance EPC\Elevation Study Model.rvt

REV	DATE	BY	REVISION

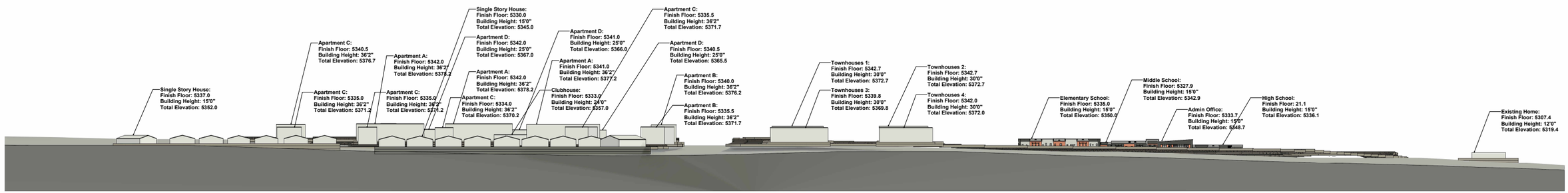
MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE
OAK GROVE ACADEMY

PROJECT MANAGER | JOB NO. Project Number | DRAWN BY:

SHEET TITLE
BUILDING & GRADE ELEVATIONS

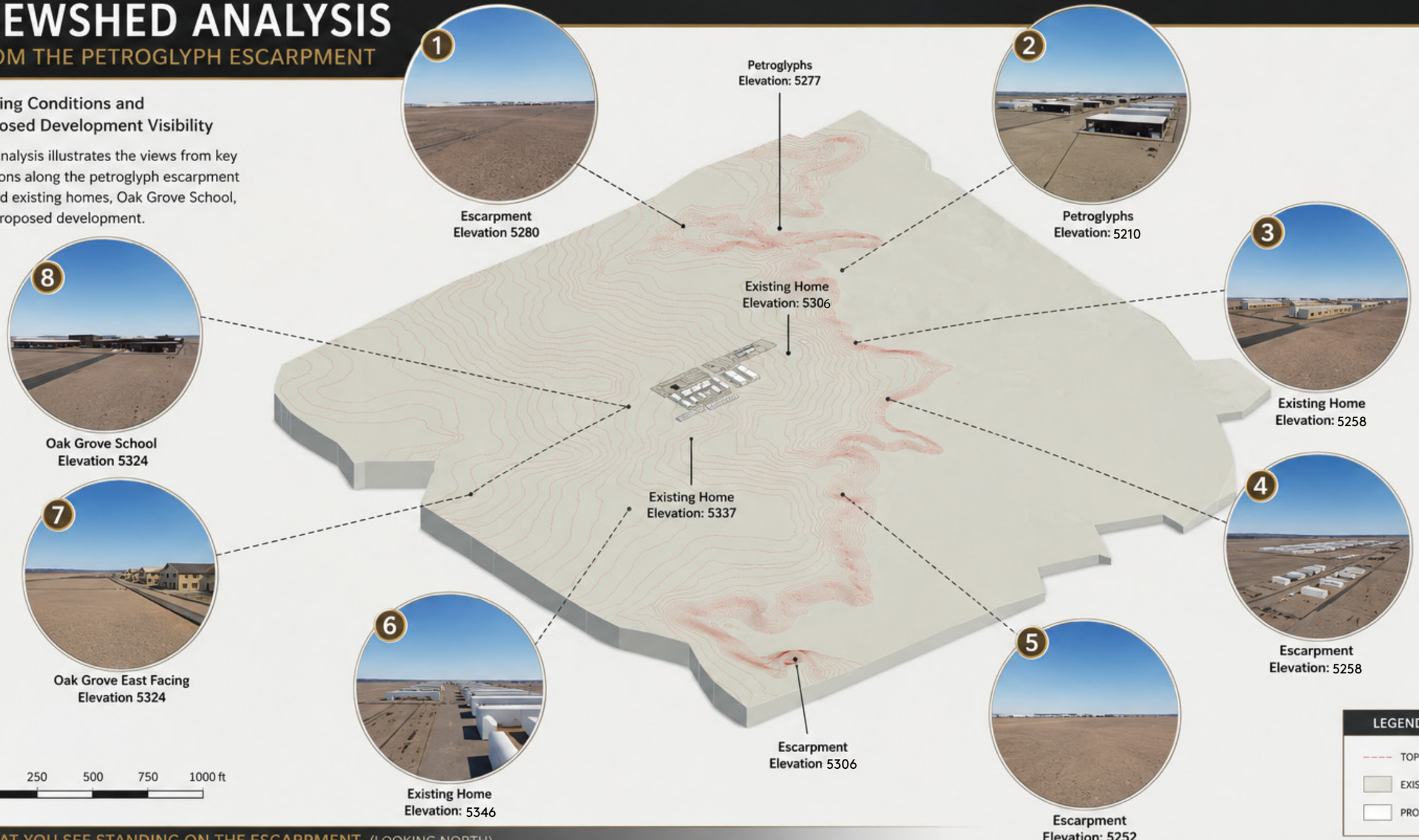
DATE Issue Date
SCALE:
SHEET A103


Single Story House:
Finish Floor: 5337.0
Building Height: 15'0"
Total Elevation: 5352.0
Apartment C:
Finish Floor: 5340.5
Building Height: 36'2"
Total Elevation: 5376.7
Apartment C:
Finish Floor: 5335.0
Building Height: 36'2"
Total Elevation: 5371.2
Apartment A:
Finish Floor: 5342.0
Building Height: 36'2"
Total Elevation: 5378.2
Apartment C:
Finish Floor: 5335.0
Building Height: 36'2"
Total Elevation: 5371.2
Single Story House:
Finish Floor: 5330.0
Building Height: 15'0"
Total Elevation: 5345.0
Apartment D:
Finish Floor: 5342.0
Building Height: 25'0"
Total Elevation: 5367.0
Apartment A:
Finish Floor: 5342.0
Building Height: 36'2"
Total Elevation: 5378.2
Apartment C:
Finish Floor: 5334.0
Building Height: 36'2"
Total Elevation: 5370.2
Apartment D:
Finish Floor: 5341.0
Building Height: 25'0"
Total Elevation: 5366.0
Apartment A:
Finish Floor: 5341.0
Building Height: 36'2"
Total Elevation: 5377.2
Clubhouse:
Finish Floor: 5333.0
Building Height: 24'0"
Total Elevation: 5357.0
Apartment C:
Finish Floor: 5335.5
Building Height: 36'2"
Total Elevation: 5371.7
Apartment D:
Finish Floor: 5340.5
Building Height: 25'0"
Total Elevation: 5365.5
Apartment B:
Finish Floor: 5340.0
Building Height: 36'2"
Total Elevation: 5376.2
Apartment B:
Finish Floor: 5335.5
Building Height: 36'2"
Total Elevation: 5371.7
Townhouses 1:
Finish Floor: 5342.7
Building Height: 30'0"
Total Elevation: 5372.7
Townhouses 3:
Finish Floor: 5339.8
Building Height: 30'0"
Total Elevation: 5369.8
Townhouses 2:
Finish Floor: 5342.7
Building Height: 30'0"
Total Elevation: 5372.7
Townhouses 4:
Finish Floor: 5342.0
Building Height: 30'0"
Total Elevation: 5372.0
Elementary School:
Finish Floor: 5335.0
Building Height: 15'0"
Total Elevation: 5350.0
Middle School:
Finish Floor: 5327.9
Building Height: 15'0"
Total Elevation: 5342.9
Admin Office:
Finish Floor: 5333.7
Building Height: 15'0"
Total Elevation: 5348.7
High School:
Finish Floor: 21.1
Building Height: 15'0"
Total Elevation: 5336.1
Existing Home:
Finish Floor: 5307.4
Building Height: 12'0"
Total Elevation: 5319.4

VIEWSHED ANALYSIS
FROM THE PETROGLYPH ESCARPMENT

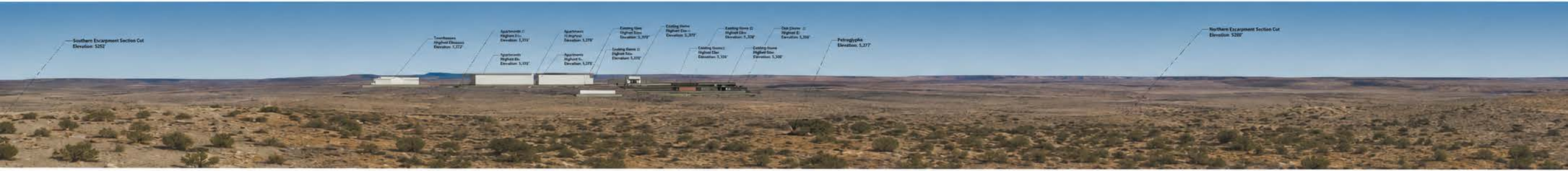
Existing Conditions and Proposed Development Visibility

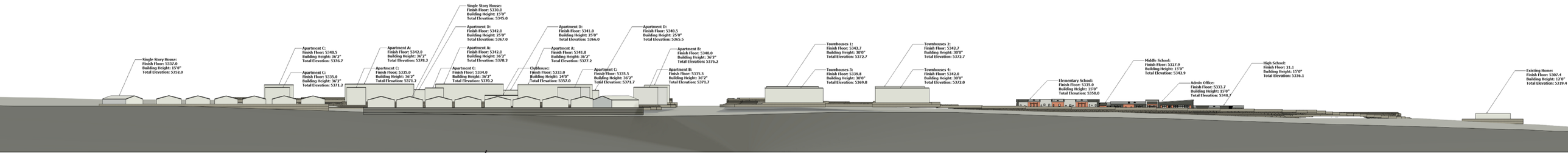
This analysis illustrates the views from key locations along the petroglyph escarpment toward existing homes, Oak Grove School, and proposed development.



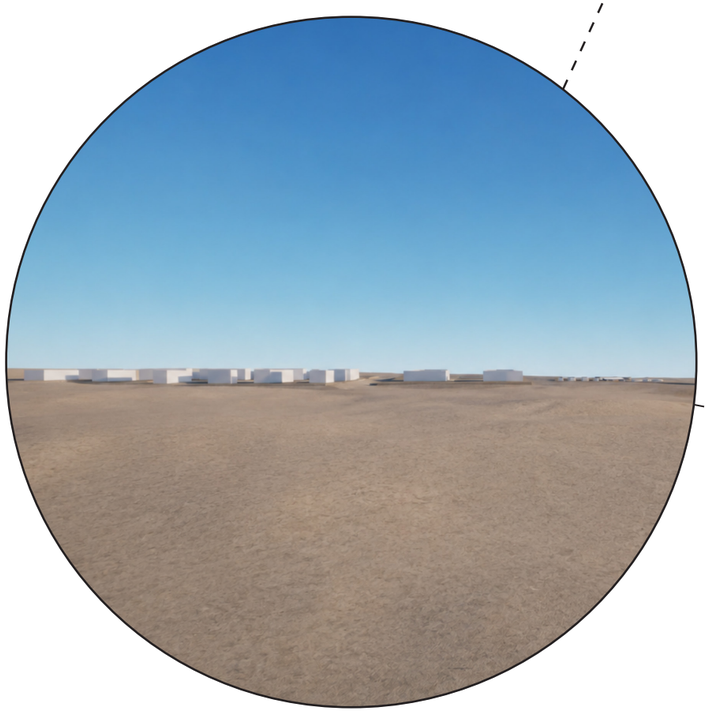
WHAT YOU SEE STANDING ON THE ESCARPMENT (LOOKING NORTH)

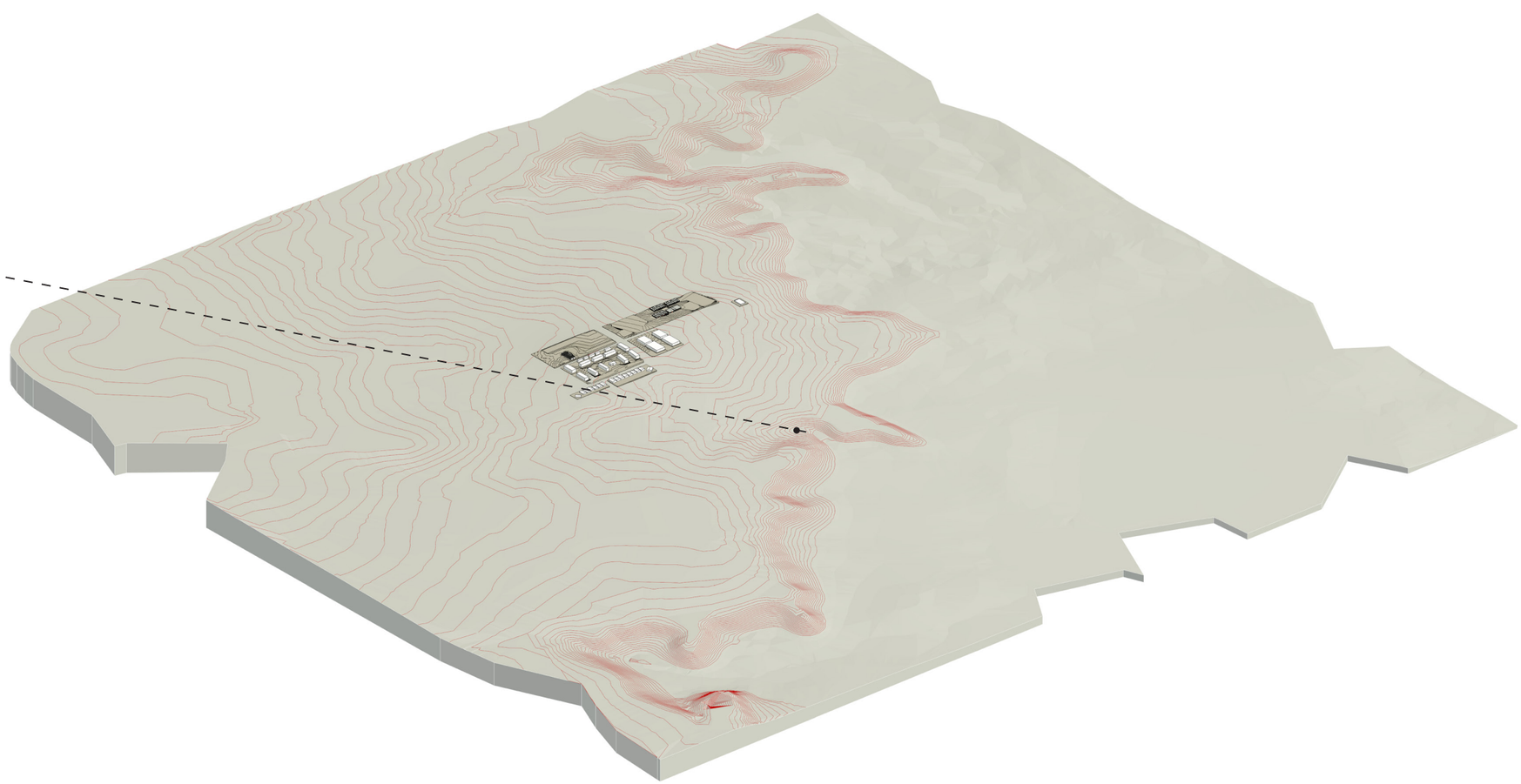
Elevations shown are in feet above mean sea level (AMSL). Observer height assumed to be 5'-6".

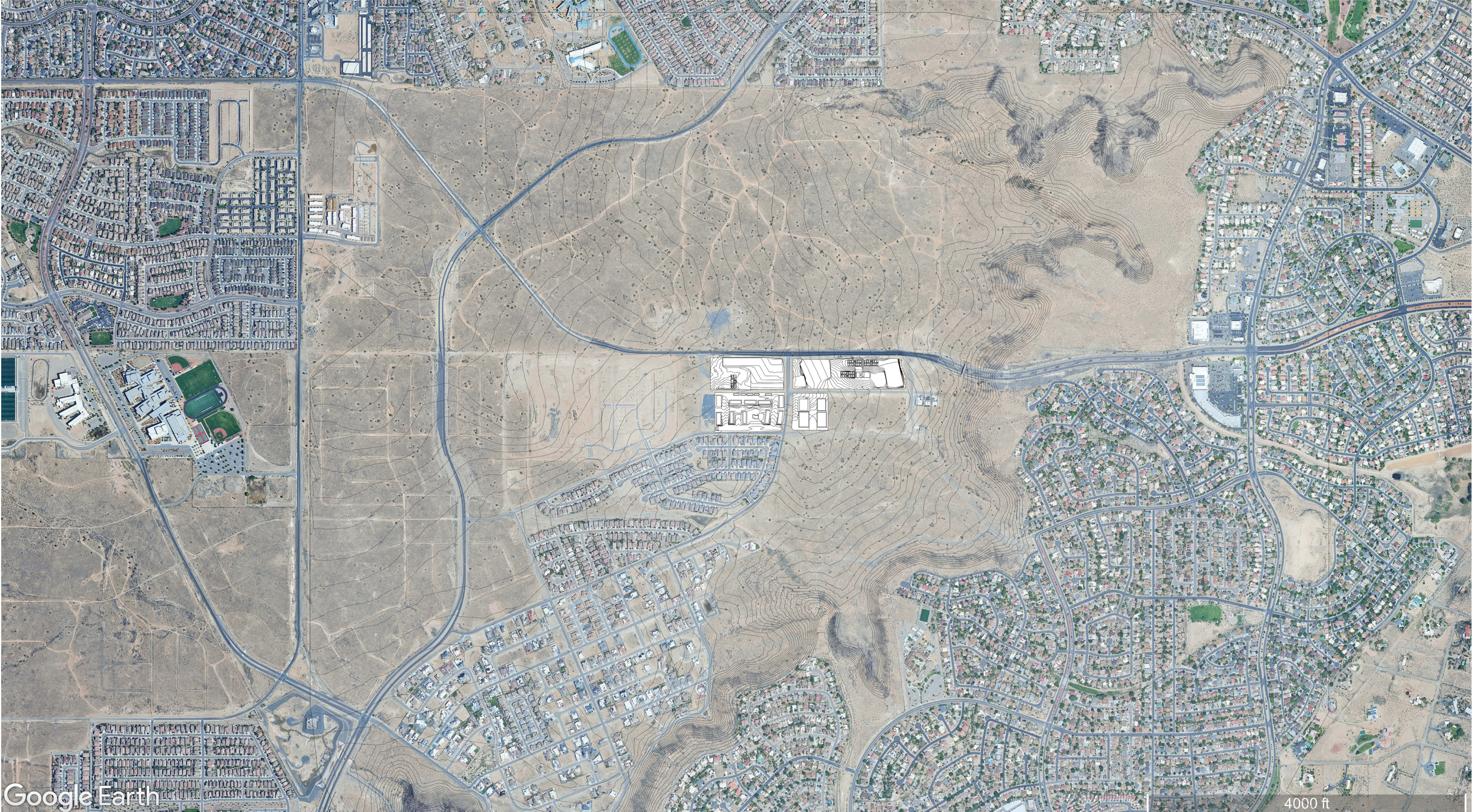

Southern Escarpment Section Cut
Elevation: 5252'
Townhouses
Highest Elevation
Elevation: 5,272'
Apartments I
Highest Ele.
Elevation: 5,273'
Apartments
Highest Ele.
Elevation: 5,273'
Apartments
II Highest
Elevation: 5,275'
Apartments
Highest Ele.
Elevation: 5,275'
Existing Dome
Highest Elev.
Elevation: 5,374'
Existing Dome
Highest Elev.
Elevation: 5,377'
Existing Dome II
Highest Elev.
Elevation: 5,330'
Existing Dome I
Highest Elev.
Elevation: 5,320'
Existing Dome
Highest Elev.
Elevation: 5,330'
Dish Dome II
Highest E
Elevation: 5,350'
Petroglyphs
Elevation: 5,277'
Northern Escarpment Section Cut
Elevation: 5200'



View from Southeast Escarpment: Elevation 5252






Google Earth
4000 ft

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 8, 2026

John Stapleton, P.E.
Community Design Solutions
9384 Valley View Dr NW
Albuquerque, NM 87114

RE: 5832 Kimmick Dr NW
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 7/6/26
Hydrology File: C11D010
Case # HYDR-2025-00241

Dear Mr. Soule:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 07/07/2026, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

PRIOR TO BUILDING PERMIT:

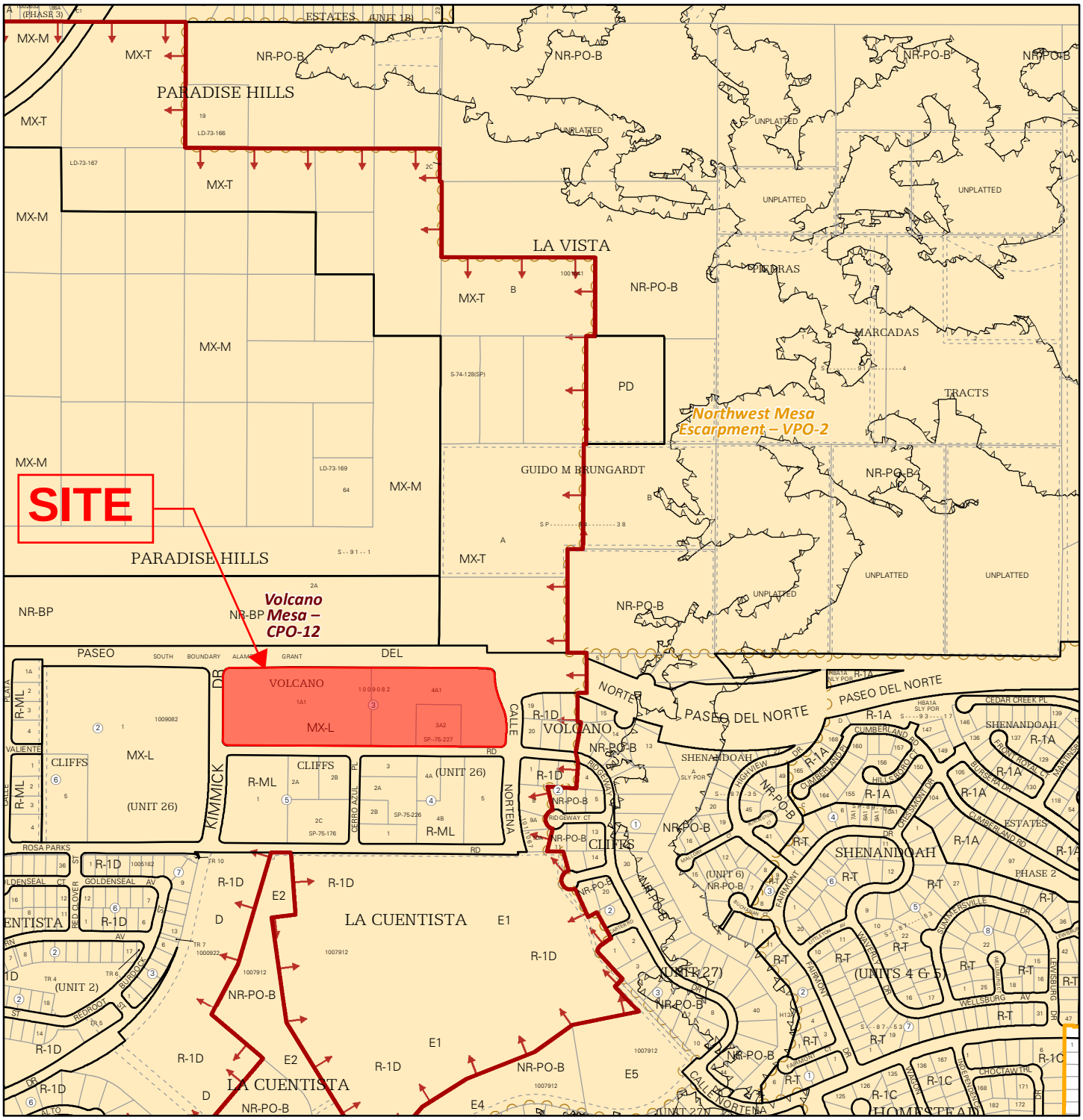
1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval in ABQ-PLAN.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

Bailey Thompson, E.I.
Engineering Associate, Hydrology
Planning Department, Development Review Services



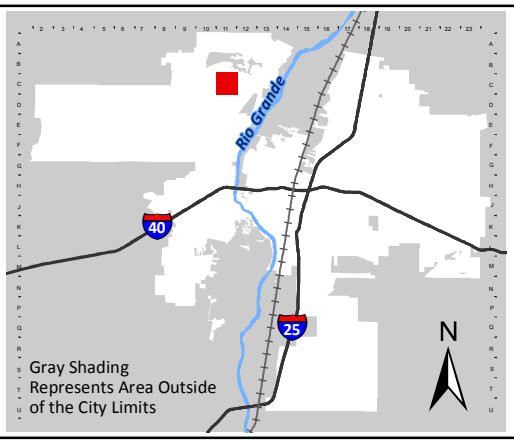
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

C-11-Z

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

Feet: 0 250 500 1,000

LEGEND:

XX — BASIN DESIGNATION
XX AC — BASIN AREA, ACRES
XX CFS — 100-YEAR 24-HOUR STORM PEAK RUNOFF, CFS
XX CF — REQUIRED WATER QUALITY TREATMENT VOLUME, CF

EXISTING BASIN BOUNDARY
PROPOSED BASIN BOUNDARY
EXISTING FLOW ARROW
DEVELOPED FLOW ARROW
HIGH POINT
FLOWLINE
TOP OF PROPOSED POND
PROPOSED STORM DRAIN
PROPOSED STORM MANHOLE
PROPOSED STORM INLET

DRAINAGE SUMMARY

BACKGROUND

THIS SITE IS LOCATED AT THE SOUTH EAST CORNER OF PASEO DEL NORTE BLVD NW AND KIMMICK DR NW. THE 2023 WHPACIFIC (NV5) PASEO DEL NORTE (PDN) BOULEVARD WIDENING DRAINAGE REPORT (HYDROTRANS# C09D019) GOVERNS THIS SITE AND ALLOWS THE SITE FREE DISCHARGE OF 70% TYPE D AND 30% TYPE B LAND TREATMENT (3.6 CFS PER ACRE) .

EXISTING CONDITIONS

THERE ARE NO OFFSITE RUNOFF ENTERING THE SITE. RUNOFF FROM THE SITE SHEET FLOWS TO TWO LOW POINTS ALONG THE NORTH PROPERTY BOUNDARY.. AT EACH LOW POINT THE RUNOFF IS CAPTURED BY A STORM DRAIN PILLBOX THAT CONVEYS THE RUNOFF INTO THE STORM DRAIN SYSTEM WITHIN PDN

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT DISCHARGES RUNOFF AT LESS THAN THE ALLOWABLE RATE WITHOUT REQUIRING ANY ATTENUATION OF RUNOFF. ONSITE RUNOFF IS CONVEYED VIA SURFACE RUNOFF, SWALES, AND PRIVATE STORM DRAIN TO THE TWO EXISTING PILLBOXES THAT ACCEPT THE EXISTING RUNOFF FROM THE SITE AND ARE DESIGNATED TO ACCEPT THE PROPOSED RUNOFF PER THE PDN WIDENING DRAINAGE REPORT. WATER QUALITY IS TREATED VIA DISBURSED ONSITE RETENTION PONDS PRIOR TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM. SOME FEE IN LIEU OR A HYDRODYNAMIC SEPERATOR MAY BE PROVIDED WITH THE FINAL GRADING AND DRAINAGE PLANS IF THE VOLUME OF THE DISPERSED ONSITE RETENTION POINDING IS INSUFFICIENT TO TREAT THE REQUIRED VOLUME. HYDROLOGY AND WATER QUALITY CALCULATIONS ARE PROVIDED IN THE TABLES BELOW.

HYDROLOGY CALCULATIONS

INPUT: PROPOSED CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Peak Discharge (cfs)				Excess Precipitation (acft)			
		A	B	C	D	A	B	C	D	A	B	C	D
DEV1	14.7	0.0	4.0	4.0	6.7	0.0	8.7	11.5	27.5	0.000	0.244	0.318	1.245

ALLOWABLE: HISTORIC CONDITIONS

Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
DEV1	14.7	52.9	3.6

OUTPUT: PROPOSED CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
DEV1	14.7	47.7	1.807	3.2

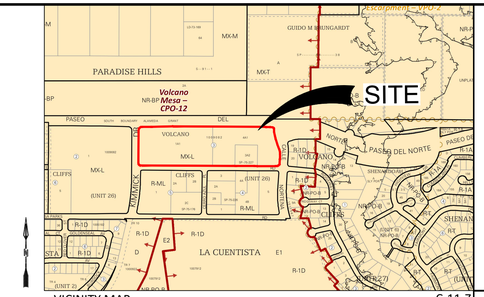
WATER QUALITY			
Subbasin	Imp. A (ac)	WQ Depth (in)	Required WQ Vol (cu ft)
DEV1	6.7	0.42	10169

100-yr Peak Discharge (cfs/acre) per COA Table 6.2.14

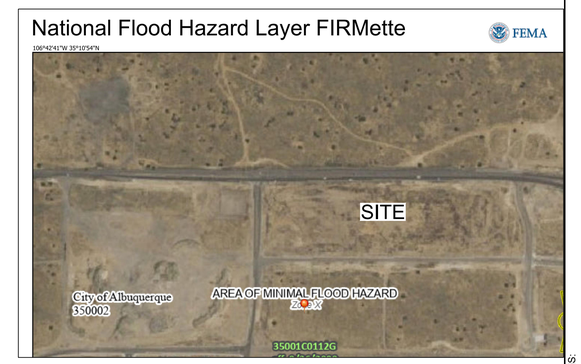
Zone	Land Treatment			
	A	B	C	D
1	1.54	2.16	2.87	4.12

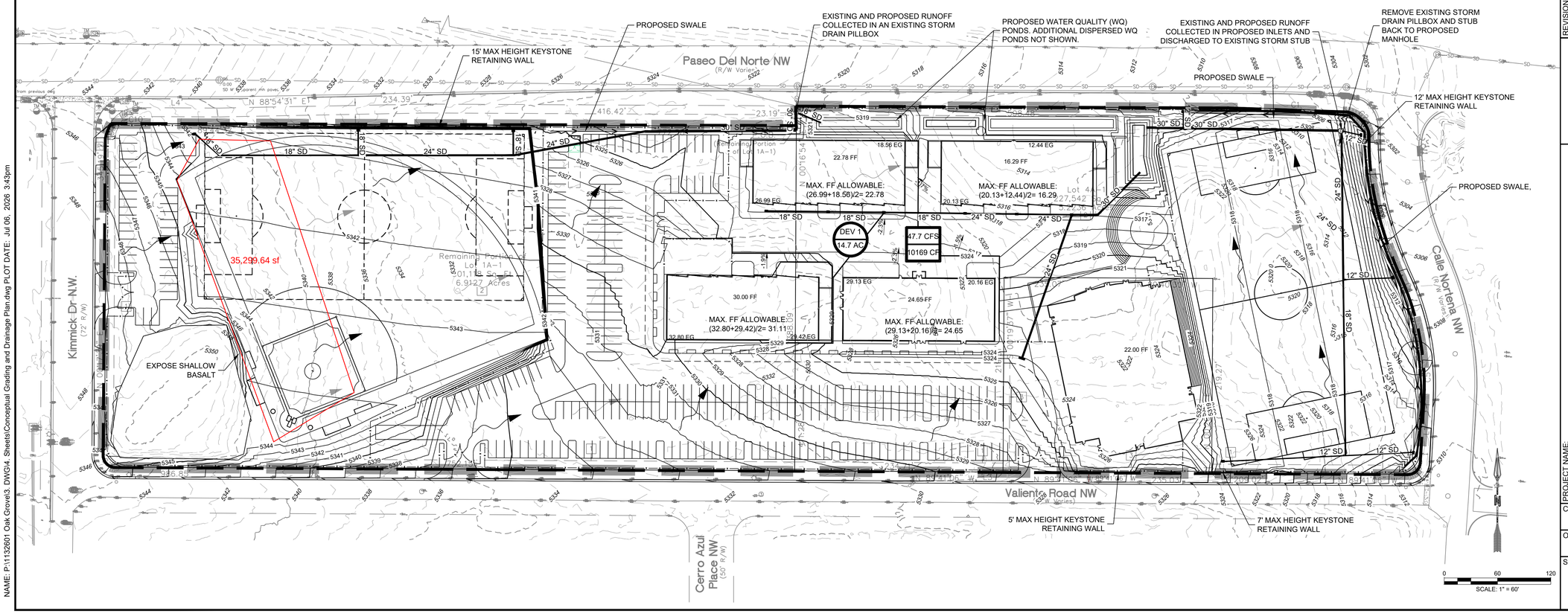
100-yr Excess Precipitation (in) per COA Table 6.2.13

Zone	Land Treatment			
	A	B	C	D
1	0.55	0.73	0.95	2.24



VICINITY MAP: C-11-Z





COMMUNITY DESIGN SOLUTIONS
9384 VALLEY VIEW DRIVE NW, SUITE 100
ALBUQUERQUE, NM 87114
505.366.4187

REVISIONS:

NO.	DATE:	DESCRIPTION	BY
1	1		XXX

ISSUED FOR:

DESIGNED XXX
DRAWN XXX
CHECKED XXX
DATE 7/6/2026

JOHN W. STAPLETON NEW MEXICO 30170 PROFESSIONAL ENGINEER 07/06/2026

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING IS NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJECT NAME: OAK GROVE CLASSICAL ACADEMY

SHEET TITLE: CONCEPTUAL GRADING AND DRAINAGE PLAN

CDS PROJ. NO. #######

OTHER PROJ. NO. ####

SHEET NO:

NAME: P:\1132601 Oak Grove\3. DWG\4. Sheets\Conceptual Grading and Drainage Plan.dwg PLOT DATE: Jul 06, 2026 3:43pm

August 12, 2026

Megan Jones, MCRP, MPA
Principal Planner
Current Planning / Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: VA-2026-00109 – EPC Height Variance, Oak Grove Classical Academy
Supplemental Justification — Minimum Fill Required for Proper Drainage
Administration and Student Commons Building

Ms. Jones:

This letter supplements CDS's prior correspondence and addresses a single question: whether grading requirements at the Administration and Student Commons Building necessitate a minimum amount of fill for proper drainage under the standard cited in Section 1 below.

The building has been shifted slightly since the previous submittal to accommodate mechanical equipment bays. The elevations in Section 2 reflect the current location and supersede those previously provided.

1. Applicable Standard

IDO 14-16-6-6(N)(1)(c) establishes the applicability of a Variance-EPC to the structure height standard of the Northwest Mesa Escarpment – VPO-2, and permits such a request for one of two exceptions. The Applicant relies on the second:

"A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage."
— IDO 14-16-6-6(N)(1)(c)2

The variance is not requested to screen rooftop mechanical equipment under 14-16-6-6(N)(1)(c)1. This letter addresses the single question raised by that standard: whether grading requirements at the Administration and Student Commons Building necessitate a minimum amount of fill for proper drainage.

The standard requires that the grading necessitate a minimum amount of fill. It does not require that the building pad be placed entirely on fill.

2. Elevations at the Building

Elevations are shown in truncated format; add 5,300 feet for full elevation.

Existing (natural) grade, high corner	28.67
Existing (natural) grade, low corner	19.90
Average natural grade, (28.67 + 19.90) / 2 = Maximum FF Allowable	24.29
Proposed finished floor elevation	24.29

Natural grade falls approximately 8.8 feet across the building footprint. With the finished floor set at average natural grade:

- The low side of the building is in approximately **4.4 feet of fill** (24.29 − 19.90 = 4.39 feet).
- The high side of the building is in approximately **4.4 feet of cut** (28.67 − 24.29 = 4.38 feet).

The attached cross section illustrates the relationship between existing ground, the modeled basalt surface, and the proposed finished floor. The section is cut through the center of the building, so the cut and fill depths shown on the section are less than the values above, which are taken at the highest and lowest natural grades adjacent to the building.

3. Site Constraint: Shallow Basalt

The governing physical constraint on this site is the shallow basalt surface underlying the property. The Owner obtained a dense grid of boreholes across the site, documented in the basalt depth of refusal map included in the application package, which enabled CDS to model that surface and grade around the rock to the extent practicable. The geotechnical report requires removal of basalt to 42 inches below footings.

The constraint is not limited to building pads. Depth to rock controls achievable invert depths for storm drain and other wet utilities, the depth available for inlets, manholes, and drainage structures, and the subgrade section beneath pavement and drainage swales. Where basalt is shallow, the depth of any graded drainage feature is limited by the elevation of the rock rather than by the drainage design. Basalt elevation, not existing ground elevation, therefore sets the practical floor on how low this site can be graded. The attached section shows this relationship directly.

4. Grading the Site to Drain Requires Fill

Proper drainage requires positive drainage away from all buildings, continuous conveyance from each subbasin to the site outfall at minimum design slopes, drainage swales and pavement sections constructed on suitable subgrade, and accessible routes graded within maximum allowable cross slopes. Where finished grade is set below the rock, those features cannot be constructed without excavating basalt to build the swale, the pavement section, or the pipe trench. Because basalt removal is approximately ten times the unit cost of imported soil and substantially more disruptive to construct, the sound engineering solution over shallow rock is to raise finished grades and construct the drainage system in imported fill above the basalt.

CDS has designed multiple sites on the West Mesa under comparable basalt conditions. On those projects, the grading solution that maintains positive drainage throughout while balancing basalt removal against soil import consistently converges on an average of approximately 2 feet of imported fill across the site. **The Oak Grove Classical Academy site is designed at an average of approximately 0.8 feet of imported fill** — well below that benchmark — because the finished floor elevations have been held down in order to comply with the VPO-2 height standard.

5. The Fill Proposed Is the Minimum

The site is graded at less than half the fill depth these subsurface conditions would otherwise indicate. Fill is required to grade this site to drain over the basalt, and the amount proposed is a minimum.

Lowering the finished floor is not available as an alternative. Without the variance, the 15-foot limit of IDO 14-16-3-6(E)(4)(a), measured from natural grade, caps the top of structure at elevation 5,339.29 feet, which drives the finished floor to approximately 5,320.37 feet — roughly 4 feet below the proposed pad and within 0.5 feet of the lowest natural grade at the building. The pad would be placed entirely in cut.

Lowering the building 4 feet also lowers approximately 2.6 acres of the adjacent area by an average of 2 vertical feet in order to carry drainage away from the pad to the outfall. The resulting increase in basalt excavation is quantified below.

Grading condition	**Basalt removal (clean line)**	**Cost at $180/CY**
As proposed	5,112 CY	$920,160
Additional required to lower building 4 feet	8,300 CY	$1,494,000
Total if variance is denied	**13,412 CY**	**$2,414,160**

The additional $1,494,000 of rock removal required to lower this building is cost prohibitive. IDO **14-16-6-6(N)(3)(c)(1) identifies rock outcroppings explicitly as a physical and engineering hardship that may qualify for a VPO-2 Variance.** The variance is not sought in order to reduce the cost of an otherwise workable design — the rock excavation required to lower this building is the difference between a site that can be developed and one that cannot.

Grading requirements at this building therefore necessitate a minimum amount of fill for proper drainage, and the request qualifies under IDO 14-16-6-6(N)(1)(c)2.

Sincerely,

Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607

Attachment: Site Cross Section — Existing Ground, Basalt Surface, and Proposed Finished Floor

LEGEND:

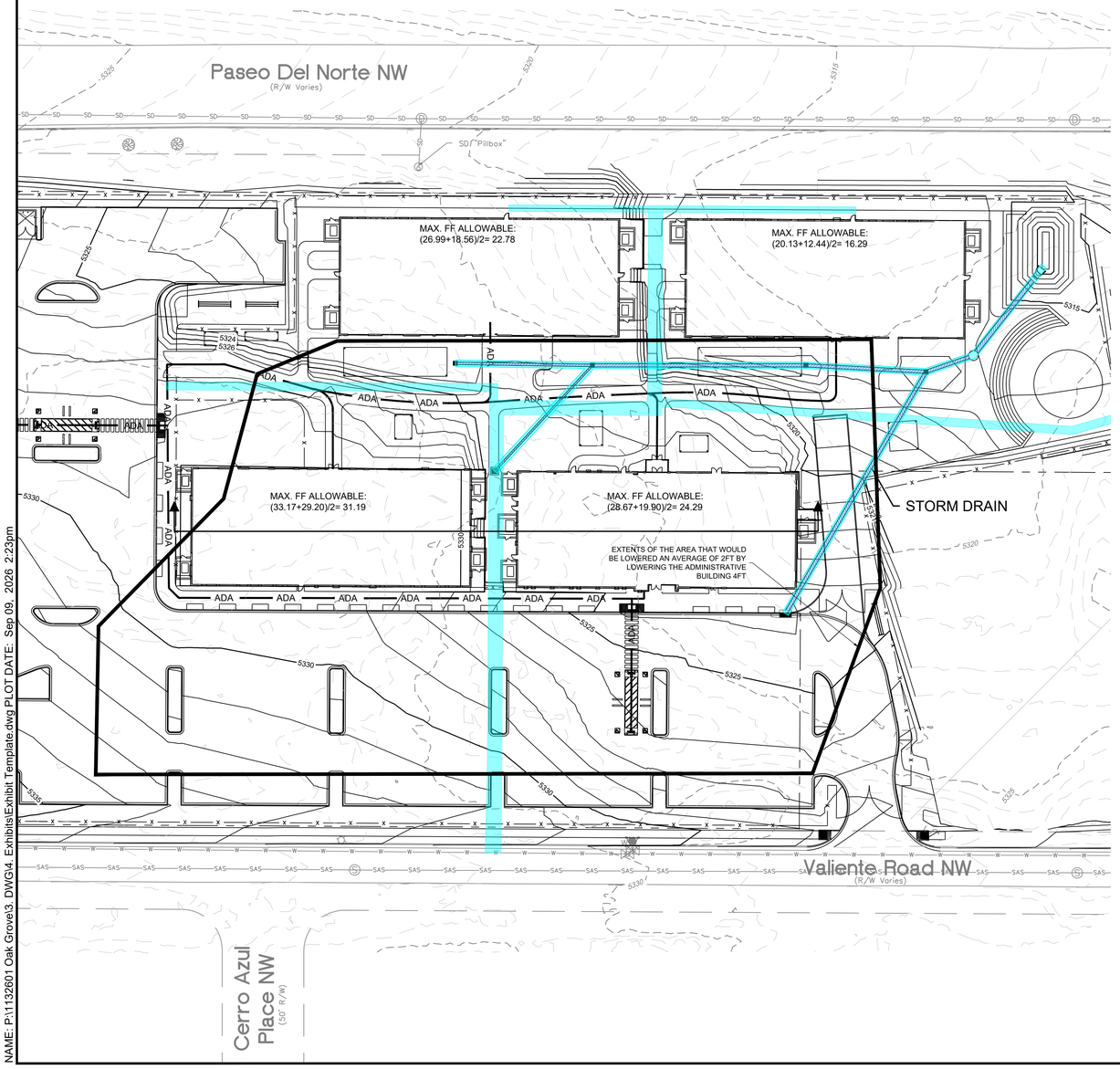
UTILITY TRENCH LOCATION

OAK GROVE CLASSICAL ACADEMY

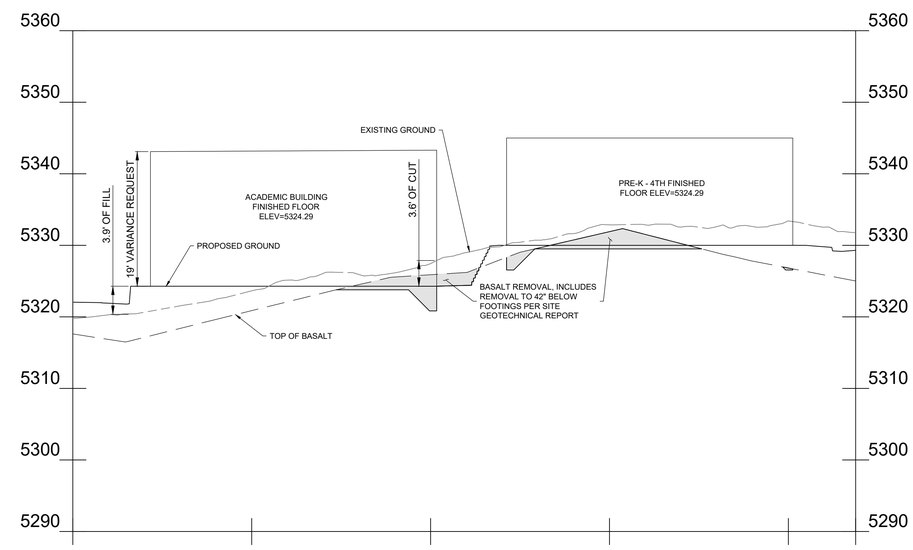
5112 CY OF BASALT REMOVAL (CLEAN LINE QUANITY)
X $180/CY = $920,160

LOWERING THE ADMINISTRATIVE BUILDING 4FT, LOWERS 2.6 AC OF TEH ADJACENT AREA BY AN AVERAGE OF 2FT VERTICALLY WHICH INCREASES THE BASALT REMOVAL BY 8,300 CY WHICH ADDS AN ADDITIONAL $1,494,000 OF ROCK REMOVAL WHICH IS COST PROHIBITIVE.

PLAN VIEW



SECTION VIEW



0 60 120
SCALE: 1" = 60'

COMMUNITY DESIGN SOLUTIONS
9384 VALLEY VIEW DRIVE NW, SUITE 100
ALBUQUERQUE, NM 87114
505.366.4187

NAME: P:\1132601 Oak Grove\3. DWG\4. Exhibits\Exhibit Template.dwg PLOT DATE: Sep 09, 2026 2:23pm

F) PUBLIC NOTICE

Trula Howe

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, July 15, 2026 2:55 PM
To: Trula Howe
Subject: KIMMICK DR _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_C-11-Z - all 3 parcels.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	Association Email	First Name	Last Name	Email
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com

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, July 14, 2026 2:54 PM
To: Office of Neighborhood Coordination <trula@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
TRULA HOWE
Telephone Number
5052677686
Email Address
trula@modulusarchitects.com
Company Name
Modulus Architects & Land Use Planning Inc
Company Address
8220 San Pedro Dr NE, Suite 520
City
Albuquerque
State
NM
ZIP
87113
Subject Site Information
Legal description of the subject site for this project:
LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD), and, LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 &4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3TOGETHER WITH

A PORT OF KIMMICK DRIVE NW & CALLE NORTENA, and, *03A20003LOT 3A2 BLOCK 3 VOLCANO CLIFFS SUBD UNIT 26 REPL LOTS 2A& 3A BLK 3 VOLCANO

Physical address of subject site:

8220 San Pedro Dr NE

Subject site cross streets:

Suite 520

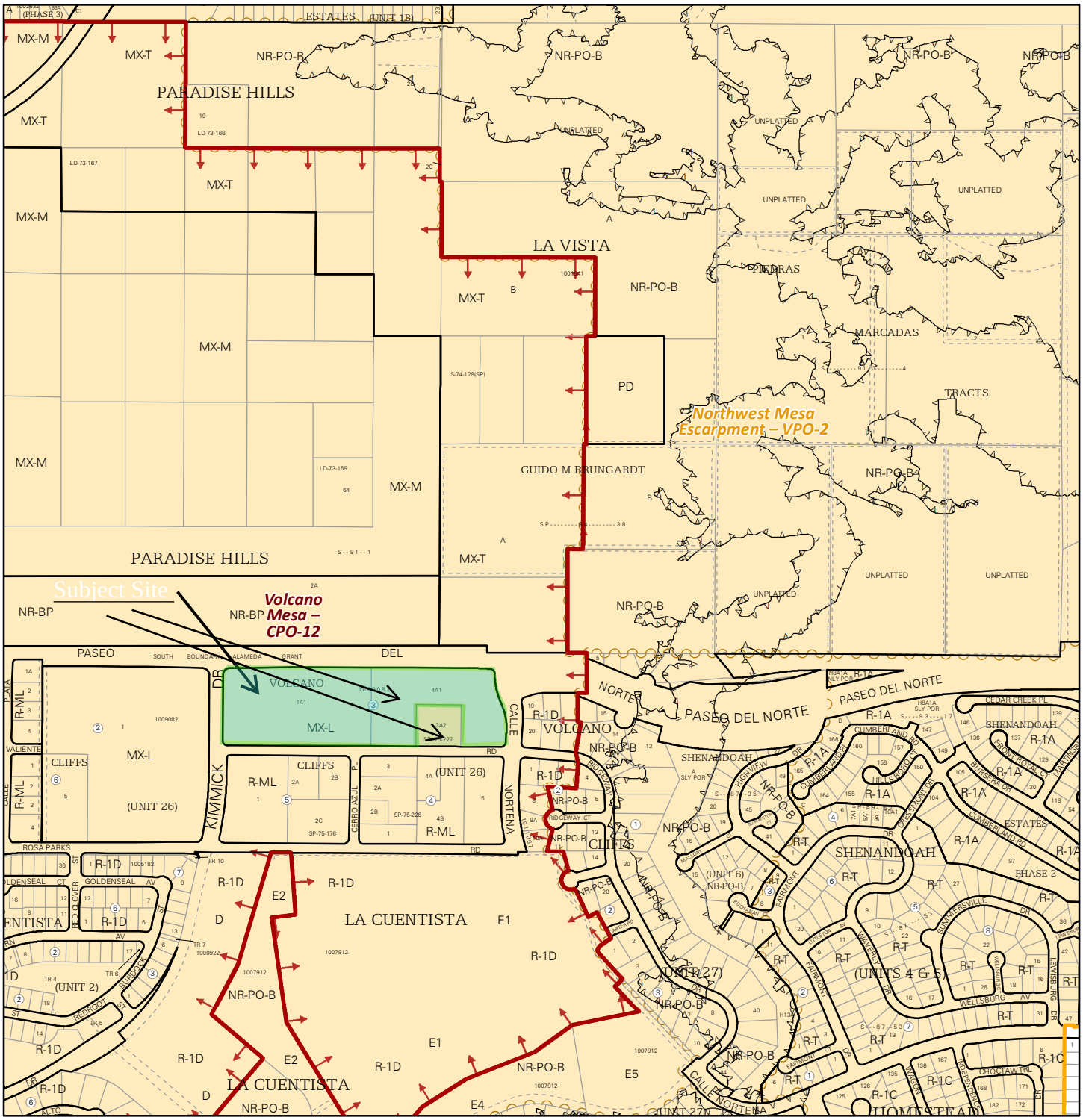
Other subject site identifiers:

This site is located on the following zone atlas page:

C -11-Z

Link for map

Captcha



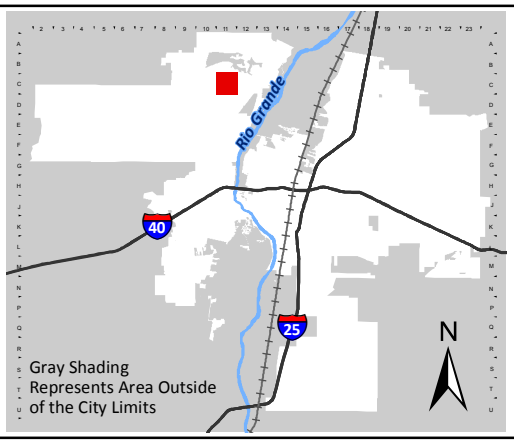
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

C-11-Z

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

Feet: 0 250 500 1,000

Trula Howe

From: Trula Howe
Sent: Monday, July 20, 2026 8:11 AM
To: 'wescona0@gmail.com'; 'aboard111@gmail.com'; 'jane.baechle@gmail.com'
Subject: REQUIRED PUBLIC NOTICE - VARIANCE EPC
Attachments: Emailed-Mailed-Notice-PublicHearing-Height Variance EPC.PDF; CABQ_Public_Notice_Checklist - Height Variance EPCSigned.pdf; IDOZoneAtlasPage_C-11-Z - all 3 parcels.pdf; VIEW SHED STUDY-01.pdf; Site Plan for Height Exhibit.pdf

Good morning,

There was an error in our original notification, regarding the parcel description, so we are resending with correct language.

On behalf of Oak Grove Classical Academy, Modulus Architects & Land Use Planning (Agent) is notifying the Neighborhood Association that we will be submitting an application to the Environmental Planning Commission (EPC) requesting a **4-foot height variance** from the **15-foot height limitation established by the VPO-2 (View Protection Overlay)**. The request applies to **one building only**, resulting in a maximum building height of **18 feet 11 inches (approximately 19 feet)**.

From the outset of this project, preserving the viewshed of the Petroglyph National Monument and surrounding escarpment has been one of the primary design objectives. The proposed variance is not intended to create a taller or more visually prominent building. Rather, through careful site planning and building placement, the affected building has been intentionally located at a lower finished floor elevation than the surrounding structures. As a result, **even at 18 feet 11 inches in height, the overall top-of-building elevation remains below the elevation of another building on the site that fully complies with the 15-foot height limitation.** In other words, while the building requires a modest height variance when measured from its finished floor, **it does not project higher into the viewshed and does not obstruct views of the escarpment or Petroglyph National Monument.** This design approach was developed thoughtfully and intentionally to respect the purpose of the VPO-2 Overlay while allowing the project to function as intended. The top of the highest point on the Variance building will be at an elevation 5,342 ft and the building the building that is adjacent designed at 15 ft. is at a elevation of 5,345 – this is a result of excellent planning work.
To assist with evaluating the request, we have prepared a comprehensive viewshed analysis illustrating the proposed building elevations, finished floor elevations, total roof elevations, and the relationship of the project to the escarpment from multiple viewpoints. The exhibit demonstrates that the requested variance does not adversely impact the protected viewshed.

The Environmental Planning Commission hearing is currently scheduled for **August 20 at 9:00 a.m.** We welcome the opportunity to discuss the request with you or answer any questions you may have prior to the hearing.
Thank you for your time and consideration. We appreciate your continued interest in the project and look forward to working collaboratively throughout the public review process.

Sincerely,
Angela Piarowski

Trula M. Howe, Vice President
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 267.7686
Email: trula@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram

Find me on LinkedIn: Trula Howe
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

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

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

Date of Notice*: July 8, 2026

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

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

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

LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD), and

LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 &4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA, and

*03A20003LOT 3A2 BLOCK 3 VOLCANO CLIFFS SUBD UNIT 26 REPL LOTS 2A& 3A BLK 3 VOLCANO *

1. Subject Property Address* _____

   Location Description Paseo del Norte between Kimmick and Calle Nortena NW
2. Property Owner* Isaiah 61:3 Properties, LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects, Inc.
4. Application Type(s)[2]* see IDO Table 6-1-1

   - [ ] Site Plan – EPC
   - [ ] Subdivision _____ (Minor, Major, or Bulk Land)
   - [ ] Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - [x] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:

   Requesting a variance to building height for one structure, up to 19 feet

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

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

---

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

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

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

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

Hearing Date/Time*: August 20, 2026, 8:40am

Location*[4]: https://cabq.zoom.us/j/83932559165

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 information:

Name: Angela Piarowski

Email: angela@modulusarchitects.com

Phone: 505-338-1499

☐ Website or project page: _____

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

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

1. Zone Atlas Page(s)*[5] C-11-Z

2. Project Materials, as relevant*[6]

☑ Architectural drawings

☐ Elevations of the proposed building(s)

☑ Other relevant illustrations

☐ Neighborhood meeting summary, if held

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

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

☐ Deviation(s) ☑ Variance(s) ☐ Waiver(s)

Explanation*:

Requesting a variance to building height for up to 19 feet

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

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

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

4. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:
   - ☐ a. Location of proposed buildings and landscape areas.*
   - ☐ b. Access and circulation for vehicles and pedestrians.*
   - ☐ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☐ e. **For non-residential development***:
     - ☐ Total gross floor area of proposed project.
     - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 12.9796
2. IDO Zone District MX-M, MX-L Select
3. Overlay Zone(s) *[if applicable]* VPO-2 VPO-2 Select Select Select
4. Center or Corridor Area *[if applicable]* n/a
5. Current Land Use(s) *[vacant, if none]* vacant

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. If requested at least 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

Useful Links

Integrated Development Ordinance (IDO): https://ido.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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.

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Request for Variance - EPC - Building Height	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	○ Yes ◉ No
Mailed Notice required:	◉ Yes ○ No
Electronic Mail required:	◉ Yes ○ No
Is this a Site Plan Application?	○ Yes ○ No ***Note**: if yes, see second page*

PART II – DETAILS OF REQUEST	
Address of property listed in application: *see below	
Name of property owner: Isaiah 61:3 Properties, LLC	
Name of applicant: Modulus Architects & Land Use Planning, Inc.	
Date, time, and place of public meeting or hearing, if applicable:	August 20, 2026, 8:40am
https://cabq.zoom.us/j/83932559165	
Address, phone number, or website for additional information:	505-338-1499

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☑ Zone Atlas page indicating subject property.
☑ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if one occurred.
☑ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

_____ (Applicant signature) 7/8/2026 (Date)

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

****Property Address: LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT OF LTS 1A-1 &4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3TOGETHER WITH A PORT OF KIMMICK DRIVE NW & CALLE NORTENA and *03A20003LOT 3A2BLOCK 3 VOLCANO CLIFFS SUBD UNIT 26 REPL LOTS 2A& 3A BLK 3 VOLCANO, and LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)***

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ a. Location of proposed buildings and landscape areas.
☐ b. Access and circulation for vehicles and pedestrians.
☐ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.

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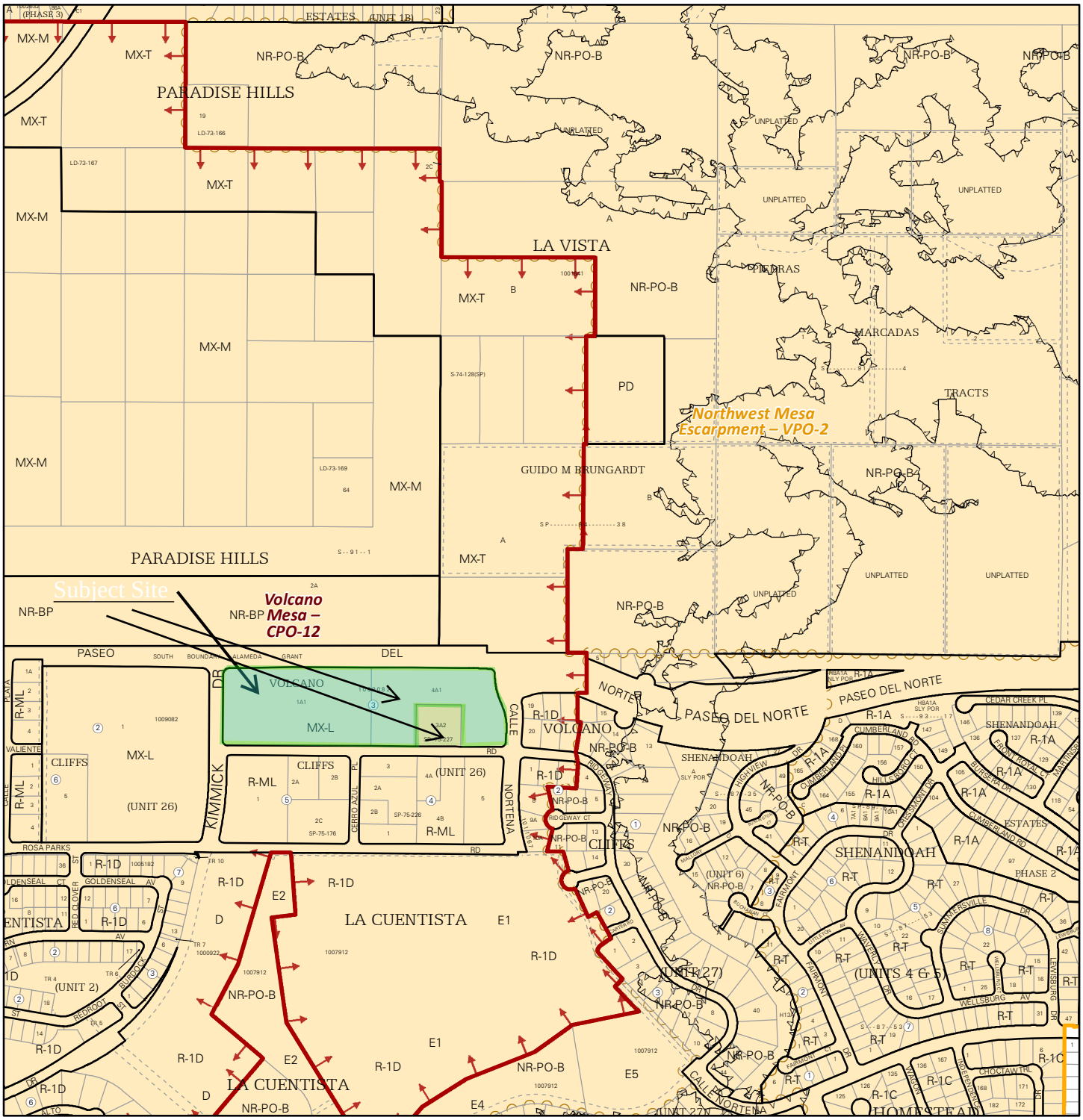


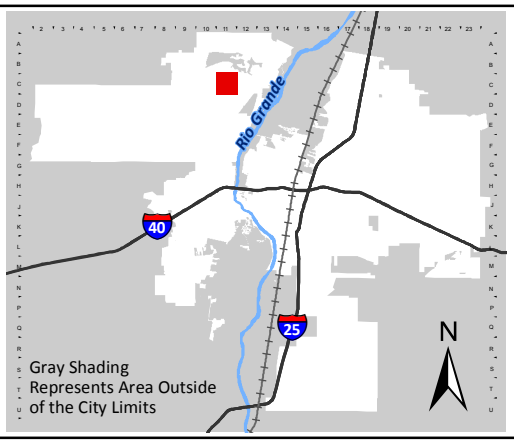
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

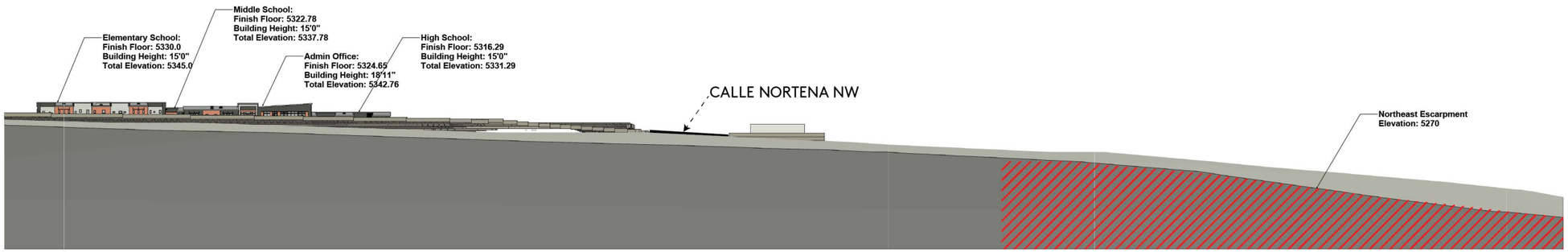


Zone Atlas Page:

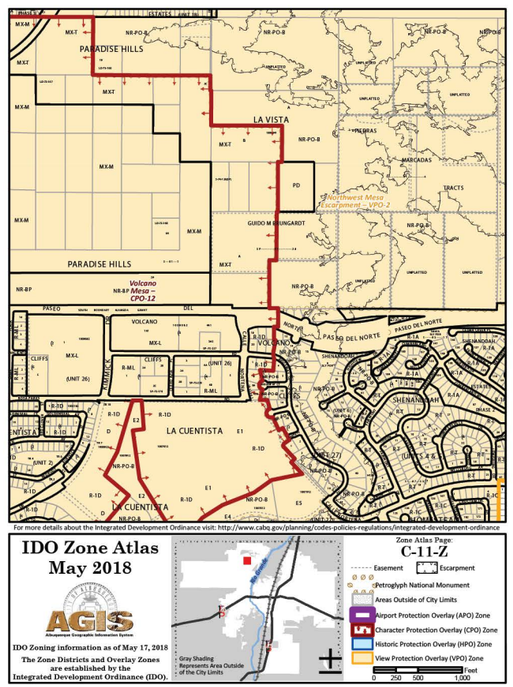
C-11-Z

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

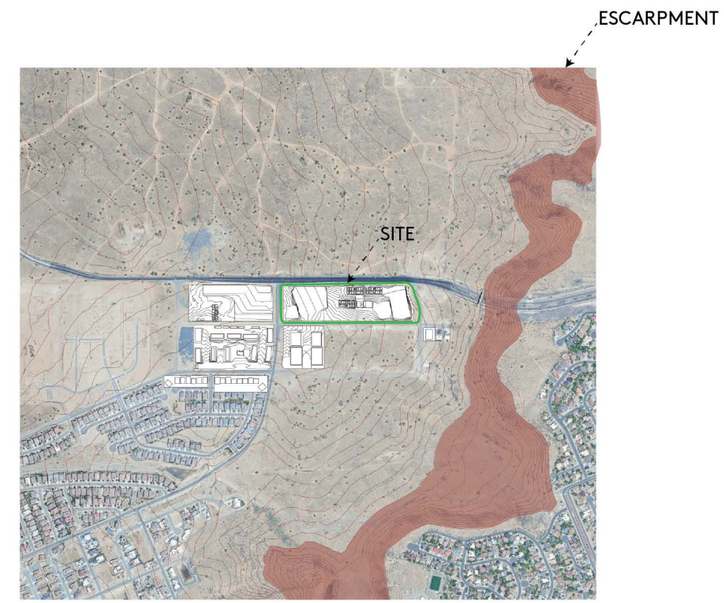
Feet: 0 250 500 1,000



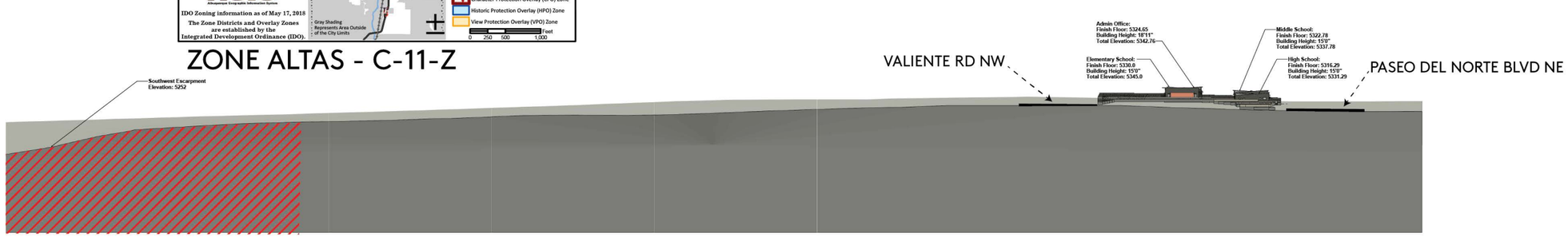
VIEW LOOKING NORTHEAST



ZONE ALTAS - C-11-Z



AERIAL VIEW



VIEW LOOKING SOUTHWEST

MODULUS ARCHITECTS
& LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) [redacted]8-1499

PRELIMINARY
NOT FOR
CONSTRUCTION

7/7/2026

PROJECT TITLE
OAK GROVE CLASSICAL ACADEMY
ADDRESS TBD
ALBUQUERQUE NM, 87120

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.
DRAWN BY: CRZ

SHEET TITLE
VIEW SHED - EPC HEIGHT VARIANCE EXHIBIT - VPO - 2

REV	DATE	BY	REVISION DESCRIPTION
6			
5			
4			
3			
2			
1			

DATE: DATE
SCALE: Custom
SHEET- Ba OF- 1

SP-EPC

Boundary Survey, ALTA/NSPS Land Title Survey and Topographic Map for Portion of Lot 1A-1 and all of Lot 4A-1, Block 3 Volcano Cliffs Unit 26

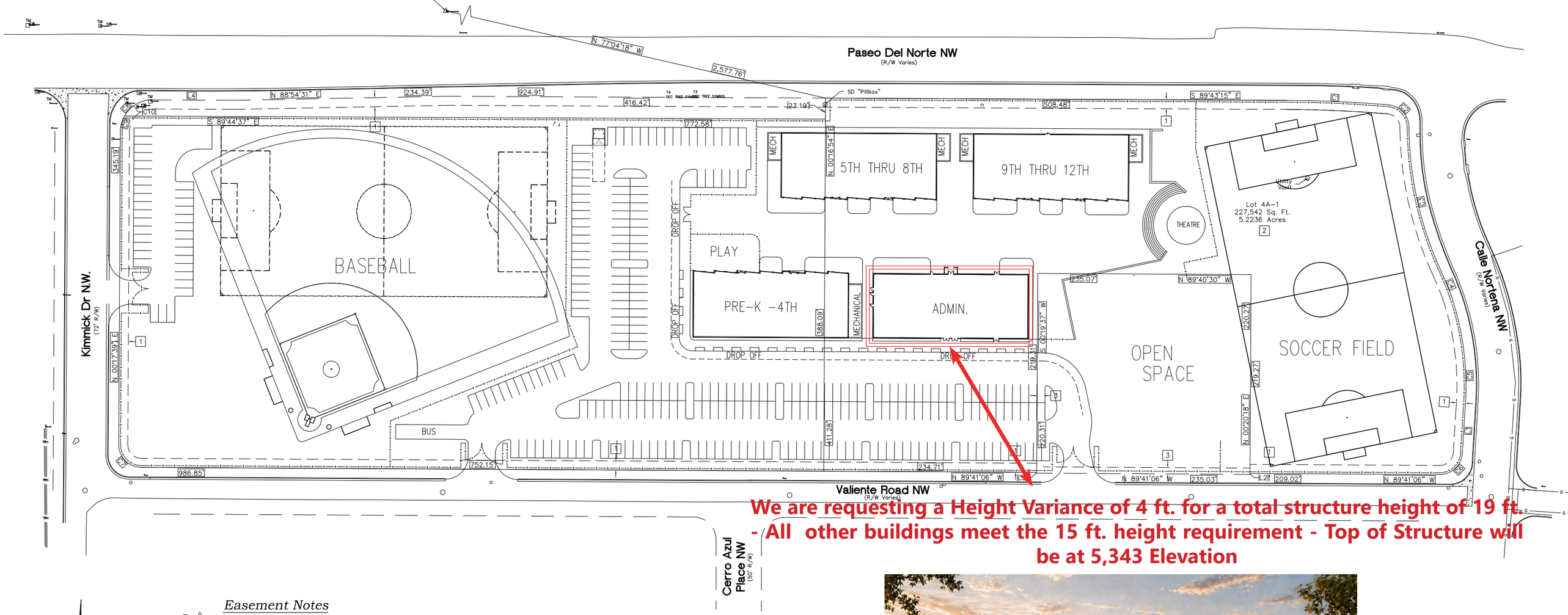
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Legend

N 90°00'00" E — MEASURED BEARINGS AND DISTANCES

P	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
☆	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
Ⓔ	ELECTRIC METER	5075.50	SPOT ELEVATION
T	TRANSFORMER	BC 5075.50	BACK OF CURB ELEVATION
EC	ELECTRIC CABINET	FL 5075.50	FLOW LINE ELEVATION
SB	SIGNAL BOX	EP 5075.50	EDGE OF PAVEMENT ELEVATION
	TRAFFIC MAST	TA 5075.50	TOP OF ASPHALT ELEVATION

ACS Monument " 8_C10 "
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71 *
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle= -0°16'00.09"
*U.S. SURVEY FEET



We are requesting a Height Variance of 4 ft. for a total structure height of 19 ft. - All other buildings meet the 15 ft. height requirement - Top of Structure will be at 5,343 Elevation

Easement Notes

(11) (11) 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)

(11) (11) 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)

(11) (11) 3 EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)

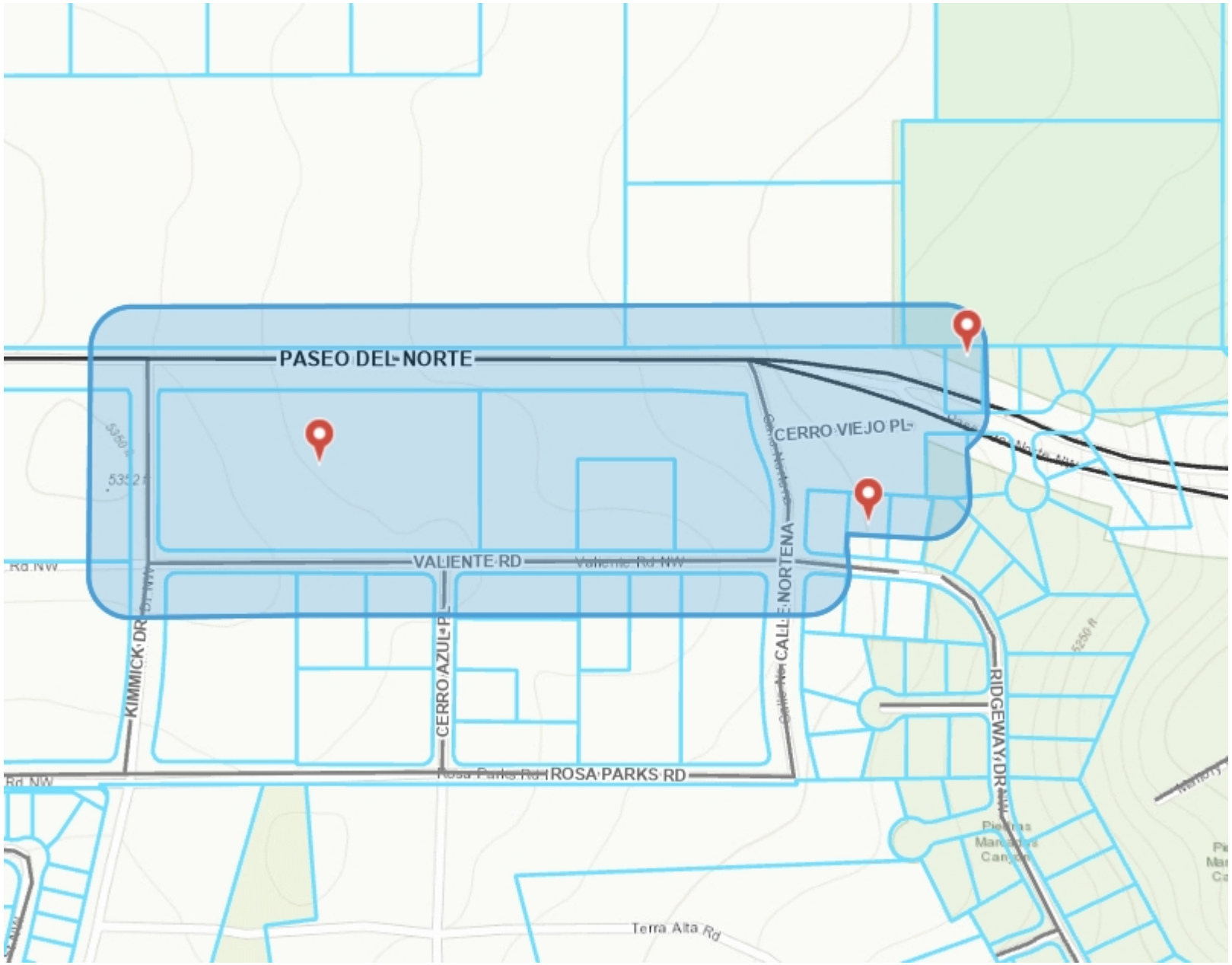
Line Table

Line #	Direction	Length (ft)
L1	S 03°29'11" W	47.52'
L2	N 00°18'54" E	1.00'
L3	N 00°18'54" E	1.00'
L4	S 89°44'04" E	91.31'

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

RTESIAN SURVEYS INC.
14 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

99999 Valiente Rd NW



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- 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: Calle Nortema NW; Kimmick Dr NW; Paseo Del Norte NW; Valiente Rd NW.

706 0 353 706 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/21/2026

© City of Albuquerque

1: 4,235

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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

geometry	UPC	TAXYR	OWNER	OWNSTATI
Geocortex.	1.01E+17	2025	BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP C/O GERALD GOLD	NM
Geocortex.	1.01E+17	2025	BETA INVESTMENTS LLC	NM
Geocortex.	1.01E+17	2025	BRADY RONALD L	CO
Geocortex.	1.01E+17	2025	CARLTON JESSE CLAY & SYLVIA MARIE	NM
Geocortex.	1.01E+17	2025	CITY OF ALBUQUERQUE	NM
Geocortex.	1.01E+17	2025	GONZALES CLARISSA J & GONZALES FRANK J	NM
Geocortex.	1.01E+17	2025	GROUP I U26 VC LLC RM 115	NM
Geocortex.	1.01E+17	2025	HEYMAN MAX R & EVERARDA	NM
Geocortex.	1.01E+17	2025	JACOB BARBARA A TRUSTEE JACOB TRUST	NM
Geocortex.	1.01E+17	2025	JUBILEE DEVELOPMENTS LLC	NM
Geocortex.	1.01E+17	2025	JUBILEE DEVELOPMENTS LLC	NM
Geocortex.	1.01E+17	2025	LEDERER A C JR	TX
Geocortex.	1.01E+17	2025	MARTINEZ MARLEEN & RIVERA GABE	NM
Geocortex.	1.01E+17	2025	MILLER CALVIN BENJAMIN & SHAWNEQUE NICOLE CO-TRUSTEES MILLER FAMILY TRUST	NM
Geocortex.	1.01E+17	2025	MILLER MICHAEL & MOLLY	NM
Geocortex.	1.01E+17	2025	POLYGON REALTY LLC	NM
Geocortex.	1.01E+17	2025	SANCHEZ GABRIEL & DIANA	NM
Geocortex.	1.01E+17	2025	TAYLOR GREGORY L & DEBRA C A CO-TRUSTEES TAYLOR LVT	NM
Geocortex.	1.01E+17	2025	VOLCANO CLIFFS INC	NM

OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC
PO BOX 26506	ALBUQUERQUE NM 87125-6506		ALBUQUER	TRACT 2-A
PO BOX 65808	ALBUQUERQUE NM 87193-5808	ROSA PAR	ALBUQUER	LT 1-A BLK
6801 E 10TH AVE	DENVER CO 80220-4805	VALIENTE	ALBUQUER	*03A20003
3407 32ND CIR SE	RIO RANCHO NM 87124-1907	5509 VALIE	ALBUQUER	* 020 001V
PO BOX 1293	ALBUQUERQUE NM 87103-1293	N/A	ALBUQUER	* 015 001V
9051 FENTON LAKE RD NW	ALBUQUERQUE NM 87120-4218	5505 VALIE	ALBUQUER	* 021 001V
2400 LOUISIANA BLVD NE BLDG 3	ALBUQUERQUE NM 87110-4303	VALIENTE	ALBUQUER	LT 4A-1 BLI
10423 CANTACIELO DR NW	ALBUQUERQUE NM 87114-1461	N/A	ALBUQUER	*004B0004
3910 MESA VERDE AVE NE	ALBUQUERQUE NM 87110-7728	N/A	ALBUQUER	*00050004
9700 SAND VERBENA TRL NE	ALBUQUERQUE NM 87122-3667	ROSA PAR	ALBUQUER	TR 1-B PLA
4590 PARADISE BLVD NW	ALBUQUERQUE NM 87114-4105	PASEO DEI	ALBUQUER	TR 1-A PLA
12600 EXCHANGE DR SUITE 214	STAFFORD TX 77477-3609	N/A	ALBUQUER	*004A0004
8204 WOLVERINE DR NW	ALBUQUERQUE NM 87120-5268	N/A	ALBUQUER	*2B 5 REPL
5504 VALIENTE RD NW	ALBUQUERQUE NM 87120-7150	5504 VALIE	ALBUQUER	* 002 002V
8416 CHILTE PINE RD NW	ALBUQUERQUE NM 87120-4256	N/A	ALBUQUER	*00030004
PO BOX 65962	ALBUQUERQUE NM 87193-5962	N/A	ALBUQUER	*2A 5 REPL
8005 CAMINO ALTO CT NW	ALBUQUERQUE NM 87120-7063	5501 VALIE	ALBUQUER	* 022 001V
5508 VALIENTE RD NW	ALBUQUERQUE NM 87120-7150	5508 VALIE	ALBUQUER	* 001 002V
4112 BLUE RIDGE PL NE	ALBUQUERQUE NM 87111-4167	VALIENTE	ALBUQUER	LT 1A-1 BLI

ACREAGE

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0.855

0.3214
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0.858
0.3375

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6.9106

BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

BRADY RONALD L
6801 E 10TH AVE
DENVER CO 80220-4805

CARLTON JESSE CLAY & SYLVIA MARIE
3407 32ND CIR SE
RIO RANCHO NM 87124-1907

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

GONZALES CLARISSA J & GONZALES FRANK J
9051 FENTON LAKE RD NW
ALBUQUERQUE NM 87120-4218

GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

HEYMAN MAX R & EVERARDA
10423 CANTACIELO DR NW
ALBUQUERQUE NM 87114-1461

JACOB BARBARA A TRUSTEE JACOB TRUST
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MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MILLER CALVIN BENJAMIN & SHAWNEQUE NICOLE CO-TRUSTEES MILLER FAMILY TRUST
5504 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

POLYGON REALTY LLC
PO BOX 65962
ALBUQUERQUE NM 87193-5962

SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

TAYLOR GREGORY L & DEBRA C A CO-TRUSTEES TAYLOR LVT
5508 VALIENTE RD NW
ALBUQUERQUE NM 87120-7150

VOLCANO CLIFFS INC
4112 BLUE RIDGE PL NE
ALBUQUERQUE NM 87111-4167

July 8, 2026

Dear Property Owner

There was an error in our previous notification, regarding the parcel description, so we are resending with correct language.

On behalf of Oak Grove Classical Academy, Modulus Architects & Land Use Planning (Agent) is notifying affected Property Owners that we will be submitting an application to the Environmental Planning Commission (EPC) requesting a **4-foot height variance** from the **15-foot height limitation established by the VPO-2 (View Protection Overlay)**. The request applies to **one building only**, resulting in a maximum building height of **18 feet 11 inches (approximately 19 feet)**.

From the outset of this project, preserving the viewshed of the Petroglyph National Monument and surrounding escarpment has been one of the primary design objectives. The proposed variance is not intended to create a taller or more visually prominent building. Rather, through careful site planning and building placement, the affected building has been intentionally located at a lower finished floor elevation than the surrounding structures. As a result, **even at 18 feet 11 inches in height, the overall top-of-building elevation remains below the elevation of another building on the site that fully complies with the 15-foot height limitation.**

In other words, while the building requires a modest height variance when measured from its finished floor, **it does not project higher into the viewshed and does not obstruct views of the escarpment or Petroglyph National Monument.** This design approach was developed thoughtfully and intentionally to respect the purpose of the VPO-2 Overlay while allowing the project to function as intended. The top of the highest point on the Variance building will be at an elevation 5,342 ft and the building the building that is adjacent designed at 15 ft. is at a elevation of 5,345 – this is a result of excellent planning work.

To assist with evaluating the request, we have prepared a comprehensive viewshed analysis illustrating the proposed building elevations, finished floor elevations, total roof elevations, and the relationship of the project to the escarpment from multiple viewpoints. The exhibit demonstrates that the requested variance does not adversely impact the protected viewshed.

The Environmental Planning Commission hearing is currently scheduled for **August 20 at 9:00 a.m.** We welcome the opportunity to discuss the request with you or answer any questions you may have prior to the hearing.

Thank you for your time and consideration. We appreciate your continued interest in the project and look forward to working collaboratively throughout the public review process.

Respectfully submitted,

Trula Howe
Vice President
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1001
Cell + Text: (505) 267.7686

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

SANCHEZ GABRIEL & DIANA
8005 CAMINO ALTO CT NW
ALBUQUERQUE NM 87120-7063

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CITY OF ALBUQUERQUE
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TRUSTEES TAYLOR LVT
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ALBUQUERQUE NM 87120-7150

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UNITED STATES OF AMERICA FOREVER/USA
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UNITED STATES OF AMERICA FOREVER/USA
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GROUP I U26 VC LLC RM 115
2400 LOUISIANA BLVD NE BLDG 3
ALBUQUERQUE NM 87110-4303

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MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

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:_Oak Grove Classical Academy

Applicant/Agent Signature _____Date:_7/8/2026

REQUEST

VARIANCE - EPC

A variance request of 3'11" to the maximum allowed 15' structure height, to allow for a single building at 18'11" tall.

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call 1(719)359-4580 Webinar ID: 83932559165, **on** August 20, **20** 26 **at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

Required to be posted from August 5, 2026 **to** September 4, 2026

by Isaiah 6:3 Properties / Modulus Architects + Land Use Planning 505-338-1499

applicant/agent **phone**

REFER TO FILE# VA-2026-00013

It is Illegal for an unauthorized person to remove or tamper with this sign

08/04/2026

REQUEST

VARIANCE - EPC

A variance request of 3' 11" to the Maximum allowed 15' structure height, to allow for a single building at 18' 11" tall

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Required to be posted from August 5, 2026 **to** September 4, 2026

by Isaiah 61:3 Properties / Modulus Architects + Land Use Planning 505-338-1499

applicant/agent **phone**

REFER TO FILE# VA-2026-00013

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08/04/2026

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maximum allowed 15' structure height, to
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public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call 1(719)359-4580
Webinar ID: 83932559165, on August 20, 20 26 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from August 5, 2026 to September 4, 2026
by Isaiah 6:13 Properties / Modulus Architects + Land Use Planning 505-338-1499
applicant/agent
phone
REFER TO FILE# VA-2026-00013
It is illegal for an unauthorized person to remove or tamper with this sign
08/04/2026

REQUEST
Variance - EPC
REQUEST
Zoning Map Amendment (ZMA)
08/04/2026

REQUEST
VARIANCE - EPC
A variance request of 3'11" to the
Maximum allowed 15' structure height, to
allow for a single building at 18'11" tall
The City of Albuquerque Environmental Planning Commission will hold a
public hearing Zoom Link: https://cabq.zoom.us/j/83952557165 or call 1(719)359-4580
Webinar ID 83952557165, on August 20, 20 26 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from August 5, 2026 to September 4, 2026
by Tierra West Properties | Modulus Architects and Urban Planning 505-338-1499
applicant/agent phone
REFER TO FILE# VA-2026-00013
It is illegal for an unauthorized person to remove or tamper with this sign
REQUEST
Zoning Map Amendment (ZMA)
From MX-L to MX-M
The City of Albuquerque Environmental Planning Commission will hold a
public hearing Zoom Link: https://cabq.zoom.us/j/83952557165 or call 1(719)359-4580
Webinar ID 83952557165 on August 20, 20 26 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from August 5, 2026 to October 2, 2026
by Tierra West Properties | Modulus Architects and Urban Planning 505-338-1499
applicant/agent phone
REFER TO FILE# ZMA-2026-00013
It is illegal for an unauthorized person to remove or tamper with this sign
08/04/2026

REQUEST
VARIANCE - EPC
REQUEST
Zoning Map Amendment (ZMA)
From MX-L to MX-M
08/04/2026

From:	Jane Baechle
To:	Philip Crump
Cc:	Rene" Horvath; Angela Piarowski; Soriano, Daniel; Trula Howe; Jones, Megan D.; Mike T. Voorhees; Laura Hudman
Subject:	Re: Oak Grove Zone Map Amendment Request -
Date:	Monday, August 31, 2026 6:04:39 PM
Attachments:	9cFbsxyVLK7PwNa6.png image002.png image003.png image005.png

---

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Angela,

I want to add my sincere thank you.

WSCONA will provide our comments in support of the Height Variance and the ZMA to the EPC.

Sincerely,

Jane Baechle WSCONA President
jane.baechle@gmail.com
505-400-6516

On Mon, Aug 31, 2026 at 5:40 PM Philip Crump <phcrumpsf@gmail.com> wrote:

> Angela, I just want to acknowledge the integrity, flexibility and community-focus shown by you and your client in making this decision, at the behests of neighbors, which has costs in time and finances.
> Respectfully
> Philip
>
> **PHILIP CRUMP**
> Santa Fe, New Mexico
> www.pcmediate.com
>
> On 31-Aug-26 16:48, Rene' Horvath wrote:
>
> > Thank you Angela!
> > I am happy to see the zoning for the whole site be MXL, rather than MXM.
> > Thank you for doing that.
> > Rene'
> >
> > On Mon, Aug 31, 2026 at 4:34 PM Angela Piarowski <angela@modulusarchitects.com> wrote:
> >
> > > Good afternoon all,

After careful consideration, I have decided to withdraw my request for a Zone Map Amendment to MX-M and submit a new application for MX-L zoning, as requested. While I do not necessarily believe it is required, I want to act in the spirit of good faith and transparency. Ultimately, the school would like to move forward, and obtaining WSCONA's support would be a strong example of how good development and WSCONA can work together.

Megan and Daniel, I will send my formal request to withdraw our Zone Map Amendment request in the morning and will submit the new application for the next hearing date.

Thank you all for your willingness to listen and work with me on these requests.

All my best,
Angela

Angela M. Piarowski, CEO/Managing Partner

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: angela@modulusarchitects.com

Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!

Website: www.modulusarchitects.com

Join us on Facebook: Modulus Architects on Facebook

Join us on Instagram: Modulus Architects on Instagram

Find me on LinkedIn: Angela LinkedIn Profile

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

MODULUS
ARCHITECTS & LAND USE PLANNING

From: Jane Baechle <jane.baechle@gmail.com>
Sent: Wednesday, August 26, 2026 12:45 PM
To: Soriano, Daniel <dsoriano@cabq.gov>
Cc: Angela Piarowski <angela@modulusarchitects.com>; Trula Howe <trula@modulusarchitects.com>; Jones, Megan D. <mdjones@cabq.gov>; Rene' Horvath <aboard111@gmail.com>; Mike T. Voorhees <mike@cyonic.com>; Laura Hudman <laura@towardresolution.com>; phcrumpsf@gmail.com
Subject: Re: Oak Grove Zone Map Amendment Request -

Thank you, All.

I appreciate your time and thoughtful consideration.

I am happy to provide a letter affirming the support of the West Side Coalition of Neighborhood Association (WSCONA) of the requested variance to the height and of a zone map amendment that would zone the entire area as MX-L. I am confident that our comments in Monday's facilitated meeting accurately reflected the views of the EC and our members who attended the meeting. We will convene a meeting of the Executive Committee to hold a formal vote and submit that for the record.

Thank you again,

Sincerely,

Jane Baechle WSCONA President

jane.baechle@gmail.com

505-400-6516

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, August 20, 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/u/aIDEsva2b

Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:
o For individuals with disabilities to request special assistance to participate at the public hearing.
o To request interpretation into other languages at the hearing.

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

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, August 5, 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

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the
Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Bock 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision., located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A- 17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I- 1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1,
Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

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

Journal: August 3, 2026

G) FACILITATED MEETING REPORT

City of Albuquerque Land Use Facilitation Program

Post-Submittal Facilitated Meeting--
Oak Grove Classical Academy
Zone Map Amendment and Height Variance (EPC)

Monday 24 August 2026 5:30-7:30 PM

Join with Google Meet: https://meet.google.com/edr-kttw-ici

Agenda and Process

5:30 pm--Opening, introductions

Facilitators--Philip Crump, Laura Hudman

Applicant/Agent to EPC—Isaiah 61:3 LLC/Modulus Architects & Land Use Planning

Neighborhood Organizations—West Side Coalition of Neighborhood Associations (WSCONA)

5:40 pm—Review of the application to EPC and current status (Agent presentation)

5:50 pm—Discussion of WSCONA concerns and requests:

1. Request for information regarding an overview of the project design, visual rendering of the project and the area of the variance, landscaping plan and consideration of preserving natural features such as rock outcroppings, location and design of playgrounds and outdoor areas, an overview the school itself (private or charter school, compare to APS schools, grades served), details of the expected and desired process moving forward and projected timeline for project development. Any additional information about the school and the planning would be appreciated.

2. WSCONA desires an accurate understanding of the project and the two requests before the EPC which we understand will be heard at the September 17th meeting of the Commission. We are concerned about the requested zone change to MX-M. This is a sensitive area, with residential development, La Cuentista Open Space and Petroglyph National Monument nearby. A school is a permissive use in both MX-L and MX-M. Uniform zoning could be achieved by making the entire area MX-L.

3. Protection of Petroglyph National Monument (PETR), including the integrity of the landscape, remains an issue of paramount concern for WSCONA as development proceeds across the NW mesa and in any area in close proximity to PETR. Our objective is to advocate for the protections outlined in the IDO and the goals and policies of the Comprehensive Plan re: Heritage Landscapes

4. Any additional concerns and requests.

7:20 pm--Summary

7:30 pm--Adjourn

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: Oak Grove Classical Academy EPC—Zoning Map Amendment and Height Variance
Property Description/Address: Paseo del Norte between Kimmick and Calle Norteña NW
Date Submitted: 25 August 2026
Submitted By: Philip Crump
Meeting Date/Time: Monday 24 August 2026, 5:30-7:30 pm
Meeting Location: Via Google Meet
Facilitators: Philip Crump, Laura Hudman
Applicant/Agent: Isaiah 61:3 Properties, LLC/Modulus Architects & Land Use Planning
Neighborhood Associations/Interested Parties: West Side Coalition of Neighborhood Associations (WSCONA), La Cuentista I and II HOA, Taylor Ranch NA

Background/Meeting Summary:

The application requests EPC approval of a Zoning Map Amendment to rezone the two eastern parcels of the property currently designated MX-L (Low Intensity Mixed-use Zone District) to MX-M (Medium Intensity Mixed-use Zone District), to establish a unified zoning framework for the proposed Pre-K through 12th grade educational campus. A second concurrent application requests approval of a variance of 4 ft. to allow for a structure height of 19 feet from the 15-foot maximum structure height established for the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2).

The agent presented an overview of the project, detailing the nature of the school, the site plan and the process for developing the campus. Several PowerPoint slides illustrated the viewshed analysis. Neighborhood representatives and other attendees posed questions and comments reflecting their concerns both with the height variance application and especially with the upzoning application to a unified MX-M.

Outcome:

While they did not officially represent their organizations, neighborhood leaders expressed the opinions that the height variance request would not be opposed. They noted the careful study and design undertaken by the architects.

Noting that the school campus would be allowed under either MX-M or MX-L zoning, they requested that the application be changed to downzoning—for the entire parcel to be zoned MX-L, to preclude some unwanted uses in the event that the property were to change hands in the future. The architect/agent said she would immediately communicate with the City to determine the process and implications of revising the application to request the downzoning. The neighborhood representatives expressed appreciation for the flexibility. One said, "I think this looks like a lovely site plan and I think this is a really nice neighbor to have. So well thought out and we appreciate it."

The agent remarked that it would be good to go before the EPC with a united front—something they seldom see.

Meeting Specifics:

1) The School

a) Oak Grove Classic Academy is a private Christian Pre-K to 12 school.
   i) It is currently housed across several buildings in Albuquerque.
      (1) They have been seeking a unified campus and looking at this site for five years.
b) They anticipate a total student population of 600 at full capacity.
   i) It is based on the Trivium learning model.
   ii) Parents are heavily involved in the educational process.
      (1) They work in classrooms one day and provide additional home academic support.
c) Students divide their time between school and home, with two or three days per week on campus.
   i) With staggered schedules, the campus will never have all students present at the same time.
d) There will be weekend activity, especially when the sports facilities are completed.

2) The Site Plan

a) The campus covers approximately 11.79 acres south of Paseo del Norte, between Kimmick Drive and Calle Norteña NW.
   i) All access will be from Valiente Road NW, along the south side of the property.
      (1) There is a traffic study in progress; it has not been completed.
   ii) The entire property is gated, with access via key card.
      (1) Parent drop-off and pick up will access only from the eastern drive and exit from the western drive, which also serves the large parking lot.
         (a) The internal waiting queue capacity of 45 cars means that none will have to wait in the street.
      (2) A small parking area for baseball enters off Kimmick Drive but has no connection to the main campus.

b) The campus includes four buildings, plus a track and baseball diamond, open space, playground, soccer field, interior courtyard, and parking areas.
   i) The buildings include three schools (Elementary, Middle, and High Schools) and a combined Administration and dual purpose building (Central Campus Building) that will serve as cafeteria, gymnasium, and performing arts center.
      (1) The height variance request is for the gym and basketball eastern portion of the central campus building, requiring a higher ceiling; all other buildings will remain at 15 feet height.

c) An initial site plan showed the buildings clustered at the western portion of the entire parcel.
   i) Knowing that there is a lot of basalt in the area, they commissioned a survey of the depth of basalt.
      (1) As a result, they moved the buildings to the area of greatest depths and the baseball field to the area of shallowest basalt.
         (a) Consequently, the buildings were lower than originally planned, further reducing the viewshed impact.
            (i) Basalt outcroppings will remain in the open space.

3) Application for Height Variance

a) Both MX-M and MX-L specify a maximum building height of 15 feet.

b) In consultation with Laguna Pueblo, the architects undertook an extensive viewshed study.
   i) They created a topographic map depicting the floor and building heights of adjacent structures (including residences, apartments, and institutional buildings), comparing them to the proposed campus buildings.
      (1) Because the area slopes down to the east, even the taller central campus building height is lower than the adjacent elementary school building.
   ii) The Laguna Pueblo governor wrote an email supporting the height variance and the zone change.
      (1) Four other pueblos have been involved; they are very appreciative of the efforts to preserve the viewshed.

4) Application for Zone Map Amendment

a) The entire site consists of two parcels with differing zone classifications.

b) When the buildings were moved to the center of the property, the central campus building, at the lowest point in the plan, straddled two zones.
   i) The City said that is not allowed.
      (1) The purpose of the Zone Map Amendment application is to create uniform MX-M zoning across the property.
      (2) Neighborhood representatives objected to the upzoning (MX-L to MX-M). saying it would create the possibility of more intense development in the future, were the school to sell the property.

(a) They have had an issue with "upzone creep" over the last few years.
  (i) They noted that a school is a permissive use under either zoning.
(b) While there is no opposition to consolidation, they asked that the application be revised to request downzoning (MX-M to MX-L).

(3) The agent said that the school has no objection to downzoning; they have no plans to relinquish the property and have no preference as to zoning.
  (a) She said would immediately investigate the process of revision with the City.

5) Other topics

a) Landscaping
  i) Although the landscaping plan has not been approved by the City, plantings will be determined according to the approved planting list.

b) Construction timing
  i) The campus will be built in phases.
    (1) Phase 1 includes the four main buildings plus the parking areas.
    (2) Phase 2 will be the track and baseball field.
    (3) Phase 3 will be the Open Space and soccer field.
  ii) The undeveloped area will be left as natural until time for their construction.
    (1) There will be no silt fences and bare land until time to build.

c) Basalt removal
  i) In order to remove basalt for foundations, excavators with jackhammers ("rock breaking") will be used.
    (1) There will be no blasting.
    (2) The result will be less intrusive on neighborhoods, as well as less expensive.

Action Items: The agent will consult with the City about revising the application to request downzoning rather than upzoning and the process and implications of that revision. She will report the results of that consultation.

EPC Application Hearing Details:
EPC Hearing scheduled for (3rd Thursday date 17 Sept 2026)

1. Hearing Time:
   a. All meetings are held via Zoom: https://cabq.zoom.us/j/83932559165
   b. The Commission will begin hearing applications at 8:40 a.m.
   c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments must be received by 7 Sept 2026 and may be sent to:
      PlanningEPC@cabq.gov
      Or EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

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

Trula Howe	Modulus Architects
Angela Piarowski	Modulus Architects
*Brandi Ahmie	CABQ Office of Native American Affairs
*Daniel Soriano	CABQ Long Range Planner
Jane Baechle	West Side Coalition President & Santa Fe Village NA

Candy Patterson	West Side Coalition, Laurelwood NA
Michael T.Voorhees	West Side Coalition Vice President
René Horvath	West Side Coalition
Sandra Gonzales	La Cuentista I Resident
Sharon Stepler	La Cuentista II, HOA President
Elaine Candelaria	La Cuentista II Resident
Scott Kreider	La Cuentista II Resident
Jeffrey Pointer	La Cuentista II HOA
Bryan Dombrowski	Taylor Ranch NA
Candace Shirley	
Darcy Lewis	
Kevin Ortiz	
Evelyn Rivera	
Allison Kozeliski	
Courtney M	
*Tyson Hummell	CABQ ADR Coordinator
*Krista Baca	ADR Paralegal
Philip Crump	Facilitator
Laura Hudman	Facilitator

H) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

July 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

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, Hodgin 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, Davin Nelson

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 **August 20, 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 August 3, 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-2021-003169
Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

	Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11) Staff Planner: Daniel Soriano
Case # PLAN-2026-00002 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15) Staff Planner: Jude Miller
Case # PLAN-2026-00003 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17) Staff Planner: Dj Felipe
Case # MDP-2026-00001 Master Development Plan	Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17) Staff Planner: Dustin Kiska

PROJECT MEMO #1

DATE: July 23, 2026

TO: Trula Howe & Angela Piarowski, Modulus Architects

FROM: Daniel Soriano, Senior Planner

Megan Jones, Principal Planner

City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Plan# VA-2026-00013 Variance – EPC

We've completed an initial review of the proposed Variance – EPC. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter & View Analysis(electronic) by:
5 PM on Thursday, July 30, 2026
Note: If you have difficulty with this deadline, please let us 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 as soon as possible.

B. This request is for a Variance – EPC within the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2). This is a variance request of 3'11", to the maximum allowed 15' height,. The variance would allow a single building at 18'11" in height from finished grade. Is this accurate?

C. This is what we have for the legal description for the Variance - EPC:

i. Unaddressed parcel along Valiente Rd. NW, east of Kimmick Dr. NW.

1. UPC: 101106417517930502 & 101106417715630503

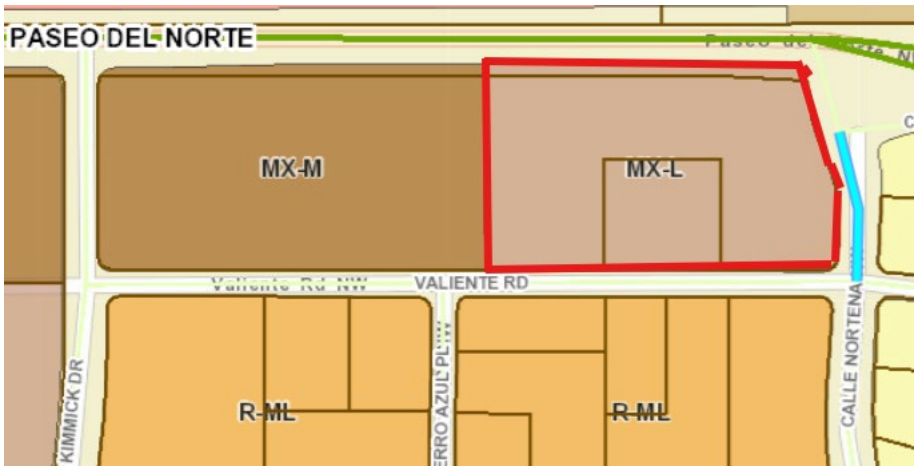
2. Legal Description: Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena) and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano.

D. Please review the following for accuracy for Legal Ad posting -

i. Modulus Architects, agent for Isaiah 61:3 Properties LLC, requests a Variance – EPC, for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision), approximately 7-acres. Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres, and

*03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located on Valiente Rd. NW, between Kimmick Dr. NW and Calle Nortena NW, approximately 13.1-acres total.

E. In reviewing the application materials and justification letter, it is our understanding that this request, a Variance - EPC is solely for the easterly two lots as shown below, is this accurate?



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 **Thursday, August 20, 2026 at 8:40am**. Final staff reports will be available one week prior, on **August, 13, 2026.**

C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (e.g. PowerPoint) along with you presentation.

D. Staff will forward agency comments to the applicant by **August 3, 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) Notification & Neighborhood Issues:

A. Re-notification Required:

i. As of 7/22/26 it appears all property owners within 100-feet of the subject site have been notified as required.

- Verify: Some property owners were not notified, though they appear to have been notified in the original submission.

B. The Office of Neighborhood Coordination (ONC) verified there was only one association to notify, Westside Coalition of Neighborhood Associations (WISCONA). This requirement is satisfied as of 7/22/26.

   i. Were there any neighborhood meetings that you presented this project at?

   ii. Do you have any documentation/letters from Tribes and Pueblos in support of the request that you can provide?

C. The yellow, public notice signs must be posted on or before **9:00am on Wednesday, August 5, 2026** and should be left up until **Friday, September 4, 2026.** (15 days before and 15 days after the EPC hearing date).

   i. There will be three signs posted, facing Paseo Del Norte, Valiente Rd NW and Calle Nortena NW. For additional information regarding sign posting locations, please see:https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

   ii. Please take a photo at the time the sign is posted to demonstrate notification compliance. You may submit these photos via ABQ-Plan **before the end of day, Wednesday, August 5, 2026.**

4) Project Letter:

A. The justification letter is well written and generally complete in terms of thoroughly explaining the request and responding to all necessary Review & Decision criteria. There are some revisions required to meet IDO requirements.

   i. Please include which of the following exceptions applies to this request within the first section of the justification letter:

   6-6(N)(1)(c): Applicability for a Variance – EPC request in VPO-2 for structure height applies to requests where one of the following exceptions applies:

      1. A Variance to allow up to 4 feet of additional height for non-residential structures to screen rooftop equipment.

      2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

B. Variance – EPC – 6-6(N)(2)(g) Minimum Required Exhibits:

   i. The exhibits that were provided can be included if the applicant wishes, but they do not meet the requirements of the IDO for a Variance-EPC in VPO-2.

   ii. General Requests:

      1. View analysis exhibits should focus on the structure the variance is requested for and it's impact on views.

      2. On the View Analysis, please call out the finished and natural grade (dimensioned).

      3. Please label all exhibits.

      4. Please make sure all exhibits are clear and free from blur or any other issues that would make difficult to review.

5. Please point/highlight the structure that requires the variance to clearly demonstrate the additional structure height's impact on views.

iii. (1.) Requests site plans, elevations and site sections showing the location of the major public views. (i.e, views from the site perimeter or nearest public road to the east, west, south, and north property lines and views to the escarpment).

1. There does not appear to be an exhibit that demonstrates the views from the perimeter of the subject site to the major public views, in this case, views of the Sandias, Petroglyphs etc.

iv. (2.) Requests a view analysis that illustrates the potential impact of the variance structure height on major public views, given the relationship of slopes, building heights, setbacks, escarpment height, and view corridors.

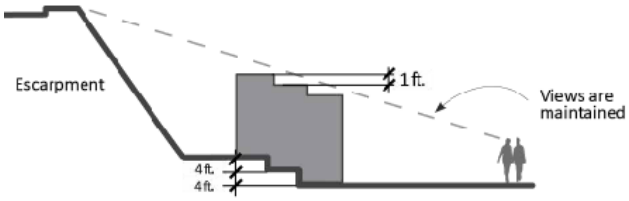
1. Provide a close up, view analysis that clearly demonstrates the impact of the structure at the requested height onto major public views.

2. View Corridors in this area: Paseo del Norte and Unser Blvd NW.

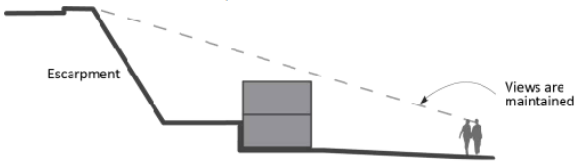
v. (3.) Requests an analysis and demonstration of at least 1 of the techniques required by 14-16-3-6(E)(~~3~~)(4)

1. Please Note*- Pursuant to 14-16-3-6(E)(4)(c)2 – a Variance request for building/structure height in VPO-2 shall minimize the visual impact the additional height has on views to and from the escarpment, through of the of the techniques listed under that section (Height/Slope; View Corridors or Height/Slope/Setback)

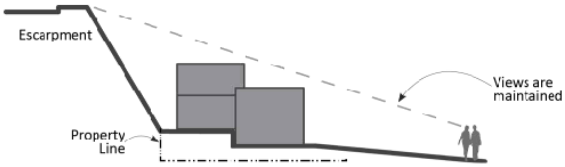
1. No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.
2. When a Variance is requested for building or structure height, the visual impact of additional height on views to and from the escarpment shall be minimized through at least 1 of the following techniques.
   a. Height/Slope
   An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale. For example, 1 foot of additional structure height may be granted for every 4 foot difference between the ground elevation and a base elevation established at the top of the escarpment for lots on top of the mesa or at the base of the escarpment for lots below the mesa. Buildings may also be depressed below the natural grade. (See figure below.)



and access points. The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. (See figure below.)



c. Height/Slope/Setback
Buildings and/or structures set back from major public views (i.e., views from the site perimeter, nearest public road, public trails, or access points along the escarpment; views to the east, west, south, and north property lines; or views to the escarpment) so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point. (See figure below.)

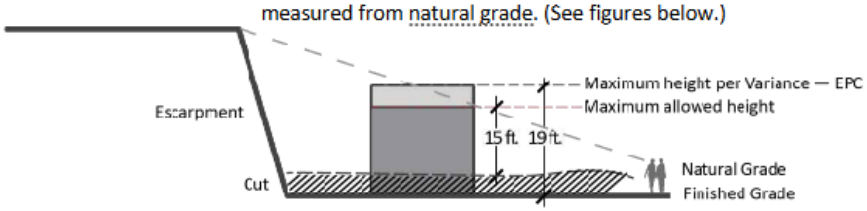


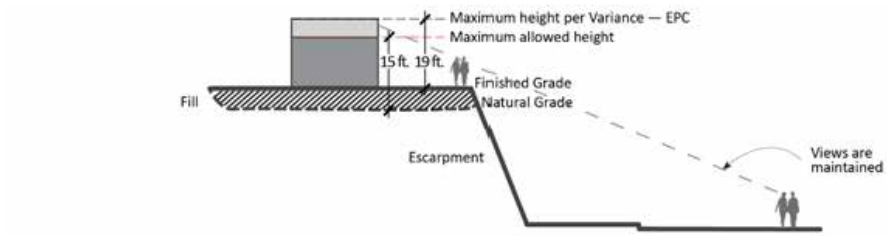
vi. Additional examples of exhibits to provide:

3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area

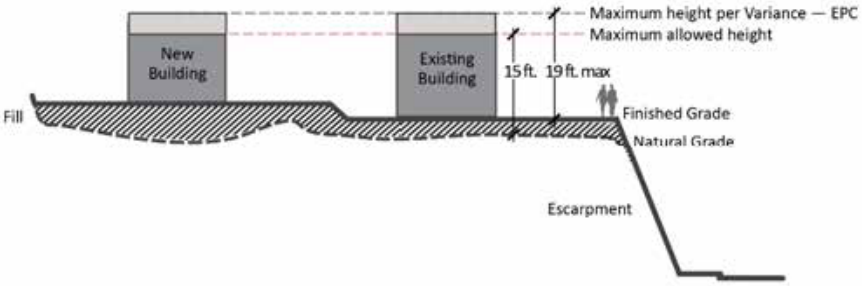
The following standards apply in the Height Restrictions Sub-area shown in the map above.

3-6(E)(4)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade. (See figures below.)





3-6(E)(4)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting lot located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in a view analysis. (See figure below.)



vii. (4.) A Grading and Drainage Plan that has been approved by the City Engineer.

1. Please coordinate with Tiequan Chen (Principal Engineer/Hydrology – tchen@cabq.gov) to, at minimum, have an approved Conceptual Grading and Drainage Plan from the city.

C. Project Letter: View Protection Techniques and Design Response:

i. This section of the letter mentions Figure 7: Existing Topography and Building Relationship & Figure 8: View Corridor Analysis. I am unable to locate these Figures in the letter.

ii. Some of the details provided in the section can benefit from an illustration to drive the point home. For example: Under Height/Slope/Setback, an exhibit demonstrating the height difference, at grade, between the K-4th Grade Building and the Administration and Student Commons Building.

iii. Try to narrow the scope on your responses, some responses include detail that doesn't necessarily apply to the applicable criteria and refocusing to respond directly to the criteria will avoid any confusion or important points being missed.

D. Variance – EPC – 6-6(N)(3) Review and Decision Criteria

i. 6-6(N)(3)(a) General Responses:

1. Please provide specific details explaining how strict application of 15-foot structure height would create practical difficulties. Understanding the site has varying levels of grade (that appears to be common in the area), a stronger level of specific detail is required to demonstrate the difficulties that will be experienced in meeting the 15-foot structure height just for this building.

5. Additional detail is required to explain how the variance is the **minimum necessary to avoid extraordinary hardship or practical difficulties.** Please explain what functional and operational requirements require the administrative building to be at the height requested. There is no specific reason provided that justifies the additional height is necessary.

ii. 6-6(N)(3)(c) VPO-2 Specific Responses:

1. Try to be more concise with this response, remove anything that doesn't apply directly to the criteria.

2. Are there specific drainage requirements, ADA accessibility standards etc. that render the lot undevelopable with respect to the geographic constraints on the site? Please provide any specific standard that could not be met and how/why.

a. Is it possible to show the lot lines on the Engineering Basalt Depth of Refusal Map? Additionally, can you provide a brief explanation on how to analyze this map. Is there a full report/analysis that accompanied this geotechnical investigation? If so, please provide.

E. Proposed Site Plan Drawings:

i. On each sheet, please ensure the variance structure is clearly highlighted/called out.

ii. Elevations: Please include elevations only for the variance building.

iii. Please remove the landscaping plan.

iv. Please include the approved conceptual grading and drainage plan, including the approval letter from Hydrology.

v. We want to avoid confusing this request as a Site Plan – EPC, please label or mark review sheets as “Exhibit”

I) TRIBAL COMMENTS

Trula Howe

From: Tammi Lambert <tlambert@pol-nsn.gov>
Sent: Wednesday, July 8, 2026 2:05 PM
To: Angela Piarowski; Jane Baechle; Trula Howe
Cc: wescona0@gmail.com; aboard111@gmail.com; Ron Sarracino; Harry A Antonio Jr; Brandon Herrera; Secretary's Office
Subject: RE: REQUIRED PUBLIC NOTICE - VARIANCE EPC

Good afternoon,

This email is confirming that Governor Harry A. Antonio, Jr., did support the height variance.

Tammi M. Lambert
Pueblo of Laguna
Government Affairs Office
(505) 552-5781 office
(505) 270-5211 mobile

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From: Angela Piarowski <angela@modulusarchitects.com>
Sent: Wednesday, July 8, 2026 11:49 AM
To: Jane Baechle <jane.baechle@gmail.com>; Trula Howe <trula@modulusarchitects.com>
Cc: wescona0@gmail.com; aboard111@gmail.com; Tammi Lambert <tlambert@pol-nsn.gov>
Subject: RE: REQUIRED PUBLIC NOTICE - VARIANCE EPC

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Hi Jane,

We did meet with members of the Laguna Tribal Council including the Governor and their legal counsel (copied on this email) on Monday and they are in support of this height variance request.

All my best,

Trula Howe

From: Lopez, Fermin <FLopez@pojoaque.org>
Sent: Tuesday, July 14, 2026 8:41 AM
To: Angela Piarowski
Cc: Trula Howe
Subject: Re: OFFER OF A PRE-SUBMITTAL TRIBAL MEETING - ZONING MAP AMENDMENT

Thank you for following up, Angela. After reviewing the documentation you sent me, I do not have any more questions about the project.

Thank You!

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

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From: Angela Piarowski <angela@modulusarchitects.com>
Sent: Monday, July 13, 2026 4:21 PM
To: Lopez, Fermin <FLopez@pojoaque.org>
Cc: Trula Howe <trula@modulusarchitects.com>
Subject: RE: OFFER OF A PRE-SUBMITTAL TRIBAL MEETING - ZONING MAP AMENDMENT

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Hello Fermin,
I wanted to follow up with you and see if you would like more information or if you would like to discuss more in depth?

Thank you,
Angela

Angela M. Piarowski, CEO/Managing Partner
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
Find me on LinkedIn: Angela LinkedIn Profile
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

From: Angela Piarowski
Sent: Friday, July 10, 2026 10:15 AM
To: 'Lopez, Fermin' <FLopez@pojoaque.org>
Cc: Trula Howe <trula@modulusarchitects.com>
Subject: RE: OFFER OF A PRE-SUBMITTAL TRIBAL MEETING - ZONING MAP AMENDMENT

Hi Fermin,
Thank you so much for reaching out. I am very happy to share the concepts and plans for this site. We have been working very closely with other members of the Pueblo community to make sure our design and project is in alignment with the preservation of Petroglyph sacred spaces. We were hired by the new land owner to design a school campus that is for K-12th grade students along with the associated sports fields. We initially placed our buildings on the site but in working with the Laguna pueblo and Santa Clara Pueblo primarily.... who have been most involved in this site to-date we did some view shed studies for them and we decided to move our buildings and re-orient the site so that the buildings had the least amount of impact on the site view shed. We actually met with the Governor on Monday and they are very pleased with the work we have done and the changes we have made. These changes resulted in our buildings now crossing the zoning boundary so that is the reason for the zone change, which is to move the zoning boundary to accommodate the placement of our buildings. The buildings themselves are all single story. Three of the buildings are designed as only 15 ft. tall and one of the buildings has a section that is 19 ft. tall.

Here is the site plan with a intended placement of the buildings. I am also including the elevation study we prepared for the Laguna Pueblo and the building elevations. I am happy to work with you to give you any information that you may need.

All my best,
Angela

Angela M. Piarowski, CEO/Managing Partner
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
Find me on LinkedIn: Angela LinkedIn Profile
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

From: Lopez, Fermin <FLopez@pojoaque.org>
Sent: Friday, July 10, 2026 9:32 AM

Trula Howe

From: Alicia Becenti <Alicia.Becenti@navajo-nsn.gov>
Sent: Thursday, July 9, 2026 11:20 AM
To: devhelp@cabq.gov; bahmie@cabq.gov
Cc: Trula Howe
Subject: Re: OFFER OF A PRE-SUBMITTAL TRIBAL MEETING - ZONING MAP AMENDMENT

Good morning,

We have reviewed the information provided and did not identify any traditional cultural properties within the project area. The Navajo Nation has no concerns regarding the proposed undertaking, and you may proceed as planned without further consultation. Thank you.

Respectfully,

Alicia Becenti, Senior Archaeologist
Navajo Nation Heritage & Historic Preservation Dept.
Cultural Resources Compliance Section (NNFRF)
Alicia.Becenti@navajo-nsn.gov

From: Trula Howe <trula@modulusarchitects.com>
Sent: Thursday, July 9, 2026 8:20 AM
To: Dr. Buu V. Nygren <presidentnygren@navajo-nsn.gov>; Dr. Buu V. Nygren <presidentnygren@navajo-nsn.gov>; Tsinnaajinii K. Ranger <tkranger@navajo-nsn.gov>; Richard M. Begay <r.begay@navajo-nsn.gov>; Tohajiilee Chapter <tohajiilee@navajochapters.org>; nmorris@naataanii.org <nmorris@naataanii.org>; Governor@poamail.org <Governor@poamail.org>; Alorenzo@poamail.org <Alorenzo@poamail.org>; TBChino@poamail.org <TBChino@poamail.org>; Governor@cochiti.org <Governor@cochiti.org>; Tribal_Secretary@cochiti.org <Tribal_Secretary@cochiti.org>; gregorio.gonzales@cochiti.org <gregorio.gonzales@cochiti.org>; Eugene.Jiron@Isletapueblo.com <Eugene.Jiron@Isletapueblo.com>; Charles.Jojola@isletapueblo.com <Charles.Jojola@isletapueblo.com>; Rodney.Jones@Isletapueblo.com <Rodney.Jones@Isletapueblo.com>; Jessica.Jiron@Isletapueblo.com <Jessica.Jiron@Isletapueblo.com>; Daryl.Lucero@Isletapueblo.com <Daryl.Lucero@Isletapueblo.com>; Henry.Walt@Isletapueblo.com <Henry.Walt@Isletapueblo.com>; John.L.Galvan@jemezpueblo.org <John.L.Galvan@jemezpueblo.org>; Ltoledo@jemezpueblo.org <Ltoledo@jemezpueblo.org>; Vince.A.Toya@jemezpueblo.org <Vince.A.Toya@jemezpueblo.org>; Paul.Clarke@jemezpueblo.org <Paul.Clarke@jemezpueblo.org>; Jaime.Loretto@jemezpueblo.org <Jaime.Loretto@jemezpueblo.org>; Matthew.Gachupin@jemezpueblo.org <Matthew.Gachupin@jemezpueblo.org>; TJ.Loretto@jemezpueblo.org <TJ.Loretto@jemezpueblo.org>; Ctoya@jemezpueblo.org <Ctoya@jemezpueblo.org>; Governor@pol-nsn.gov <Governor@pol-nsn.gov>; asilva-jose@pol-nsn.gov <asilva-jose@pol-nsn.gov>; rsarracino@pol-nsn.gov <rsarracino@pol-nsn.gov>; wherrerajr@pol-nsn.gov <wherrerajr@pol-nsn.gov>; Tlambert@pol-nsn.gov <Tlambert@pol-nsn.gov>; gao@pol-nsn.gov <gao@pol-nsn.gov>; rsmith@pol-nsn.gov <rsmith@pol-nsn.gov>; Governor@Nambepueblo.org <Governor@Nambepueblo.org>; Dmartinez@Nambepueblo.org <Dmartinez@Nambepueblo.org>; governor@ohkay.org <governor@ohkay.org>; executiveassistant@ohkay.org <executiveassistant@ohkay.org>; governor@picurispueblo.org <governor@picurispueblo.org>; tribalsecretary@picurispueblo.org <tribalsecretary@picurispueblo.org>; JCroybal@pojoaque.org <JCroybal@pojoaque.org>; Ledwards@pojoaque.org <Ledwards@pojoaque.org>; javiarrial@pojoaque.org <javiarrial@pojoaque.org>; ahooper@pojoaque.org <ahooper@pojoaque.org>; Flopez@pojoaque.org <Flopez@pojoaque.org>; Gov.Mcalabaza@SFpueblo.com <Gov.Mcalabaza@SFpueblo.com>; jdrywater@sfpueblo.com <jdrywater@sfpueblo.com>; ROrtiz@sfpueblo.com <ROrtiz@sfpueblo.com>; pstout@sfpueblo.com <pstout@sfpueblo.com>; Governor@SanIpueblo.org <Governor@SanIpueblo.org>; governorsassistant@SanIpueblo.org

J) AGENCY COMMENTS

PLANNING DEPARTMENT

Hydrology

Hydrology has no objection to the proposed variance request. • For future development - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving)

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks and Recreation/ Urban Forestry

Forestry has no objection to the requested action. Please note for future development, landscape review will be provided by DFT. Please ensure landscape design is compliant with landscape requirements per the IDO and also that street tree requirements are being met. Street trees may only be selected from the Official Albuquerque Plant Palette.

Solid Waste Department

No comments. Proposed variance is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

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

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the EPC Variance Request. AMAFCA will require review of any drainage report, building plan, and/or public work order for this project. The drainage plan must verify the site is in compliance with the Upper Piedras Marcadas Watershed DWQMP and other pertinent drainage criteria.

New Mexico Department of Transportation (NMDOT)

Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 423 (Paseo Del Norte).

Margaret.Haynes@dot.nm.gov

Cell: 505-288-2086

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along or within the Valiente Rd and Calle Norteña NW rights-of-way.

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.