City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, October 15, 2026
CASE #:	ZMA-2026-00015
AGENT:	WAC Investments, LLC
APPLICANT:	James Cassell
APPLICATION:	Zoning Map Amendment – EPC (zone change)
LEGAL DESCRIPTION:	West half of the south half of lot 2 of block 1, Monkbridge Addition
ADDRESS/LOCATION:	115 Candelaria Road NW, Abq NM 87107
PROPERTY AREA:	Approximately 0.5 acres
EXISTING ZONING:	MX-M
PROPOSED ZONING:	NR-LM
STAFF PLANNER:	Dustin Kiska

CASE SUMMARY: Zoning Map Amendment (zone change) from MX-M (Mixed-use Medium Intensity) to NR-LM (Non-residential Light Manufacturing) to facilitate automotive related business involving outdoor vehicle storage and light vehicle repair in the future. The applicant has adequately justified the request pursuant to IDO § 14-16-6-7(G)(3) and has demonstrated that the request furthers a preponderance of applicable Comp Plan Goals and Policies. Public notice requirements were met pursuant to IDO § 14- 16-6-4(J).

This is a quasi-judicial matter.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00015 based on Findings 1-21.

Table of Contents

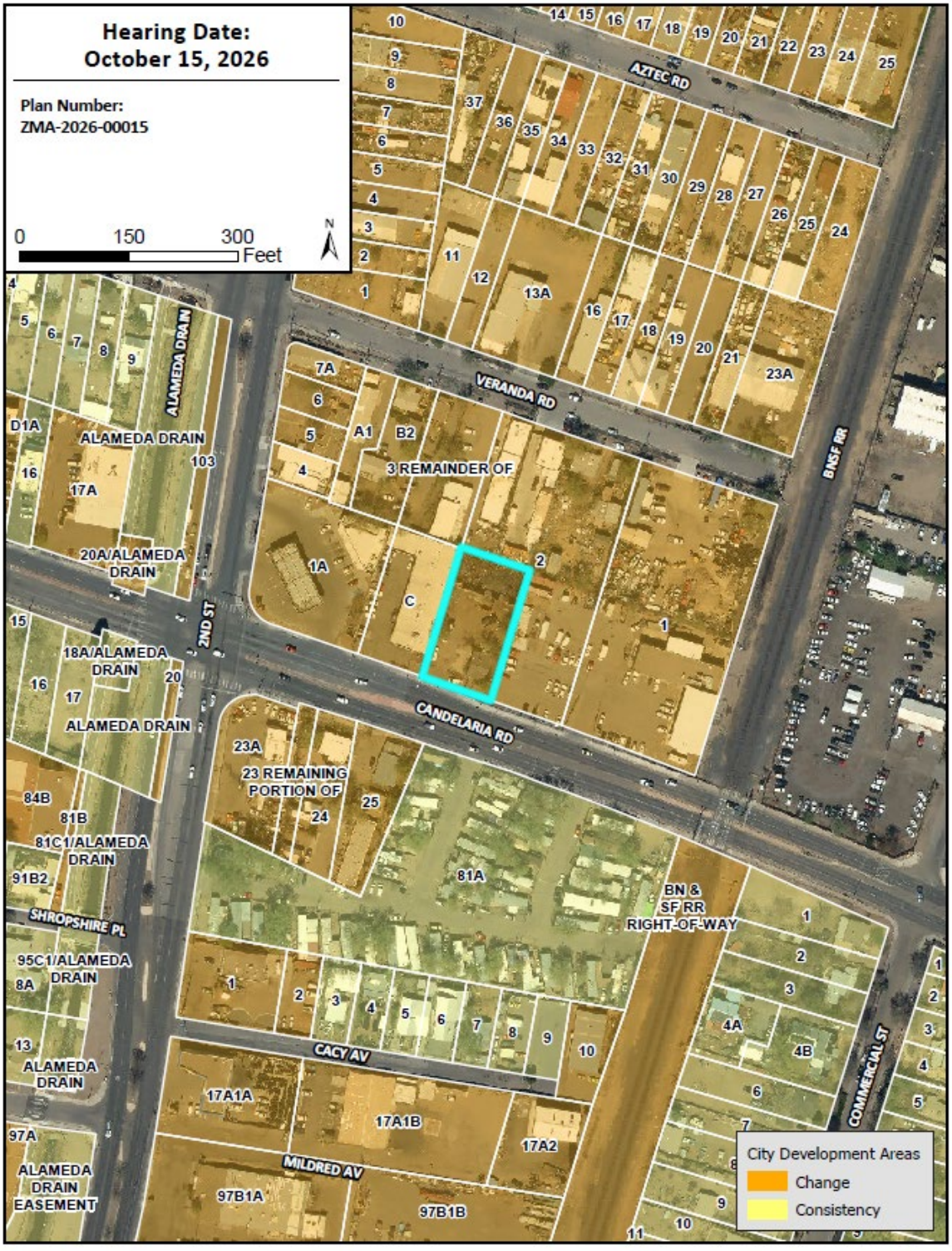
I. MAPS 1
AERIAL 1
IDO ZONING 2
LAND USE 3
HISTORY 4
PUBLIC FACILITIES / COMMUNITY SERVICES 5
II. INTRODUCTION 6
REQUEST 6
EPC ROLE 6
HISTORY/BACKGROUND 6
SITE CONTEXT 7
ROADWAY SYSTEM 8
BIKEWAYS / TRAILS 8
TRANSIT 8
III. ANALYSIS OF CITY PLANS AND ORDINANCES 8
ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) 8
City Development Areas 8
Community Planning Area (CPA) 8
Metropolitan Redevelopment Areas (MRA) 9
Center & Corridor Designations 9
Applicable Goals & Policies 9
INTEGRATED DEVELOPMENT ORDINANCE (IDO) 13
IDO Zoning 13
Proposed Zoning 13
Overlay Zones 13
Definitions 13
IV. ZONING MAP AMENDMENT (ZONE CHANGE) 15
V. PUBLIC & AGENCY CONCERNS 21
NEIGHBORHOOD/PUBLIC 21
COMMENTING AGENCIES 21
INDIAN NATIONS, TRIBES, OR PUEBLOS 22
VI. CONCLUSION 22
RECOMMENDATION 22
FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) 22
NOTICE OF DECISION DISTRIBUTION 30

ATTACHMENTS

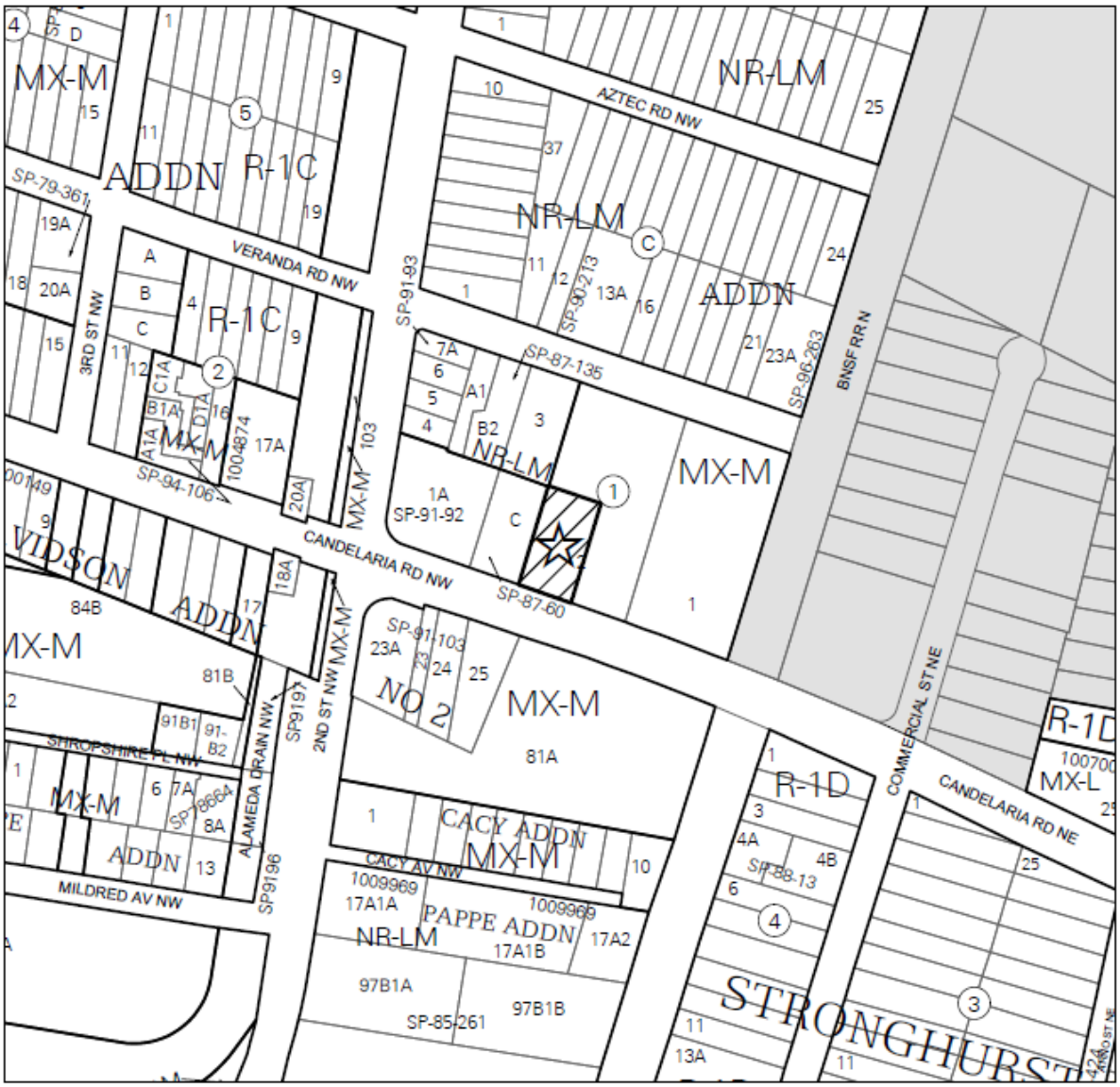
A) PHOTOGRAPHS ..... A
B) HISTORY ..... B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION ..... D
E) PUBLIC NOTICE ..... E
F) AGENCY COMMENTS ..... F

I. Maps

Aerial



IDO Zoning





IDO ZONING MAP

Note: Gray shading indicates County.

0 200 Feet

Hearing Date: 10/15/2026

Plan Number: ZMA-2026-00015

Zone Atlas Page: G-14

Land Use





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
COMM | Commercial Retail
CMSV | Commercial Services
IND | Industrial
ED | Educational
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
CMTY | Community

0 200 Feet

Hearing Date:
10/15/2026

Plan Number:
ZMA-2026-00015

Zone Atlas Page:
G-14

History





HISTORY MAP

Note: Gray shading
Indicates County.

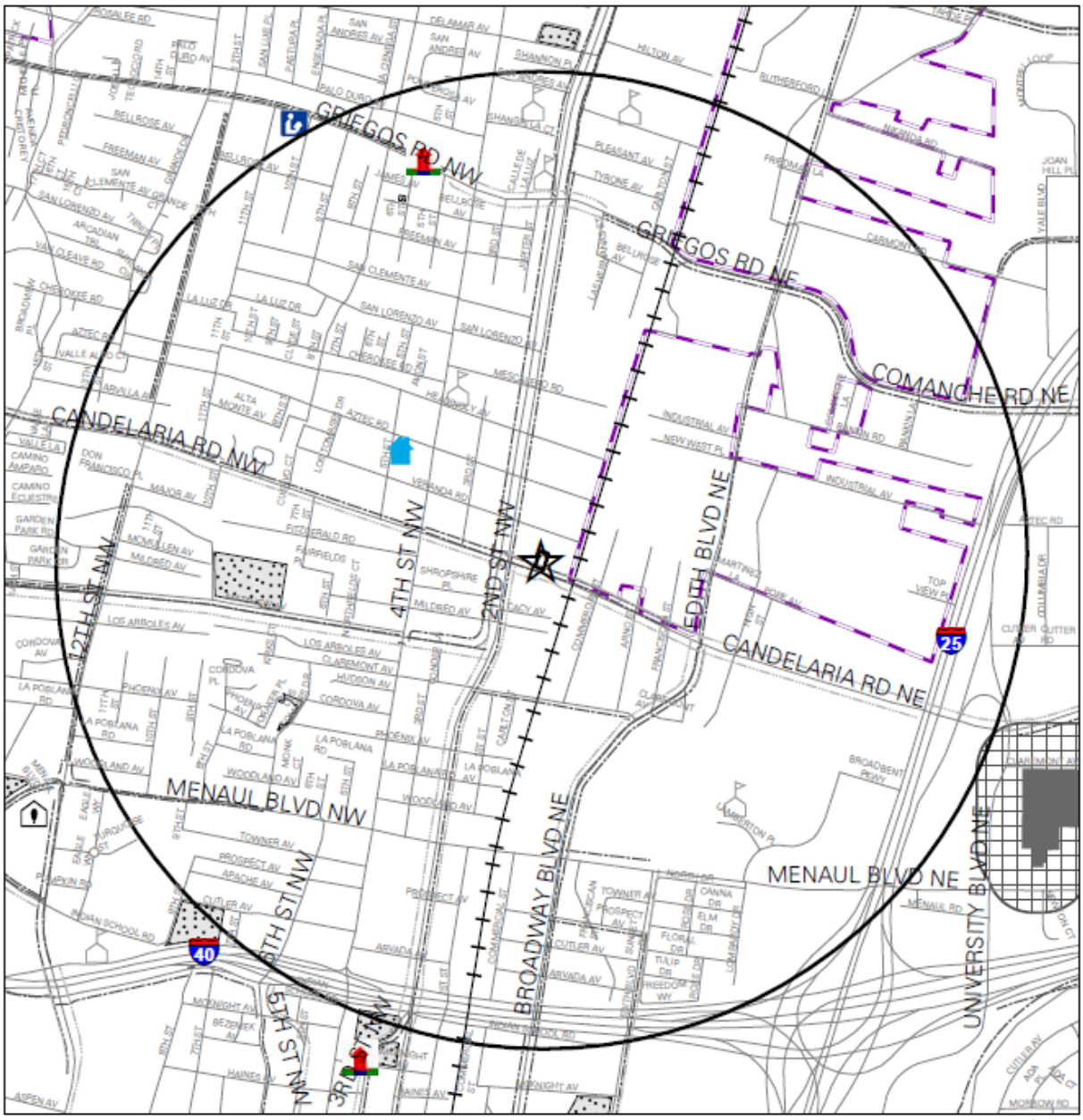
0 200 Feet

Hearing Date:
10/15/2026

Plan Number:
ZMA-2026-00015

Zone Atlas Page:
G-14

Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

Senior Center
Library
Museum
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: ZMA-2026-00015

0 0.5 1 Mile

II. Introduction

Request

This request is for a Zoning Map Amendment from MX-M (Mixed-use Medium Intensity) zone district to NR-LM (Non-residential Light Manufacturing) zone district for an approximately 0.5-acre parcel legally described as all or a portion of Lot 2 of Block 1, Monkbridge Addition, located at 115 Candelaria Road NW ("the subject site") between 2nd St. and the railroad tracks.

The purpose of the zone change is to allow for light vehicle repair and outdoor vehicle storage land uses.

EPC Role

The EPC is the decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [IDO § 14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

History/Background

In 2011, the Zoning Hearing Examiner established the nonconforming status of a structure on the site used as a residence since 1959. The Zoning Hearing Examiner found that there would be no significant public purpose served by requiring removal of the use and that continued use would not create a significant disparity between the existing zoning and the status of the established building.

In 2020 the City Council amended the IDO to establish a North 4th Street Corridor Protection Overlay zone (CPO-9), including properties along 2nd, 3rd, and 4th streets north of Mountain Rd. NW. The CPO zone largely carried over regulations from the North 4th Corridor Plan, repealed when the IDO became effective in 2018.

The 4000sf. warehouse space located at the north edge of the property operated as a welding shop and the 1000sf. residential dwelling was changed to an office use during the operation of that business. Roughly in the year 2023/2024 the warehouse space experienced a fire, and all that remains is the concrete slab and the CMU walls. The residential dwelling is now vacant and in disrepair and it is undetermined if the structure will need to be demolished prior to any future development.

It was determined that the 0.05-acre subject site is a Bernalillo County Assessor Parcel within a larger City Platted Parcel. The Assessor Parcel is a legally platted lot pursuant to IDO definitions of a lot.

A. Lot: A tract or parcel of land, exclusive of public right-of-way, that meets the following criteria: Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.

B. A deed for the subject site from 1959 reflects the current legal description for the property, therefore the lot is legal and a subsequent platting action is not necessary for this zone change.

Site Context

The subject site is located three lots west of the railroad tracks and three lots east of 2nd St. in an area that generally has had industrial and manufacturing uses. Prior to the IDO, site was zoned M-1 (Light Manufacturing) or SU-2 NFMX in the North 4th Corridor Plan. The Sector Development Plan allowed development under either zone district, adding the Mixed-use zoning to encourage mixed-use development that allowed lower-intensity commercial uses and higher-density residential uses. When the IDO became effective in 2018, the zoning converted to MX-M in recognition of the intent of the Sector Development Plan to transition the area to mixed-use development over time. Citywide, properties zoned M-1 generally converted to NR-LM (Non-residential Light Manufacturing [IDO Table 2-2-1].

The subject site has a concrete slab still remaining from a previous structure which was a 4000-sf warehouse, and an existing 1000-sf single-family residential dwelling, that was most recently used for office space for the previous business. The subject site is located in an Area of Change surrounded by a variety of land uses, including low-density residential, commercial services, retail, light manufacturing, and automotive uses such as light vehicle refueling and light vehicle repair.

Within the block containing the subject site, there are eight parcels zoned NR-LM, and the rest of the lots are zoned MX-M. To the south are automotive-related uses zoned MX-M in an Area of Change, and a manufactured home community zoned MX-M in an Area of Consistency.

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***MX-M***	***Area of Change***	***Vacant -Residential Dwelling / Office Vacant -Warehouse***
North	MX-M NR-LM	Area of Change	General Retail, Commercial Services
South	MX-M	Area of Change and Area of Consistency	Light Vehicle Repair Manufactured Home Community
East	MX-M	Area of Change	Light Manufacturing
West	MX-M	Area of Change	Light Vehicle Fueling General Retail

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 2nd Street NW as an Existing Regional Principal Arterial.

The LRRS designates Candelaria NW as an Existing Community Principal Arterial.

Veranda Road NW is a local street.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates 2nd Street NW as a Secondary Freight Corridor.

Bikeways / Trails

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

The LRBS shows an Existing Bicycle Lane on Candelaria Rd. NW.

The LRBS shows a Proposed Buffered Bicycle Lane on 2nd St NW.

The LRBS shows a Proposed Paved Trail along the drainage canal parallel to 2nd St NW.

Transit

The closest bus route, ABQ RIDE route 10, is ¼ mile west of the subject site on 4th St NW, approximately a 5-minute walk along Candelaria Rd. NW. ABQ RIDE route 10 travels north and south along 4th St NW and connects to east-west routes, Route 157 Montaño/Uptown/Kirtland, or Route 8 Menaul Blvd.

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 within the Near North Valley CPA. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west

blends into residential neighborhoods to the east. Many of these communities have roots in farms and ranches that were established in the 18th-century although Indigenous people had been settling and irrigating the area for centuries before. The intricate acequia system that sustained these enterprises are still evident in the landscape today. The area includes a network of trails throughout the Rio Grande Valley State Park and the Candelaria Nature Preserve along the east side of the river, which include the Paseo del Bosque Trail. Commercial and retail services line the 4th Street corridor and Large commercial and industrial development is concentrated to the south along I-40 and to the east along I-25.

Metropolitan Redevelopment Areas (MRA)

MRAs are established by the City Council to identify areas that would benefit from targeted public investment, redevelopment tools, and economic incentives that support revitalization, infrastructure improvements, and long-term community development. The North Corridor MRA generally includes non-residential properties between Granite Avenue and the railroad tracks, extending north along the 4th Street and 2nd St. corridor toward the city limits. The MRA primarily focuses on supporting commercial stability, economic development, and corridor revitalization while recognizing the area's existing land use patterns and historic development context.

Center & Corridor Designations

The subject site is within ¼ mile of the 4th Street Main Street Corridor, but not within the designated Main Street Corridor Area per IDO regulations. Main Streets are intended to be lively, highly walkable neighborhood streets lined with local- serving businesses. Away from the Main Street, density should quickly decrease to minimize impacts on nearby neighborhoods. Although a Main Street is classified as a Corridor type, the intent is for it to function more like a linear Center that guides the appropriate land use forms along the Corridor.

Applicable Goals & Policies

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

CHAPTER 4: COMMUNITY IDENTITY

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

The subject site is in an area that maintains the character as a service-based corridor, with mechanical, electrical, and automotive businesses, consisting of automotive repair, light vehicle fueling and a commercial retail convenience store. There is nearby housing zoned R-1 and a mobile home park zoned MX-M. The purpose of the up-zone to NR-LM is to allow for outdoor vehicle storage. The change to NR-LM zoning could allow small-scale retail, office, commercial, and light industry jobs that could enhance the nearby 2nd Street Corridor. The property is currently a

vacant lot, and the request could protect the identity and cohesiveness of the nearby distinct communities, while contributing to and enhancing the emerging higher density, non-residential use of the service community within the block the lot exists. **The request generally furthers Goal 4.1**

POLICY 4.1.1 – DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The requested zone change could facilitate the development of land uses that are consistent with the character of the area by supporting permissive uses that would align with those of properties in the surrounding area. Future development under NR-LM zoning would be required to meet applicable buffering, design, and dimensional standards to mitigate any potential impact to adjacent properties. **The request generally furthers Policy 4.1.2**

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

The subject site is located in the middle of the block between the 2nd St. corridor and the railroad tracks along Candelaria Rd. NW, and is within a ¼ mile of the 4th St. Main St Corridor. The request would facilitate the opportunity to reactivate the site with an automotive related use that is similar by nature, at an appropriate scale to neighboring properties, making it a prime location for this services type. Therefore, the requested zoning will allow improvement and redevelopment of the subject site that is appropriate in scale, location, and character of the surrounding area. **The request furthers Goal 4.1.2-Identity and Design.**

CHAPTER 5: LAND USE

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 requested zone change could facilitate re-activating the site with a mix of employment opportunities that include light manufacturing, service, automotive uses, and warehouse uses. The proposed outdoor vehicle storage business is in line with other land uses along Candelaria and in the surrounding area, and is in a location that is conveniently accessible from the surrounding neighborhoods. The subject site is in an area with a variety of developed commercial, and automotive uses making it an appropriate location for this land use. **The request furthers Policy 5.2.1 - Land Uses.**

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

The zone change from MX-M to NR-LM is intended to introduce new light vehicle repair and outdoor vehicle storage uses to the area, that are congruent to existing

zoning and uses of adjacent properties, and will not put any burdens on the existing infrastructure. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and transit stops and public facilities or services. It is re-activating an underutilized or blighted property, and the intended use, has the ability to serve economic development needs. **The request furthers Goal 5.3 – Efficient Development Patterns.**

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

The subject site is already fully served by existing infrastructure, including roads, utilities, retail, light industrial and services. The request would enable development on a vacant lot within an Area of Change. The Comprehensive Plan encourages directing new growth to infill locations where public infrastructure investments can be maximized, and redevelopment can occur without extending utilities or expanding into undeveloped areas. The proposed zone change will allow for desired development of new businesses on vacant or underutilized land with an established infrastructure. The proposed zone change will promote utilizing existing infrastructure, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, which is representative of efficient infill development envisioned by the Comprehensive Plan. **The proposal furthers Policy 5.3.1 – Infill Development.**

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

The subject site is located wholly within an Area of Change. The request would direct growth and development in an Area of Change where it is expected and encouraged, by allowing light manufacturing, automotive, commercial, and institutional uses, that do not change the character of the area. The subject site is located in an area where higher intensity industrial uses already exist and are encouraged, and supported by the nearby 2nd St. Corridor. This allows for lower intensity multi-family and single-family housing in Areas of Consistency to be protected; therefore, the zone change will continue efficient development where it is desired. The proposed change can allow for redevelopment of an underutilized site which will bring economic activity and job creation to reinforce the character and the surrounding community. **The request generally furthers Goal 5.6 - City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

This request is consistent with this policy because the zone change can encourage directing growth to an area that is already served by various commercial, light industrial and light manufacturing uses along a corridor that separate from the neighborhoods. The subject stie is the North Corridor Metropolitan Redevelopment Area, therefore it can encourage development that expands employment opportunities, it is near highway and rail freight routes, it directs development into an area where change is encouraged, and where adequate transitions and buffers can be provided to protect abutting residential uses. **The proposal furthers Policy 5.6.2 - Areas of Change**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The request could further facilitate development of a place where business and talent will stay and thrive, because the NR-LM zone allows for a variety of civic, commercial, dining, light industrial, and light manufacturing uses that can be supported by moving into the site. However, because this is a zone change request, and it is unknown if the intended business and any future development would attract to support a place where business and talent would stay and thrive. **The request partially furthers Goal 8.1 - Placemaking.**

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

The intention of the zone change could add contexts with different development intensities, densities, uses, and scale to encourage economic development in an area that is slowly expanding its non-residential development. The proposed use adds a variety of potential uses that remain compatible with the areas existing character. **The proposal partially furthers Policy 8.1.1 – Diverse Places**

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

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, NR-LM would allow light manufacturing, light industrial, wholesaling and outdoor vehicle storage, motor vehicle related and institutional uses. The investment into the property for the intended use can create employment opportunities and provide services to private businesses and public agencies. However, since this request does not review a specific project, it is not possible to determine whether a future development would improve quality of life for new and existing residents but in does have the ability to foster a robust, resilient, and diverse economy, by providing more job

opportunities within walking distance or a short transit ride to nearby residential communities. **The proposal partially furthers Policy 8.1.2 – Resilient Economy.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned MX-M (Medium Intensity Zone District) [IDO §14-16-2-4(C)]. 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. The application for this request was submitted on September 08, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

Proposed Zoning

The proposed zone change is from MX-M to NR-LM (Non-residential – Light Manufacturing) [IDO §14-16-2-5(C). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in IDO Table 4-2-1. The proposed use to develop a motor vehicle related business involving vehicle storage, preparation, equipment installation, and associated business activities, is permissive under the proposed zoning NR-LM zoning designation.

Overlay Zones

The subject site is within the North 4th Street Corridor Protection Overlay Zone, CPO-9. The North 4th Corridor CPO-9 adds regulations for properties generally located along the 2nd Street, 3rd Street, and 4th Street corridors between Mountain Road NW and the northern city limits. Where the CPO-9 boundary crosses a lot line, the entire lot is subject to these standards. For example, dimensional Standards allow 65 feet as the maximum building height in the NR-LM, where as in CPO-9 the maximum building height is 55 feet for properties zoned NR-LM per [IDO §14-16-3-4(J)(3)(a)(1.)].

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 of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

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

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other

than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Cumulative Impacts*:* The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Light Vehicle Repair Any facility providing vehicle repair and vehicle service and maintenance of light vehicles

Light Vehicle Sales and Rental An establishment primarily engaged in the retail sale and/or rental of new and used light vehicles, including incidental outdoor display, storage, and vehicle service and maintenance. This use includes the retail sale/rental of modular and manufactured homes, motor homes. This use does not include outdoor vehicle storage as a primary use.

Vehicle Repair An incidental activity of light vehicle repair use and heavy vehicle and equipment sales, rental, fueling, and repair use that includes vehicle repair beyond vehicle service and maintenance.

Vehicle Service and Maintenance An incidental activity of light vehicle repair use; heavy vehicle and equipment sales, rental, fueling, and repair use; and light vehicle sales and rentals that includes services for a vehicle that are part of regular maintenance, including but not limited to battery charging, tire repairs, and oil and fluid changes.

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

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

Outdoor Vehicle Storage The keeping of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis outside of a building, generally for a period of 7 calendar days or more, whether or not the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

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. See also Small Area.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the

Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO.

IV. Zoning Map Amendment (Zone Change)

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

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Applicant: The amendment furthers a preponderance of the applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, as amended, because it enables productive use of developed land for an employment activity while leaving site design and impacts subject to applicable City standards.

Staff: The applicant's policy-based response justifies how the proposed zone district furthers a preponderance of applicable goals and policies and does not significantly conflict with them and demonstrates consistency with the City's health, safety, morals and general welfare. Applicable Goals and Policies regarding Community Identity, Land Use, and Economic Development were provided by the Applicant.

Applicable citations: Goal 4.1. Character; Policy 4.1.1 – Distinct Communities; Policy 4.1.2 Identity and Design; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Policy 8.1.2 Resilient Economy; Policy 8.1.5 Available Land.

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

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.

Staff: The subject site is completely located in an Area of Change, as designated by the Comp Plan. **The response to Criterion B is sufficient.**

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

1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: Subject Site is within an Area of Change. The Applicant specifically selects subsection (c)(3): the existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the Comprehensive Plan. MX-M is less suited to the proposed combination of vehicle service, equipment installation, and secure storage. NR-LM can facilitate productive reuse and skilled employment on this developed parcel, which advances Goal 5.3, Policy 5.3.1, Goal 5.6, and the Goal 8.1 policies explained above. This is the Plan-based advantage of the requested district; the Applicant does not assert a mapping error or an undocumented change in neighborhood conditions.

Staff: The applicant has demonstrated through their analysis of Comp Plan goals and policies that the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Consistency along the 2nd street corridor, and would not permit development that is significantly different from the character of that area.

The Near North Valley CPA Assessment supports the redevelop vacant and underutilized properties. The proposed NR-LM zone district could be more advantageous to the community with thoughtful, context-driven development. Also, future NR-LM development would align with current character of the area and patterns of land use, development density, and intensity within the Metro Redevelopment area by providing new businesses and employment near housing.

The response to Criterion C is sufficient

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

Applicant: The request must be evaluated for the uses NR-LM allows, not solely for the Applicant's intended business. The table identifies the primary uses shown as permissive in NR-LM that are prohibited, conditional, or only accessory in MX-M under IDO Table 4-2-1. Some uses become conditional or prohibited in a particular setting under their use-specific standards:

Use permitted in NR-LM	Applicable controls addressing likely impacts
Outdoor vehicle storage	Section 4-3(D)(22): screening adjacent to residential zoning or residential uses in mixed-use districts; Section 5-6 buffering and screening.
Heavy vehicle and equipment sales, rental, fueling and repair	Section 4-3(D)(18): surfacing, stormwater, screening and enclosed repair; conditional approval near residential zoning where triggered.
Construction contractor facility and yard	Section 4-3(D)(26): screened outside work/storage; conditional approval within 330 feet of residential zoning.
Light manufacturing	Section 4-3(E)(4): enclosed activity unless separately approved, screened incidental storage and edge buffers.
Outdoor storage; warehousing; wholesaling and distribution	Sections 4-3(E)(16)-(18): use standards, including screening and restrictions applicable to outdoor storage.
Freight terminal or dispatch center; railroad yard	Section 4-3(D)(43) and applicable site standards, including screening for a freight use without a building; access and loading review.
General agriculture; kennel; nursery	Section 4-3(D) use standards where listed; site design, outdoor activity and screening requirements where applicable.
Adult entertainment; adult retail; other outdoor entertainment	Sections 4-3(D)(7), (33) and applicable location and use rules; lighting and site standards.
Blood services facility; self-storage	Section 4-3(D)(30) for self-storage, plus applicable building, access and site standards.
Helipad; geothermal energy generation	Section 4-3(D)(44) limits helipad location and operations; Section 4-3(E)(9) regulates geothermal uses.
Large compost facility; recycling drop-off bin facility	Sections 4-3(E)(13)-(14) use standards, including permits, setbacks, storage and operational limits where applicable.

The risks vary by use. Screening and buffers protect residential edges from outdoor storage; surfacing and stormwater rules address heavy vehicles; enclosed repair and manufacturing reduce outdoor activity; and conditional review near residential zoning can address contractor and heavy-vehicle uses. Freight access and loading standards address traffic conflicts. Lighting, drainage, setbacks, and location rules address other effects. A specific proposal must show compliance through City review. North 4th Corridor CPO-9 standards (IDO Section 14-16-3-4(J)) apply if the official map places this site in that overlay. Cumulative-impact requirements (Section 14-16-5-2(E)(2)), including any analysis, traffic study, mitigation, or EPC site-plan review, apply if the mapped area and all other triggering conditions of subsection (E)(1) are met. The Applicant will address these rules when applicable, subject to map and project-specific review.

Staff: The subject site is surrounded by MX-M and NR-LM zone districts, within the block it is located, as well as light industrial and residential uses within unincorporated Bernalillo County land. The zone change could introduce new uses that could be harmful, and if the intended automotive repair use were to fail over time, some unwanted uses could take its place, but it is unlikely because the intended use and any future site plan development would be subject to a Cumulative Impacts analysis, that will help alleviate and mitigate reasons that can cause harm like, light, sound, smells, or hazardous materials, to its adjacent properties and residential properties within 660 ft. Future uses would require a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(2), making the design of the development, subject to guidelines that will promote sensitivity to the nearby neighborhood or adjacent residential properties.

Future development would be required to meet applicable IDO Use-specific standards (IDO § 14-16-4-3) as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)], DPM standards, and any other applicable City regulations. **The response to Criterion D is sufficient.**

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

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

Applicant: The Applicant relies on subsection (e)(3): adequate capacity will be provided when obligations under the IDO, Development Process Manual, and any required Infrastructure Improvements Agreement are fulfilled. The property has existing street access and utility service. Future proposals must be evaluated for access, traffic, sidewalks, drainage, and utility capacity. The Applicant will provide improvements required by the City before the resulting development begins operation. Existing service to the site is not a claim that every potential NR-LM use can be served without additional work.

Staff: The subject site is served by existing infrastructure and public improvements, including Candelaria Rd, as well as sidewalks, water and sewer utilities, street lighting, and other public facilities. The request meets the requirement by ensuring that future uses will have adequate capacity when the applicant fulfills its

obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

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

Applicant: The justification for this request is not based solely or predominantly on the subject site's location on Candelaria Road. The property's roadway location is therefore only one component of the overall justification.

The request is based upon multiple factors, including:

• The existing commercial and automotive character of the surrounding area;

• The presence of a towing company and two independent automobile dealerships within approximately one-quarter mile;

• The physical characteristics of the Subject Site;

• The need for secure storage of customer, government, municipal, commercial, and public-safety vehicles;

• The intended automotive and emergency-vehicle related use of the property;

• The compatibility of that use with surrounding development;

• The opportunity to reinvest in and productively reuse an existing developed property; and

• Applicable Comprehensive Plan goals and policies concerning land use, infill, economic development, and efficient use of existing infrastructure.

The property's roadway location is therefore only one component of the overall justification.

Staff: The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency. The existing infrastructure will adequately serve the subject site and future land uses granted in the NR-LM zone district. The site is served by sidewalk access, bus stops within a 10-minute walk on average and bike lanes along Candelaria Rd and 2nd St. NW, providing the subject site with multiple transportation options for pedestrian and vehicle access. **The response to Criterion F is sufficient.**

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

Applicant: The cost of the property and purely economic considerations are not the basis for the requested Zone Map Amendment. The principal basis for the request is land-use compatibility and the appropriateness of NR-LM zoning for the Subject Site's physical characteristics, intended business operations, surrounding uses,

security requirements, and established development pattern. Although the requested zoning will support economic activity and employment, those benefits are not the sole or predominant justification for the application.

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

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

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

Applicant: The requested NR-LM zoning will not create an incompatible island of development. The Subject Site is located in an area that already contains a substantial mixture of automotive, commercial, service, and non-residential uses. A towing company and two independent automobile dealerships are located within approximately one-quarter mile of the Subject Site.

The requested zone change will therefore be complementary to the existing land-use pattern in the direct vicinity. The Subject Site's physical characteristics and existing development also make it particularly appropriate for a non-residential business requiring vehicle access, secure storage, equipment installation, and related operations.

The proposed NR-LM zoning will facilitate implementation of Comprehensive Plan policies encouraging productive infill, efficient use of existing infrastructure, appropriate land-use patterns, reinvestment in established properties, and economic development.

Accordingly, the requested zone change is a logical and appropriate zoning designation for the Subject Site and is not an arbitrary or incompatible spot zone.

Staff: The request to NR-LM would not create a spot zone. The subject site is surrounded by mixed-use – Moderate intensity (MX-M) and non-residential – light

manufacturing (NR-LM) zone districts. Uses are primarily office business, light vehicle repair and light industrial. This allows for congruency of intensities within the block it is located. The subject site is a County Parcel, and a deed from prior to November 16, 1973 was obtained, therefore it is a legally platted lot. This eliminates the occurrence of floating zone lines along the inner boundary line of the plat within the previously platted lot. There is an existing NR-LM zone district adjacent to the subject site (Caddy Corner), therefore, Staff agrees with the applicant's justification that this request will not create a spot zone. **The response to Criterion H is sufficient.**

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes See Appendix E
Posted Sign	Yes	Yes Posted 9/29/2026
Published Legal Ad	Yes	Yes Published 9/29/2026
Web Posting	Yes	Yes Posted 10/08/2026

Neighborhood/Public

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

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Greater Gardner and Monkbridge Neighborhood Association, the Stronghurst Improvement Association Incorporated, the Near North Valley Neighborhood Association, and the North Valley Coalition of Neighborhood Associations, which were notified as required.

Staff is unaware of any additional support or opposition at the time of this writing, and no individuals have reached out to the Planning Department to express opposition or support for this request.

Commenting Agencies

Most reviewing agencies stated they had no adverse comments.

Long Range Planning submitted comments stating the development expands economic development and employment opportunities, and directs more intense development into an area where change is encouraged. But that the request conflicts with the creation of

healthy and sustainable uses by encouraging commercial and industrial uses at a site outside of Centers and Corridors. Solid Waste stated that this request will have to set up, 'refuse service' at this location, and PNM stated that there are existing overhead utility lines at this location and to request service if needed. Refer to the agency comments in Appendix G.

Indian Nations, Tribes, or Pueblos

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

VI. Conclusion

Recommendation

APPROVAL of Plan #: ZMA-2026-00015, a request for Zoning Map Amendment from MX-M (Mixed-use Medium Intensity) to NR-LM (Nonresidential Light Manufacturing) zone district, for an approximately 0.5-acre parcel, legally described as all or a portion of Lot 2 of Block 1, Monkbridge Addition, located at 115 Candelaria Road NW (the 'subject site') between 2nd St. and the railroad tracks based on Findings 1-21.

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

Plan #: ZMA-2026-00015

1. This request is for a Zoning Map Amendment from the MX-M (Mixed-use Medium Intensity) zone district to the NR-LM (Non-residential Light Manufacturing) zone district for an approximately 0.5-acre parcel legally described as all or a portion of Lot 2 of Block 1, Monkbridge Addition, located at 115 Candelaria Road NW ("the subject site") between 2nd St. and the railroad tracks.
2. The purpose of the zone change is to allow for light vehicle repair and outdoor vehicle storage land uses.
3. The EPC is the decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [IDO § 14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.
4. In 2011, the Zoning Hearing Examiner established the nonconforming status of a structure on the site used as a residence since 1959. The Zoning Hearing Examiner found that there would be no significant public purpose served by requiring removal of the use and that continued use would not create a significant disparity between the existing zoning and the status of the established building.
5. In 2020 the City Council amended the IDO to establish a North 4th Street Corridor Protection Overlay zone (CPO-9), including properties along 2nd, 3rd, and 4th streets north of Mountain Rd. NW. The CPO zone largely carried over regulations from the North 4th Corridor Plan, repealed when the IDO became effective in 2018.

6. The 4000sf. warehouse space located at the north edge of the property operated as a welding shop and the 1000sf. residential dwelling unit was converted to an office use during the operation of that business until 2023. Roughly in the year 2023/2024 the warehouse space experienced a fire, and all that remains is the concrete slab and the CMU walls. The subject site is now vacant.
7. The 0.05-acre subject site is a Bernalillo County Assessor Parcel within a larger City Platted Parcel. The Assessor Parcel is a legally platted lot pursuant to IDO definitions of a lot.
    A. Lot: A tract or parcel of land, exclusive of public right-of-way, that meets the following criteria: Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.
    B. A deed for the subject site from 1959 reflects the current legal description for the property, therefore the lot is legal and a subsequent platting action is not necessary for this zone change.
8. The LRRS designates 2nd Street NW as an Existing Regional Principal Arterial.
9. The LRRS designates Candelaria NW as an Existing Community Principal Arterial.
10. The LRBS shows an Existing Bicycle Lane on Candelaria Rd. NW.
11. The Albuquerque/Bernalillo County Comprehensive Plan, the Near North Valley Community Planning Area (CPA) Assessment Report, the North Corridor Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The subject site is within the Near North Valley Community Planning Area (CPA).
13. The subject site is within the North Corridor MRA.
14. The subject site is also within ¼ mile of the 4th Street Main Street Corridor.
15. The subject site is within an Area of Change as designated by the Comprehensive Plan and the following policies apply:
16. The request is consistent with the following Goals and Policies related to CHAPTER 4: COMMUNITY IDENTITY.

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

    A. The subject site is in an area that maintains the character as a service-based corridor, with mechanical, electrical, and automotive businesses, consisting of automotive repair, light vehicle fueling and a commercial retail convenience store. There is nearby housing zoned R-1 and a mobile home park zoned MX-M. The purpose of the up-zone to NR-LM is to allow for outdoor vehicle storage. The change to NR-LM zoning could allow small-scale retail, office, commercial, and light industry jobs that could enhance the nearby 2nd Street Corridor. The property

is currently a vacant lot, and the request could protect the identity and cohesiveness of the nearby distinct communities, while contributing to and enhancing the emerging higher density, non-residential use of the service community within the block the lot exists.

B. POLICY 4.1.1 – DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The requested zone change could facilitate the development of land uses that are consistent with the character of the area by supporting permissive uses that would align with those of properties in the surrounding area. Future development under NR-LM zoning would be required to meet applicable buffering, design, and dimensional standards to mitigate any potential impact to adjacent properties.

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

The subject site is located in the middle of the block between the 2nd St. corridor and the railroad tracks along Candelaria Rd. NW, and is within a ¼ mile of the 4th St. Main St Corridor. The request would facilitate the opportunity to reactivate the site with an automotive related use that is similar by nature, at an appropriate scale to neighboring properties, making it a prime location for this services type. Therefore, the requested zoning will allow improvement and redevelopment of the subject site that is appropriate in scale, location, and character of the surrounding area.

17. The request is consistent with the following Goals and Policies related to CHAPTER 5: LAND USE.

A. 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 requested zone change could facilitate re-activating the site with a mix of employment opportunities that include light manufacturing, service, automotive uses, and warehouse uses. The proposed outdoor vehicle storage business is in line with other land uses along Candelaria and in the surrounding area, and is in a location that is conveniently accessible from the surrounding neighborhoods. The subject site is in an area with a variety of developed commercial, and automotive uses making it an appropriate location for this land use.

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

The zone change from MX-M to NR-LM is intended to introduce new light vehicle repair and outdoor vehicle storage uses to the area, that are congruent to existing

zoning and uses of adjacent properties, and will not put any burdens on the existing infrastructure. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and transit stops and public facilities or services. It is re-activating an underutilized or blighted property, and the intended use, has the ability to serve economic development needs.

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

The subject site is already fully served by existing infrastructure, including roads, utilities, retail, light industrial and services. The request would enable development on a vacant lot within an Area of Change. The Comprehensive Plan encourages directing new growth to infill locations where public infrastructure investments can be maximized, and redevelopment can occur without extending utilities or expanding into undeveloped areas. The proposed zone change will allow for desired development of new businesses on vacant or underutilized land with an established infrastructure. The proposed zone change will promote utilizing existing infrastructure, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, which is representative of efficient infill development envisioned by the Comprehensive Plan.

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

The subject site is located wholly within an Area of Change. The request would direct growth and development in an Area of Change where it is expected and encouraged, by allowing light manufacturing, automotive, commercial, and institutional uses, that do not change the character of the area. The subject site is located in an area where higher intensity industrial uses already exist and are encouraged, and supported by the nearby 2nd St. Corridor. This allows for lower intensity multi-family and single-family housing in Areas of Consistency to be protected; therefore, the zone change will continue efficient development where it is desired. The proposed change can allow for redevelopment of an underutilized site which will bring economic activity and job creation to reinforce the character and the surrounding community.

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

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

The applicant's policy-based response justifies how the proposed zone district furthers a preponderance of applicable goals and policies and does not significantly conflict with them and demonstrates consistency with the City's health, safety, morals and general welfare. Applicable Goals and Policies regarding Community Identity, Land Use, and Economic Development were provided by the Applicant.

Applicable citations: Goal 4.1. Character; Policy 4.1.1 – Distinct Communities; Policy 4.1.2 Identity and Design; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Policy 8.1.2 Resilient Economy; Policy 8.1.5 Available Land.

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

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

The subject site is completely located in an Area of Change, as designated by the Comp Plan.

6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

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

The applicant has demonstrated through their analysis of Comp Plan goals and policies that the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Consistency along the 2nd street corridor, and would not permit development that is significantly different from the character of that area.

The Near North Valley CPA Assessment supports the redevelop vacant and underutilized properties. The proposed NR-LM zone district could be more advantageous to the community with thoughtful, context-driven development. Also, future NR-LM development would align with current character of the area and patterns of land use, development density, and intensity within the Metro Redevelopment area by providing new businesses and employment near housing.

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

The subject site is surrounded by MX-M and NR-LM zone districts, within the block it is located, as well as light industrial and residential uses within unincorporated Bernalillo County land. The zone change could introduce new uses that could be harmful, and if the intended automotive repair use were to fail over time, some unwanted uses could take its place, but it is unlikely because the intended use and any future site plan development would be subject to a Cumulative Impacts analysis, that will help alleviate and mitigate reasons that can cause harm like, light, sound, smells, or hazardous materials, to its adjacent properties and residential properties within 660 ft. Future uses would require a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(2), making the design of the development, subject to guidelines that will promote sensitivity to the nearby neighborhood or adjacent residential properties.

Future development would be required to meet applicable IDO Use-specific standards (IDO § 14-16-4-3) as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and

Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)], DPM standards, and any other applicable City regulations

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

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

The subject site is served by existing infrastructure and public improvements, including Candelaria Rd, as well as sidewalks, water and sewer utilities, street lighting, and other public facilities. The request meets the requirement by ensuring that future uses will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

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

The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency. The existing infrastructure will adequately serve the subject site and future land uses granted in the NR-LM zone district. The site is served by sidewalk access, bus stops within a 10-minute walk on average and bike lanes along Candelaria Rd and 2nd St. NW, providing the subject site with multiple transportation options for pedestrian and vehicle access.

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

The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes

consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property.

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

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

The request to NR-LM would not create a spot zone. The subject site is surrounded by mixed-use – Moderate intensity (MX-M) and non-residential – light manufacturing (NR-LM) zone districts. Uses are primarily office business, light vehicle repair and light industrial. This allows for congruency of intensities within the block it is located. The subject site is a County Parcel, and a deed from prior to November 16, 1973 was obtained, therefore it is a legally platted lot. This eliminates the occurrence of floating zone lines along the inner boundary line of the plat within the previously platted lot. There is an existing NR-LM zone district adjacent to the subject site (Caddy Corner), therefore, Staff agrees with the applicant's justification that this request will not create a spot zone.

19. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Greater Gardner and Monkbridge Neighborhood Association, the Stronghurst Improvement Association Incorporated, the Near North Valley Neighborhood Association, and the North Valley Coalition of Neighborhood Associations, which were notified as required.
20. Most reviewing agencies stated they had no adverse comments. Long Range Planning submitted comments stating the development expands economic development and employment opportunities, and directs more intense development into an area where change is encouraged. But that the request conflicts with the creation of healthy and sustainable uses by encouraging commercial and industrial uses at a site outside of Centers and Corridors. Solid Waste stated that this request will have to set up, 'refuse

service' at this location, and PNM stated that there are existing overhead utility lines at this location and to request service if needed.

21. The subject site is not located within 660 feet of Major Public Open Space or tribal land. Therefore, a tribal meeting offer was not required in accordance with IDO § 14-16-6-4(B) and Table 6-1-1.

Notice of Decision Distribution

Agent, Ginger Jackson, ginger@wacupfitters.com

North Valley Coalition, nvcabq@gmail.com

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

North Valley Coalition, Eleanor Walther, eawalth@comcast.net

Greater Gardner & Monkbridge Neighborhood Association, ggnaabq@gmail.com

Greater Gardner & Monkbridge NA, David Wood, wood_cpa@msn.com

Greater Gardner & Monkbridge NA, Alex Applegate, alexdaviking@yahoo.com

Near North Valley Neighborhood Association, Marit Tully, Nearnorthvalleyna@gmail.com

Near North Valley Neighborhood Association, Vonnie Ulibari, 2ndnnvna2026@gmail.com

Stronghurst Improvement Association Incorporated, Naomi Todd, naomitodd@yahoo.com

Stronghurst Improvement Association Incorporated, Mark Lines, 63aberdaber@gmail.com

Legal, dking@cabq.gov

Legal, acoon@cabq.gov

EPC file

A) PHOTOGRAPHS

PHOTO PAGE

1



Birds Eye View
Looking North Easst

Subject Site

2



Posted Sign as Required
Located at entryway along Candelaria Rd. NW

B) HISTORY

SHORT FORM WARRANTY DEED—New Mexico Statutory Form—Approved by the State Comptroller as Standard Form Oct. 6th, 1941

WARRANTY DEED

2191

MAE ANN KING, a widow, for consideration paid, grant to CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, the following described real estate in Bernalillo County, New Mexico.

That portion of the West 1/2 and South 1/2 of Lot 2, Block 1, MONKBRIDGE ADDITION, as the same is shown on the Map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 24, 1917, which lies south of the north right of way line of Candelaria Road, NW, as the same is shown on Sheet 23 of "City of Albuquerque Right of Way Map Candelaria Road, NW" filed in the office of the County Clerk of Bernalillo County, New Mexico, Volume C3, Folio 195, on the 8th day of July, 1958.

DOCUMENTARY

APPROVED AS TO FORM
FRANK HORAN
JAN 22 1959
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
DATE 1-26-59
WILLIAM T. STEVENS
William T. Stevens
CITY ENGINEER

with warranty covenants.

WITNESS my hand and seal this 13th day of January, 1959

(Seal) Mae Ann King (Seal)

(Seal) (Seal)

STATE OF NEW MEXICO, County of Bernalillo } ss.

ACKNOWLEDGMENT
INDIVIDUAL

On this 13th day of January, 1959, before me personally appeared Mae Ann King, a widow to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires 6-10-62 William J. Kane Notary Public

STATE OF NEW MEXICO, County of } ss.

ACKNOWLEDGMENT
CORPORATION

On this day of , 19, before me personally appeared , to me personally known, who being by me duly sworn, did say that he is of , a corporation organized under the laws of the State of , and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written.

My commission expires Notary Public

STATE OF NEW MEXICO, County of , ss. I hereby certify that this instrument was filed for record on the 11th day of Feb, 1959, at 9:41 o'clock A. M., and duly recorded in Book D-463 page 206 of the Records of Deeds of said county, on this 9 day of Feb A.D. 1959

Tony Lamb
County Clerk.

By Deputy.

Printed and For Sale by Howard N. Rose Printing, 101 Tyler Rd, NW, Albuquerque

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

DOUGLAS COOTS (DAC ENT. INC., AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow an existing dwelling unit in an M-1 zone on all or a portion of Lot(s) 2, Block(s) 1, MONKBRIDGE ADDN zoned M-1 OR SU-2 NFMX, located at 110 VERANDA RD NW (G-14)

Special Exception No: **11ZHE-80258**
Project No:.....**Project# 1009006**
Hearing Date: 11-14-11
Closing of Public Record: 11-14-11
Date of Decision:.....11-17-11

STATEMENT OF FACTS: The applicant, Douglas Coots, requests a status established building review to allow an existing dwelling unit in an M-1 zone. Doug Crandall, agent for the applicant, testified that his clients have owned this property for several years. There is evidence in the file indicating that this parcel has been used as a residential property since 1959. Mr. Crandall stated that there are other residential properties surrounding this lot. If approved, the applicant will remodel the dwelling unit and landscape the property. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that as provided for in Section 14. 16. 4. 13. (C). of the Zoning Ordinance, the current use of this status established building is nonconforming. The subject property is clearly identified by a site plan and the improvements upon it are accurately depicted. Further, the continuance of the use will not be contrary to the public health, safety or welfare of the community. The use, as currently operated and/or maintained, did not, and the continuance of the use is not likely to, significantly interfere with the enjoyment of, or be injurious to, other land in the vicinity. There will be no significant public purpose served by requiring removal of the use and the use, if continued, will not be damaged by surrounding structures or activities. Finally, continuance of the use does not create a significant disparity between the existing zoning and the status established building.

DECISION: Approved with conditions.

CONDITIONS: Any alteration of up to 25% to the total square footage of the existing dwellings will require a separate application for Special Exception for Expansion of Non-Conforming Use. This approval will be immediately vacated if the applicant does not comply with these conditions.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on December 2, 2011 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.

Anita Reina

Anita Reina, Esq.
Deputy Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Douglas Coots, P.O. Box 6562, 87197
DAC Enterprises, Inc., P.O. Box 16658, 87191

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

January 9, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2019-003030
RZ-2019-00067 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:
City of Albuquerque, City Council, request the above action for all or a portion of Various Lots and Blocks of portions of 2nd, 3rd and 4th Streets, north of Mountain Rd to the City limits to establish a North 4th Street Corridor Character Protection Overlay (CPO) Zone, (E-14, E-15, F-14, F-15, G-14, H-14, & J-14)
Staff Planner: Whitney Phelan

PO Box 1293

On January 9, 2020 the Environmental Planning Commission (EPC) voted to Recommend APPROVAL to City Council of Project 2019-003030/RZ-2019-00067, Zone Map Amendment (Zone Change).

Albuquerque

NM 87103

1. This is a request for a Zoning Map Amendment- Council to establish a new Character Protection Overlay Zone District, CPO-9, North 4th Street Corridor. The site contains properties on 2nd, 3rd, and 4th Streets north of Mountain Rd. NW and the Albuquerque City Limits.

www.cabq.gov

2. The proposal is based on legislation authored by Council Services Staff and is known as City Council Resolution R-19-162 and was largely taken from the North 4th Corridor Plan. The EPC's task is to make a recommendation to the City Council regarding the proposed Character Protection Overlay. The City Council is the City's Zoning Authority and will make the final decision.
3. The Environmental Planning Commission (EPC) is hearing this case as a recommending body to the City Council. Pursuant to Subsection 14-16-6-7(D)(1)(a) of the Integrated Development because the request is to create or amend the text of a Character Protection Overlay zone, which are processed as part of a Zoning Map Amendment- Council pursuant to Subsection 14-16-6-7(G).
4. The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4th St Main St Corridor as designated by the ABC Comp Plan, as amended.

5. The Albuquerque City Charter, 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 request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

   GOAL 5.1- Centers & 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.

   POLICY 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

   POLICY 5.1.9- Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

   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.

   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.

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

   GOAL 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to 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.

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

   POLICY 5.6.4- Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

GOAL 5.7- Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

POLICY 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

POLICY 5.7.4- Streamlined Development: Encourage efficiencies in the development review process.

POLICY 7.2.2- Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

POLICY 7.3.2 -Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

GOAL 8.1- Placemaking: Create places where businesses and talent will stay and thrive.

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

7. The applicant has adequately responded pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning 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 required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor (North 4th) and an Activity Center. Portions of the site are also designated Premium Transit. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above.

   B. Criterion B: The subject site is located wholly in an Area of Consistency. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the

community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.

C. Criterion C: A different set of regulatory standards for the North 4th Street Main Street Corridor is more advantageous to the Community as articulated by the ABC Comp Plan by updating regulations could better implement the intention of the Comprehensive Plan.

D. Criterion D: The request does not propose regulation changes to any allowable uses and therefore would not create any additional harm to the community.

E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add or improve infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.

F. Criterion F: This request to change or modify regulations for building mass & scale and roadway cross sections would apply to all properties within the proposed CPO boundaries.

G. Criterion G: The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.

H. Criterion H: Establishing a new CPO would establish a "strip zone" that is design-oriented would facilitate implementation of the ABC Comp Plan and help create a transition from the corridor to the adjacent neighborhoods.

8. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of upgraded articulation standards.

9. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet, if the sidewalk is less than 10 feet wide, in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2.

10. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is necessary in order to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.

11. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the Administration adopt the revised and updated 2019 Development Process Manual so that these street cross-sections and designs would guide future City projects and development-

related infrastructure improvements. [This would help implement the regulations proposed as Subsection 3-9(E)(2).]

12. City Council staff held a facilitated public meeting in regards to this request. As of Staff writing, there were 3 letters from the public. One in support, and two public comments. (See attached).

APPEAL: 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 by 24 January 2020.

Sincerely,

for Brennon Williams
Planning Director

BW/RB

cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
Gavlian Addition NA, Connie Romero, aubconjeff@msn.com
Gavlian Addition NA, Bret Haskins, bhaskins1@aol.com
Greater Gardner & Monkbridge NA, Chris Sylvan sylvan.cs@gmail.com
Greater Gardner & Monkbridge NA, David wood, wood_cpa@msn.com
Lee Acres NA, Christine Burrows, chrisb901@comcast.net
Lee Acres NA, Anna Stovall, thestovallgroup@gmail.com
Los Alamos Addition NA, Don Dudley, don.dudley@dondudleydesign.com
Los Alamos Addition NA, Jeremy Wilcox, jeremyewilcox@gmail.com
Los Pablanos NA, Don Newman, don.newman@mac.com
Los Pablanos NA, Karon Boutz, kjboutz@gmail.com
Near North Valley NA, Merit Tully, nearnorthvalleyna@gmail.com , marit.tully@gmail.com
Near North Valley NA, Joe Sabatini, jsabatini423@gmail.com
North Edith Commercial Corridor Association, Evelyn Harris, grumpyeh46@comcast.net
North Edith Commercial Corridor Association, Christine Benavidez, christinebnvdz@aol.com
North Valley Coaliation, Doyle Kimbrough, newmexmba@aol.com
Spanish Walk NonProfit Corporation, Jerri Paul-Seaborn, jpseaborn@gmail.com
Spanish Walk NonProfit Corporation, Sandra Nunn, casand74@msn.com
Stronghurst Improvement Association Inc., William Sabatini, bills@dpsdesign.org
Stronghurst Improvement Association Inc., Mark Lines, aberdaber@comcast.net
Wells Park NA, Cathernine Mexal, cmexal@gmail.com
Wells Park NA, Doreen McKnight, doreenmcknightnm@gmail.com
Alan Varela, avarela@cabq.gov
Peggy Norton, 3810 11th Street NW, Albuquerque NM 87107
Micheal Leach, 83000 Jefferson NE, Albuquerque NM 87113
Marit Tully, PO BOX 6953, Albuquerque NM 87197
Joe Sabatini, 3514 6th St. NW, Albuquerque NM 87107

C) APPLICATION INFORMATION

WAC INVESTMENTS

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

September 3, 2026

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

RE: OWNER AUTHORIZATION - ZONE MAP AMENDMENT
115 Candelaria Road NW, Albuquerque, NM 87107

To Whom It May Concern:

WAC Investments, LLC is the owner of the property located at 115 Candelaria Road NW, Albuquerque, New Mexico 87107. WAC Investments, LLC is also the applicant for the requested Zone Map Amendment and is submitting the request on its own behalf.

As the property owner, WAC Investments, LLC hereby authorizes and requests the proposed zoning change from MX-M (Mixed-Use - Moderate Intensity) to NR-LM (Non-Residential - Light Manufacturing). This request is being made directly by the property owner to allow the site to better accommodate its intended automotive and emergency-vehicle related operations.

Please accept this letter as confirmation of the property owner's authorization and consent to process the Zone Map Amendment application for the subject property.

Sincerely,

Ginger Jackson
General Manager
WAC Investments, LLC



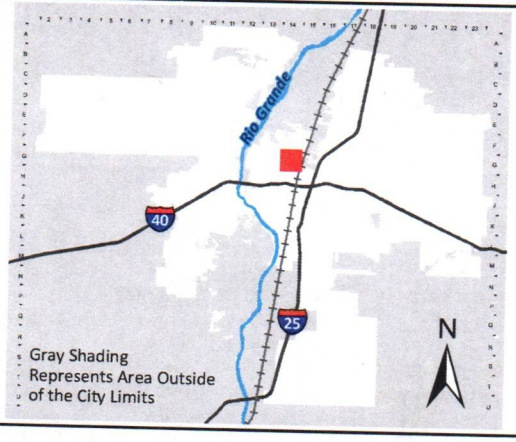
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

AGIS
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:
G-14-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

0 250 500 1,000 Feet

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

September 23, 2026

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

RE: EPC Submittal for Zone Map Amendment from MX-M to NR-LM
115 Candelaria Road NW, Albuquerque, NM 87107
ZMA-2026-00015

Dear Environmental Planning Commission:

WAC Investments, LLC ("Applicant"), owner of the property at 115 Candelaria Road NW, Albuquerque, New Mexico 87107 ("Subject Site"), respectfully requests a Zone Map Amendment from MX-M (Mixed-use - Moderate Intensity) to NR-LM (Non-residential - Light Manufacturing). The change would accommodate automotive and emergency-vehicle work, including vehicle preparation, equipment installation and upfitting, related storage, and office functions. The following justification addresses the criteria in IDO Section 14-16-6-7(G)(3).

I. HISTORY AND LOCATION OF THE SUBJECT SITE

The Subject Site comprises all or a portion of Lot 2, Block 1, Monkbridge Addition, between 2nd Street NW and Commercial Street NE, and is approximately 0.4706 acres, as described in Planning Staff's September 23, 2026 project memorandum. It is developed with existing structures and outdoor areas. The nearby area has commercial, automotive, warehouse, service, and other non-residential activity. A towing operation and two independent automobile dealerships are located within approximately one-quarter mile, as identified in the original application. These examples illustrate the local land-use pattern; they do not establish the zoning of adjoining parcels.

The proposed operation would handle valuable customer, commercial, government, municipal, and public-safety vehicles. It requires secure vehicle storage, practical access, room for equipment movement, and appropriate screening. The existing MX-M designation does not accommodate this combination of activities as directly as NR-LM.

The known history of one existing building is that it was originally a home and was repurposed as showroom and office space by the previous owner. The Applicant does not assert a more complete history of past site uses. We have not decided whether to repair and retain the building or demolish it. We are evaluating its condition and the work needed to determine which approach makes sense. Any repair, change of use, or demolition would be submitted for the applicable City review and permits after that decision is made.

II. SUMMARY OF THE ZONE MAP AMENDMENT REQUEST

Current zoning: MX-M - Mixed-use, Moderate Intensity
Requested zoning: NR-LM - Non-residential, Light Manufacturing

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

The Applicant intends a professionally maintained automotive and emergency-vehicle operation, not heavy manufacturing. NR-LM would provide a more appropriate framework for this use on an existing developed parcel. The Applicant recognizes, however, that a zone change governs the property beyond its present business plan. The broader range of uses permitted by NR-LM, along with the applicable safeguards, is addressed below.

III. COMPLIANCE WITH IDO SECTION 14-16-6-7(G)(3)

14-16-6-7(G)(3)(a) - Comprehensive Plan; health, safety, and general welfare

Applicant Response: The amendment furthers a preponderance of the applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, as amended, because it enables productive use of developed land for an employment activity while leaving site design and impacts subject to applicable City standards. The following ten goals and policies have distinct connections to this request:

Goal 4.1 - Character. The amendment furthers this goal because it allows an existing parcel in a commercially active area to be maintained and adapted for a vehicle-related business. Secure vehicle handling, property upkeep, and screening would address the way the site presents to the surrounding community.

Policy 4.1.1 - Distinct Communities. The amendment furthers this policy because automotive, towing, and other commercial activities are already part of this vicinity's identity. An upfitting and installation site would add a related employment activity, with its edges regulated where they meet potentially sensitive neighbors.

Policy 4.1.2 - Identity and Design. The amendment furthers this policy because improvements to the developed parcel can be designed for its location and surrounding context. Applicable rules for landscaping, buffering, screening, lighting, buildings, and any mapped overlay would govern how a future proposal looks and functions.

Goal 5.3 - Efficient Development Patterns. The amendment furthers this goal because it directs the proposed employment activity to a developed urban parcel with existing road and utility connections instead of requiring new land and infrastructure elsewhere.

Policy 5.3.1 - Infill Development. The amendment furthers this policy because the Applicant proposes to adapt an existing site between established uses. Reuse of its structures and outdoor areas, subject to the building decision described above, would put serviced land to productive use.

Goal 5.6 - City Development Areas. The amendment furthers this goal because Planning Staff identifies the Subject Site as an Area of Change, where a different employment-oriented district can be considered. This request channels change to an already developed parcel while requiring review of the impacts allowed by NR-LM.

Goal 8.1 - Placemaking. The amendment furthers this goal because reinvestment, maintenance, and screening at a presently developed property can improve the experience of this commercial setting while making it a place for local work.

Policy 8.1.1 - Diverse Places. The amendment furthers this policy because a specialized automotive and public-safety vehicle service location would add a distinct workplace to a vicinity with vehicle sales, towing, and other commercial uses.

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

Policy 8.1.2 - Resilient Economy. The amendment furthers this policy because equipment installation and emergency-vehicle upfitting create skilled work and serve a range of customers, including businesses and public agencies, contributing to the local employment base.

Policy 8.1.5 - Available Land. The amendment furthers this policy because it would make a small, already developed parcel available for vehicle-related employment activities requiring equipment space and secure vehicle storage, subject to applicable development standards.

These ten connections address character, efficient infill, an Area of Change, and a diverse employment base. The Commission should weigh any competing Comprehensive Plan policies and consider the full range of NR-LM uses and the protections described under criterion (d), rather than assuming that only the Applicant's proposed operation will occupy the site.

14-16-6-7(G)(3)(b) - Area of Consistency

Applicant Response: The Subject Site is not in an Area of Consistency. Criterion (b) therefore does not apply.

14-16-6-7(G)(3)(c) - Area of Change; selection of subsection (c)(3)

Applicant Response: The Subject Site is within an Area of Change. The Applicant specifically selects subsection (c)(3): the existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the Comprehensive Plan. MX-M is less suited to the proposed combination of vehicle service, equipment installation, and secure storage. NR-LM can facilitate productive reuse and skilled employment on this developed parcel, which advances Goal 5.3, Policy 5.3.1, Goal 5.6, and the Goal 8.1 policies explained above. This is the Plan-based advantage of the requested district; the Applicant does not assert a mapping error or an undocumented change in neighborhood conditions.

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

14-16-6-7(G)(3)(d) - Permissive uses and mitigation of impacts

Applicant Response: The request must be evaluated for the uses NR-LM allows, not solely for the Applicant's intended business. The table identifies the primary uses shown as permissive in NR-LM that are prohibited, conditional, or only accessory in MX-M under IDO Table 4-2-1. Some uses become conditional or prohibited in a particular setting under their use-specific standards:

Use permitted in NR-LM	Applicable controls addressing likely impacts
Outdoor vehicle storage	Section 4-3(D)(22): screening adjacent to residential zoning or residential uses in mixed-use districts; Section 5-6 buffering and screening.
Heavy vehicle and equipment sales, rental, fueling and repair	Section 4-3(D)(18): surfacing, stormwater, screening and enclosed repair; conditional approval near residential zoning where triggered.
Construction contractor facility and yard	Section 4-3(D)(26): screened outside work/storage; conditional approval within 330 feet of residential zoning.
Light manufacturing	Section 4-3(E)(4): enclosed activity unless separately approved, screened incidental storage and edge buffers.
Outdoor storage; warehousing; wholesaling and distribution	Sections 4-3(E)(16)-(18): use standards, including screening and restrictions applicable to outdoor storage.
Freight terminal or dispatch center; railroad yard	Section 4-3(D)(43) and applicable site standards, including screening for a freight use without a building; access and loading review.
General agriculture; kennel; nursery	Section 4-3(D) use standards where listed; site design, outdoor activity and screening requirements where applicable.
Adult entertainment; adult retail; other outdoor entertainment	Sections 4-3(D)(7), (33) and applicable location and use rules; lighting and site standards.
Blood services facility; self-storage	Section 4-3(D)(30) for self-storage, plus applicable building, access and site standards.
Helipad; geothermal energy generation	Section 4-3(D)(44) limits helipad location and operations; Section 4-3(E)(9) regulates geothermal uses.
Large compost facility; recycling drop-off bin facility	Sections 4-3(E)(13)-(14) use standards, including permits, setbacks, storage and operational limits where applicable.

The risks vary by use. Screening and buffers protect residential edges from outdoor storage; surfacing and stormwater rules address heavy vehicles; enclosed repair and manufacturing reduce outdoor activity; and conditional review near residential zoning can address contractor and heavy-vehicle uses. Freight access and loading standards address traffic conflicts. Lighting, drainage, setbacks, and location rules address other effects. A specific proposal must show compliance through City review.

North 4th Corridor CPO-9 standards (IDO Section 14-16-3-4(J)) apply if the official map places this site in that overlay. Cumulative-impact requirements (Section 14-16-5-2(E)(2)), including any analysis, traffic study, mitigation, or EPC site-plan review, apply if the mapped area and all other triggering conditions of subsection (E)(1) are met. The Applicant will address these rules when applicable, subject to map and project-specific review.

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

14-16-6-7(G)(3)(e) - Infrastructure and public improvements

Applicant Response: The Applicant relies on subsection (e)(3): adequate capacity will be provided when obligations under the IDO, Development Process Manual, and any required Infrastructure Improvements Agreement are fulfilled. The property has existing street access and utility service. Future proposals must be evaluated for access, traffic, sidewalks, drainage, and utility capacity. The Applicant will provide improvements required by the City before the resulting development begins operation. Existing service to the site is not a claim that every potential NR-LM use can be served without additional work.

14-16-6-7(G)(3)(f)

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

Applicant Response:

The justification for this request is not based solely or predominantly on the Subject Site's location on Candelaria Road.

The request is based upon multiple factors, including:

- The existing commercial and automotive character of the surrounding area;
- The presence of a towing company and two independent automobile dealerships within approximately one-quarter mile;
- The physical characteristics of the Subject Site;
- The need for secure storage of customer, government, municipal, commercial, and public-safety vehicles;
- The intended automotive and emergency-vehicle related use of the property;
- The compatibility of that use with surrounding development;
- The opportunity to reinvest in and productively reuse an existing developed property; and
- Applicable Comprehensive Plan goals and policies concerning land use, infill, economic development, and efficient use of existing infrastructure.

The property's roadway location is therefore only one component of the overall justification.

14-16-6-7(G)(3)(g)

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

Applicant Response:

The cost of the property and purely economic considerations are not the basis for the requested Zone Map Amendment.

The principal basis for the request is land-use compatibility and the appropriateness of NR-LM zoning for the Subject Site's physical characteristics, intended business operations, surrounding uses, security requirements, and established development pattern.

Although the requested zoning will support economic activity and employment, those benefits are not the sole or predominant justification for the application.

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

14-16-6-7(G)(3)(h)

The zone change does not improperly create a spot zone or strip zone unless the change clearly facilitates implementation of the Comprehensive Plan and the applicable criteria are satisfied.

Applicant Response:

The requested NR-LM zoning will not create an incompatible island of development.

The Subject Site is located in an area that already contains a substantial mixture of automotive, commercial, service, and non-residential uses. A towing company and two independent automobile dealerships are located within approximately one-quarter mile of the Subject Site.

The requested zone change will therefore be complementary to the existing land-use pattern in the direct vicinity.

The Subject Site's physical characteristics and existing development also make it particularly appropriate for a non-residential business requiring vehicle access, secure storage, equipment installation, and related operations.

The proposed NR-LM zoning will facilitate implementation of Comprehensive Plan policies encouraging productive infill, efficient use of existing infrastructure, appropriate land-use patterns, reinvestment in established properties, and economic development.

Accordingly, the requested zone change is a logical and appropriate zoning designation for the Subject Site and is not an arbitrary or incompatible spot zone.

CONCLUSION

WAC Investments, LLC respectfully requests approval of the Zone Map Amendment from MX-M to NR-LM for 115 Candelaria Road NW. The amendment would permit an appropriate framework for vehicle-related work and secure storage on a developed site, further the cited Comprehensive Plan goals and policies, and remain subject to use-specific, development, infrastructure, and permitting requirements. We appreciate the Commission's consideration of this request.

Sincerely,

_____

James Cassell, Member
WAC Investments, LLC

Gmail

Ginger Jackson <ginger@wacupfitters.com>

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

1 message

PlanningEPC <PlanningEPC@cabq.gov>
To: "Ginger@wacupfitters.com" <Ginger@wacupfitters.com>
Cc: Planning Dev Help <devhelp@cabq.gov>, PlanningEPC <PlanningEPC@cabq.gov>

Wed, Sep 2, 2026 at 2:58 PM

Hello Ginger,

The property located at 115 Candelaria NW is **not** within 660 feet of Major Public Open Space or Tribal land and the offer of a Pre-submittal Tribal Meeting is **not required** pursuant to IDO §14-16-6-4(B).

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

Thank you,

ONE ALBUQUERQUE planning

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

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Tuesday, September 1, 2026 3:44 PM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

Search on the Tribal Meeting Request Survey Response Map for Unique Identifier 170 in the top left corner of the map.

Details

Application Type: Zoning Map Amendment – EPC

Subject Property Location: 115 Candelaria NW Albuquerque, NM 87107

Name of Requestor: Ginger Jackson

Company: WAC Investments LLC

D) STAFF INFORMATION

Project Memo

TO: Ginger Jackson, Accessories Unlimited

FROM: Dustin Kiska, Planner

UD&D, City of Albuquerque Planning Department

CONTACT: dkiska@cabq.gov

DATE: September 23, 2026

RE: ZMA-2026-00015, 115 Candelaria Rd. NW, Abq NM 87107

---

1. Introduction & Justification:

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

   B. It is our understanding that this is a zoning map amendment (zone change) from MX-M to NR-LM.

   C. The subject site is legally described as:

      a. WAC Investments LLC, Agent for Ginger Jackson, requests a Zoning Map Amendment (zone change) from MX-M to NR-LM for all or a portion Lot 2 of Block 1, Monkbridge Addition, located at 115 Candelaria Rd. NW, between 2nd St NW and Commercial St NE, for approximately 0.4706 acres (G-14)

      b. The justification letter states that the intent of the zone change is to allow the operation of a professionally maintained automotive and emergency-vehicle related business involving vehicle storage, preparation, equipment installation, upfitting, and associated business activities.

         i. It's staff's understanding that the zone change is intended to allow development that would be more suited for the surrounding area being that it falls in line with nearby motor vehicle related services.

         ii. The applicant will provide an update to the justification letter prior to this review.

   D. Is there anything else you can tell us about this request?

      a. Although the intention is for development related to Motor vehicle repair and motor vehicle servicing, it is understood that planning staff will provide analysis based on all allowable uses in the NR-LM zone district.

      b. Planning Staff would like to know what will happen to the existing residential property on site? Is it getting demolished?

i. It is understood the most recent use was for Office space, not residential.

c. Is there any History that you are aware of on the site of past uses?

E. This is a quasi-judicial request and EPC will be the final decision maker.

2. Process:

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

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

B. Timelines and EPC calendar:

a. the EPC hearing is Thursday October 15 ,2026. Final staff reports will be available one week prior, on October 8, 2026. EPC Website – Agendas and Zoom Link

C. Agency comments will be distributed after September 30, 2026. We will email you a copy of the comments.

D. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation

3. Notification

A. **Notification must be re-sent by 9 AM on September 30th. Please provide the updated public notice no later than this date**.

B. Notice Neighborhood Associations appears to be complete,

i. We have verified some parcels share the same address, and some are owned by the Applicant.

ii. Thank you for including the zoom link in the email or on the form.

C. Sign Posting:

i. The Sign will need to be posted on or before 9:00am on – Wednesday, September 30, 2026 and shall be left up until Friday, November 6, 2026.

ii. Post the purchased signs on the subject site, facing Candelaria.

iii. Please submit photos of the posted sign on or before September 30th .

iv. For more information regarding sign posting locations and requirements please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4. Justification Letter

A. Please submit any changes to the Justification letter to Planning Staff by: **September 28, 2026 at 12 PM.**

B. The Justification is off to a good start. Staff has suggestions to the letter to provide clarity and a stronger justification for the Commission.

C. IDO § 14-16-6-7(G)(3) Zone Map Amendment Review and Decision Criteria

i. **Criterion A**:

- The responses shall reflect how the amendment furthers a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.
  - The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using "because" statements and tailoring the response to match the wording of the Goal or policy.
  - Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:
    - answering the questions in the customary way (see examples).
    - using conclusory statements such as "because_____".
    - re-phrasing the requirement itself in the response, and
    - choosing an option when needed to respond to a requirement.
- You included a response to 2 goals and 5 policies. Please provide responses to a few more goals and policies to help strengthen the justification.
- Aim to include around 8-10 Goals and Policies combined with supporting sub-policies if you choose.
- Please expand on the responses by directly answering how the zone change will do what the goal or policy intends. The responses provided sometimes repeat the same information. Be direct and specific when answering each question per criterion or goal and policy.

ii. **Criterion B**. All criteria are applicable. Please separate the combined response to (b) and (c) to provide individual response to each. Please simply state that 'the subject site is **not in an area of consistency'** for the response.

iii. **Criterion C**: Please clarify that you are responding to #3 of the criteria, to answer specifically, that the response meets the requirement of 'because it meets any of the following criteria.'

iv. **Criterion D**. Please include a list of uses that become permissive with this zone change. This can be a table or list. Please re-write to include dialogue to show how any harmful uses will be mitigated through use specific standards in the IDO. Check CPO-9, IDO § 14-16-3-4(J). Check Cumulative Impacts 14-16-5-2(E)(2).

v. **Criterion E**. Please clarify which # 1-4 criteria you are responding to. Although you are more than welcome to provide a response to more than one, it is only necessary to choose one to respond to.

vi. **Criterion F**. Response to Criteria F is sufficient.

vii. **Criterion G**. Response to Criteria G is sufficient.

viii. **Criterion H**. Response to Criteria H is sufficient.

Project Memo 2

DATE: October 1, 2026

TO: James Cassell & Ginger Jackson, WAC Investments

FROM: Megan Jones, Principal Planner

Daniel Soriano, Senior Planner.

Dustin Kiska, Planner

City of Albuquerque Planning Department

RE: Review of Plan # ZMA-2026-00015

Thank you for meeting with us to discuss updates to the Zoning Map Amendment request, from MX-M to NR-LM, for 115 Candelaria Rd NW.

1) STAFF FINDINGS & CONCERNS:

A. During review and analysis of this request, City Staff has become aware of several issues that affect the zone change request moving forward. We would like to discuss how these issues impact the zone change to NR-LM and future development of the property.

B. At this time, City staff is planning to request a one-month deferral for the zone change application to be heard at the November 19th EPC hearing to allow adequate time for the applicant and staff to determine an appropriate path forward and mitigate issues.

   i. If you would like to request a deferral to the December 17th EPC hearing, please provide us an email with a brief description requesting the deferral.

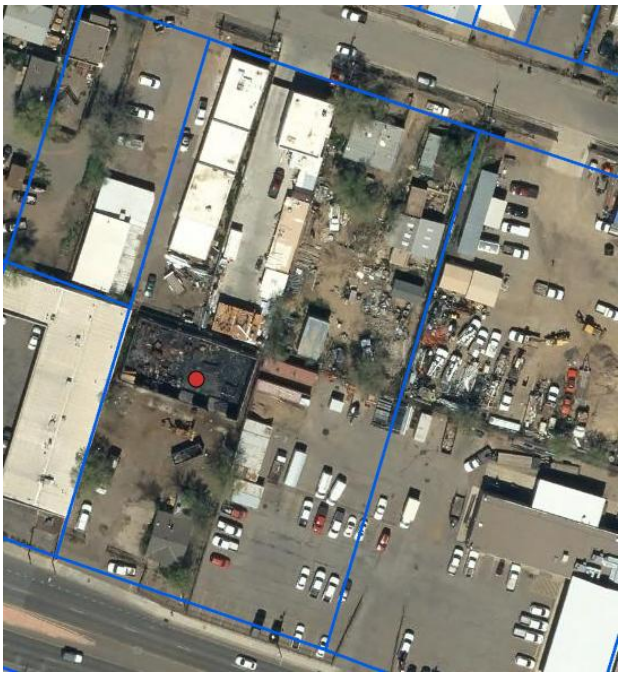
C. ISSUES:

1. **Platting:** The subject site, 115 Candelaria Rd. NW. has lot boundaries that are inconsistent between the Bernalillo County Assessor Records and the City of Albuquerque Platted Parcels.

   - Bernalillo County Assessor Records lot boundaries:



- City of Albuquerque Parcels:



i. Staff has requested that the applicant provide a legal deed, recorded with the Bernalillo County Assessor's Office prior to November 16, 1973. Have you been able to locate this?

- If you do not have this, you can request it through the County Assessors office: [Public Records Search | Bernalillo County Clerk]
- Must include legal description of 115 Candelaria Rd. NW:

  W 1/2 OF S 1/2 OF LOT 2 BLK 1 MONKBRIDGE ADD

- If the applicant has a deed recorded prior to November 16, 1973 with the .05-acre lot boundary and legal description, the lot is considered a legal lot pursuant to the IDO definitions:
    1. Lot -A tract or parcel of land, exclusive of public right-of-way, that meets the following criteria: 3. Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.
- The applicant may proceed with the zone change, although it is important to note, many title companies will insist on a re-plat to clean up the parcels to match.
- If a deed was not recorded that matches the County Assessor parcel, the legal lot boundary is the City parcel, which includes 6 individual Bernalillo County parcels.
    1. You will need to replat the lot to match the assessor's parcel prior to obtaining an official zoning certificate (EPC approved zone change). We will discuss options below.

ii. Why is this an issue? If the lot is not replatted, the zone change will result in a Floating Zone Line between the NR-LM parcel and MX-M parcel, which would create future boundary and development issues.



- IDO §14-16-6-7(G)(2)(f): If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land - Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.

1. Before you can apply for a Subdivision of Land (Minor or Major), you must apply for a Sketch Plat, to review the proposed subdivision for feasibility and address any potential issues with the Development Facilitation Team (DFT). We will provide contact information and help through this process if this is needed.
2. Deferral of the ZMA – EPC request is needed to allow time for a Sketch Plat review and submittal of the required re-plat (subdivision of land-minor) application. (can defer 2 months at a time up to 6 months)

2. CODE ENFORCEMENT: We have questions about the following items that will help to navigate this request and create a pathway forward

i. Permits Required (note: you do not need this prior to a zone change):

- Code Enforcement Violation for Fence built without permit in February 2026.
  1. Mitigation through the zone change to NR-LM which will allow the fence. Please keep in contact with Area Inspector and provide updates on the status of plans to get the wall permit.

ii. Land Use:

- It is our understanding that the zone change request to NR-LM is needed for the existing fence and the proposed Outdoor Vehicle Storage land use. The applicant may add a light vehicle repair use to the property in the future.

  IDO definition - Outdoor Vehicle Storage: The keeping of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis outside of a building, generally for a period of 7 calendar days or more, whether or not the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

  - *Outdoor Vehicle Storage is allowed at this location, outside of the 660 foot MS Corridor area per IDO definitions.*
  - *Note: a business license permit is still needed to operate.*

- Proposed uses fall under Outdoor Vehicle Storage and Light Vehicle Repair
  1. Please review Use specific standards in our IDO for Light Vehicle Repair 4-3(D)(20) and Outdoor Vehicle Storage 4-3(D)(22) to ensure that you can comply.
     a. 4-3(D)(20)(g)]: Site Plan – EPC will be required to establish a site plan and provide a Cumulative Impacts Analysis for Light Vehicle Repair

2) WHAT IS THE PROCESS MOVING FORWARD?:

A. If you have a deed that was recorded prior to November 16, 1973, the lot is considered a legal lot and you may proceed with the zone change. While staff still recommend cleaning up the plat to avoid future issues, it will not be a requirement.

B. If the deed does not exist, the applicant has the following two options moving forward:

First Option (cleanest):

- 1 – Defer the zone change for 2 months.
- 2- Replat the parcel to be consistent with the county lot lines.
    i. Would require approval from the 5 other parcel owners that make up the city parcel.
    ii. Sketch Plat is required, deferral of ZMA for one to two months to allow this process time to complete.
    iii. Following Sketch Plat, then you will apply for a Subdivision of Land Minor or Major, dependent on the outcome of the Sketch Plat.
        1. Subdivision of Land Minor: 14-16-6-6(K)
        2. Subdivision of Land Major: 14-16-6-6(L)
        3. Both processes are heard at a public hearing through the Developmental Hearing Officer (DHO).
    iv. Please Contact Planning Manager Jay Rodeneck for assistance: jrodenbeck@cabq.gov c-505-553-0682
- 3 – Have the Zoning Map Amendment – EPC heard and receive an official zoning certificate to obtain all necessary approvals for the fence and land use/s.

Second Option:

- 1 - Continue with the current ZMA to be Heard on Oct. 15th, however, all risks are assumed by the applicant. The zone change will be conditioned to receive a Final approve plat prior to the issuance of a zoning certificate.
- 2 – Apply for a replat/subdivision action which shall be approved prior to issuance of the zone certification.
- 3 - Once the Final Plat is issued, a zoning certificate will be issued for NR-LM and the applicant may apply for any necessary approvals.

Future Process for a Light Vehicle Repair use:

- 1- Apply for a Site Plan – EPC (ask for any necessary variances through this process)
    i. Cumulative Impacts Analysis (CIA) required
        1. It has been confirmed that the subject site is within ¼ mile of a residential zone district or a residential land use on a mixed-use zoned property, within proximity to the Railroad, and is within 660-feet of another use requiring a CIA.
- 4 - Final Approval/Signatures for Site Plan through DFT
- 5 - building permit.

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

September 9, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – 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, Alicia Lopez, 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 **October 15, 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 September 28, 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-2024-011037
Case # SP-2026-00078
Site Plan – EPC, Major Amendment

DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan – EPC, Major Amendment for all or a portion of Lot 206, 207, 233A1/ABQ MUSEUM, 204, B, 202, 203, Block 0000, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, CASA DE ARMIJO & PLAZA HACIENDA, MRGCD MAP 38, located at 2000 MOUNTAIN RD NW, between 19th St NW and San Felipe St NW, approximately 8.35 acres. (J-13)
Staff Planner: Jude Miller

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)

WAC Investments, LLC requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.4706 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately

6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance – EPC

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres (E-12)
Staff Planner: Catherine Heyne

E) PUBLIC NOTICE

WAC INVESTMENTS

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

September 3, 2026

NOTICE OF ZONE MAP AMENDMENT PUBLIC HEARING

115 Candelaria Road NW, Albuquerque, NM 87107

Dear Property Owner:

WAC Investments, LLC, owner of the property located at 115 Candelaria Road NW, Albuquerque, New Mexico 87107, is requesting a Zone Map Amendment from MX-M (Mixed-Use - Moderate Intensity) to NR-LM (Non-Residential - Light Manufacturing). This mailed notice is being provided to property owners within 100 feet of the subject property as required by IDO Section 6-4(J)(3)(c).

The requested zoning will better align the property with its physical characteristics and intended use for automotive and emergency-vehicle related operations, including vehicle preparation, secure vehicle storage, and related business activities. The applicant is not proposing heavy manufacturing.

Hearing Date	Thursday, October 15, 2026
Time	8:40 a.m.
Location	Virtual hearing via Zoom
Zoom Link	https://cabq.zoom.us/j/83932559165

You can access the agenda on the EPC website: https://www.cabq.gov/planning/boardscommissions/environmental-planning-commission/epc-agendas-reports-minutes

The required notice forms and information regarding the public hearing are included in this mailed notice.

Please reach out to **ginger@wacupfitters.com** or call **505-554-1966** with any questions or concerns regarding this mailed notice. We look forward to hearing from you soon.

Sincerely,

Ginger Jackson
General Manager
WAC Investments, LLC

ONE ALBUQUERQUE planning

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Zone Change
Decision-making Body:	Environmental Planning Commission (EPC)
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:	115 Candelaria NW Albuquerque, NM 87107
Name of property owner:	WAC Investments - James Cassell
Name of applicant:	Ginger Jackson
Date, time, and place of public meeting or hearing, if applicable:	October 15, 2026 approx 8:40 am
	Zoom Link: https://cabq.zoom.us/j/839 3255 9165
Address, phone number, or website for additional information:	
	Contact: Ginger Jackson - 2322 Candelaria NW Albuquerque, NM - Ginger@wacupfitters.com - 505-554-1966
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.

Ginger Jackson (Applicant signature) 9/3/2026 (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.*

ONE ALBUQUERQUE planning

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

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

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.

[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*: 9/3/2026

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)*:

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

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

1. Subject Property Address* 115 Candelaria NW Albuquerque, NM 87107
   Location Description _____
2. Property Owner* WAC Investments - James Cassell
3. Agent/Applicant* *[if applicable]* N/A
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)
   - ☐ Variance – EPC
   - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
   - ☑ Other: Zone Map Amendment

   Summary of project/request[3]*:
   Request for a change of zone from a MX-M to a NR-LM
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*: October 15 2026 8:40 am

Location*[4]: Zoom Link: https://cabq.zoom.us/j/839 3255 9165

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: Ginger Jackson

Email: Ginger@wacupfters.com

Phone: 505-554-1966

☐ 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] G-14-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*:

_____

_____

[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]* .4702
2. IDO Zone District MX-M
3. Overlay Zone(s) *[if applicable]* Select Select Select Select
4. Center or Corridor Area *[if applicable]*
5. Current Land Use(s) *[vacant, if none]*

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

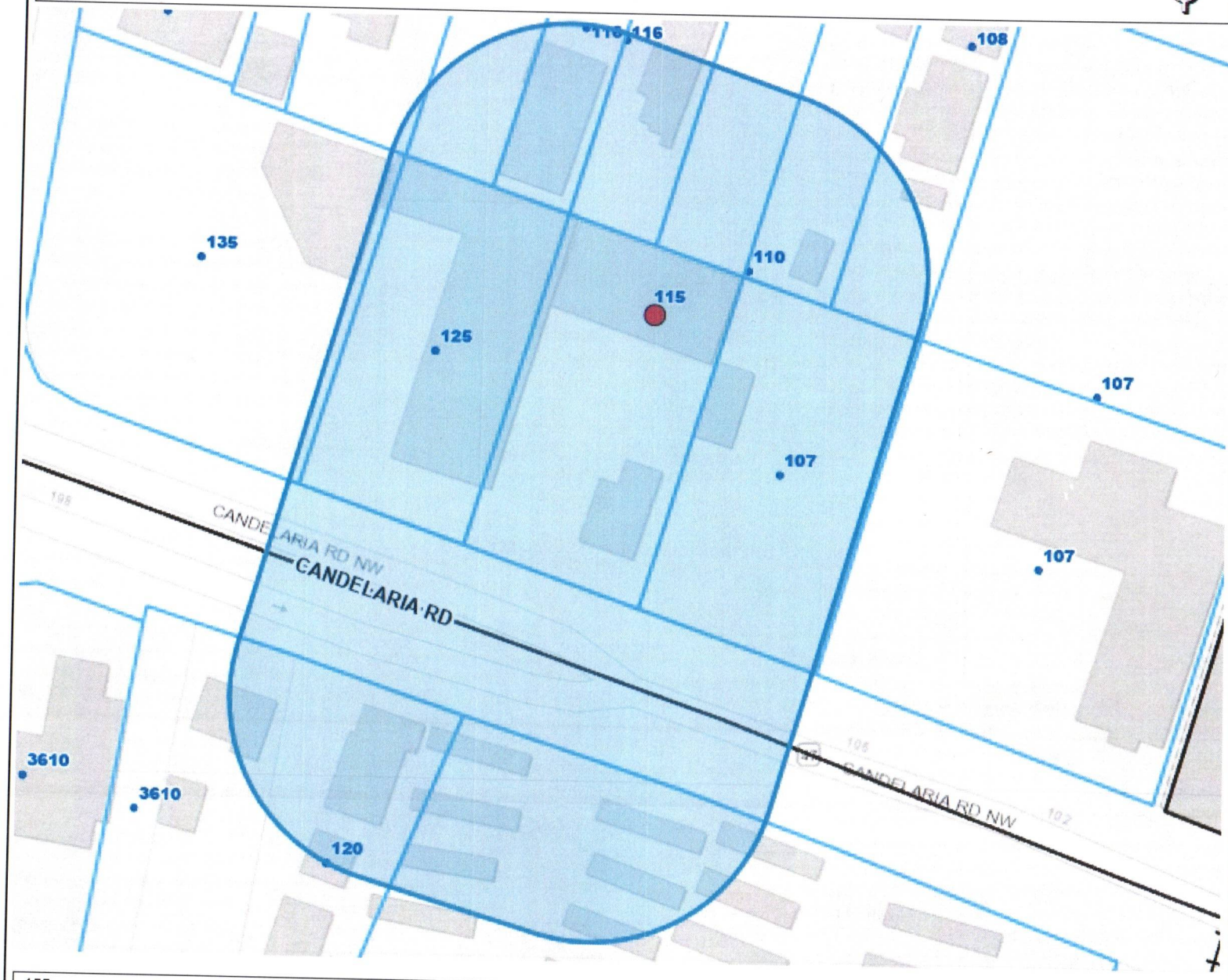
Useful Links

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

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

geometry	UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	120 CANDELARIA LLC	NM	10425 ROYAL BIRKDALE NE	ALBUQUERQUE NM 87111-6568	120 CANDELARIA RD NW	ALBUQUERQUE NM 87107	* 024 DAVIDSON ADD NO 2 AND PORT OF VAC 1ST STREET NW (BETWEEN LOTS 23 & 24) CONT 30,024 FT M/L	0.6893
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	APODACA LEONARD K & SAMIA D	NM	PO BOX 26785	ALBUQUERQUE NM 87125-6785	116 VERANDA RD NW	ALBUQUERQUE NM 87107	* 002 001MONKBRIDGE ADD W1/2 OF W1/2 OF N1/2	0.2353
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	DANIEL LESLIE J	NM	PO BOX 6562	ALBUQUERQUE NM 87197-6562	110 VERANDA RD NW	ALBUQUERQUE NM 87107	* 002 001MONKBRIDGE ADD W1/2 OF E1/2 OF N1/2	0.2353
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	FEDERAL HOME LOAN MORTGAGE CORP C/O GREEN RIVER CAPITAL LLC	UT	7730 S UNION PARK AVE SUITE 400	MIDVALE UT 84047-5571	120 VERANDA RD NW	ALBUQUERQUE NM 87107	PARCEL B-1 BLK 1 MONKBRIDGE ADDITION WITHIN MRGCD MAP 33 CONT 11,846 SQ FT M/L	0.2719
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	HERRERA RAFAEL	NM	1109 VILLA RD SE	RIO RANCHO NM 87124-3577	112 VERANDA RD NW	ALBUQUERQUE NM 87107	* 002 001MONKBRIDGE ADD E1/2 OF W1/2 OF N1/2	0.2353
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	MBM ENTERPRISES LLC	NM	107 CANDELARIA RD NW	ALBUQUERQUE NM 87107	107 CANDELARIA RD NW	ALBUQUERQUE NM 87107	*00020001E 1/2 OF THE S 1/2 OF LOT 2 BLK 1 MONKBRIDGE ADD	0.4706
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	MORTENSEN GREG & CATHERINE L	VA	5202 CONCORDIA ST	FAIRFAX VA 22032-3408	125 CANDELARIA RD NW	ALBUQUERQUE NM 87107	PARCEL C COMPRISING THE E/2 OF THE S/2 OF LT 3 BLK 1 MONKBRIDGE ADDN WITHIN MRGCD MAP 33 CONT 18,661 SQ FT M/L	0.4284
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	SAENZ RENE	NM	118 VERANDA RD NW	ALBUQUERQUE NM 87107-2253	118 VERANDA RD NW	ALBUQUERQUE NM 87107	* 003 001MONKBRIDGE ADD W1/2 OF E1/2 OF N1/2	0.2353
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	TRIPLE R MHP PARTNERS LLC	NM	PO BOX 93814	ALBUQUERQUE NM 87199-3814	3606 2ND ST NW	ALBUQUERQUE NM 87107 2205	TRACT 81-A MRGCD MAP #33 EXC ADDITIONAL WLY PORT OUT TO R/WFOR SECOND ST CONT 3.0340 AC M/L OR 132,161 SQ FT M/L	3.033
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	WAC INVESTMENTS LLC	NM	2322 CANDELARIA RD NE	ALBUQUERQUE NM 87107-2039	115 CANDELARIA RD NW	ALBUQUERQUE NM 87107	W 1/2 OF S 1/2 OF LOT 2 BLK 1 MONKBRIDGE ADD	0.4706
Geocortex.Gis.Geometries.Polygon	1.01E+17	2026	WESTERN REFINING RETAIL LLC ATTN: 7-ELEVEN INC	AZ	16220 N SCOTTSDALE RD SUITE 650	SCOTTSDALE AZ 85254-1781	135 CANDELARIA RD NW	ALBUQUERQUE NM 87107	LOT 1A PLAT OF LTS 1A & 1B LANDS OF GIANT INDUSTRIES INC (REPLAT OF LT 1 LANDS OF GIANT INDUSTRIES INC) CONT 32,906 SQ FT +-	0.7554

115 Candelaria 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: Candelaria Rd NW

155 0 77 155 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/2/2026 © City of Albuquerque 1: 929

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

WAC INVESTMENTS

2322 Candelaria NE
Albuquerque, NM 87107
505-888-5811

September 3, 2026

NOTICE TO NEIGHBORHOOD ASSOCIATION - ZONE MAP AMENDMENT PUBLIC HEARING

115 Candelaria Road NW, Albuquerque, NM 87107

Dear Neighborhood Association Representative:

WAC Investments, LLC, owner of the property located at 115 Candelaria Road NW, Albuquerque, New Mexico 87107, is requesting a Zone Map Amendment from MX-M (Mixed-Use - Moderate Intensity) to NR-LM (Non-Residential - Light Manufacturing). We are providing this notice to the Neighborhood Association to advise you of the requested zoning change and the upcoming Environmental Planning Commission (EPC) public hearing.

The requested zoning will better align the property with its physical characteristics and intended use for automotive and emergency-vehicle related operations, including vehicle preparation, secure vehicle storage, and related business activities. The applicant is not proposing heavy manufacturing.

Hearing Date	Thursday, October 15, 2026
Time	8:40 a.m.
Location	Virtual hearing via Zoom
Zoom Link	https://cabq.zoom.us/j/83932559165

Per IDO Section 6-4(J)(3)(c), mailed public notice to all property owners within 100 feet of the subject site is required. The required notice forms and information regarding the public hearing are included with this notice.

You can access the agenda on the EPC website: https://www.cabq.gov/planning/boardscommissions/environmental-planning-commission/epc-agendas-reports-minutes

Please reach out to ginger@wacupfitters.com or call 505-554-1966 with any questions or concerns regarding this request or public hearing. We look forward to hearing from you soon.

Sincerely,

Ginger Jackson
General Manager
WAC Investments, LLC

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Zone Change
Decision-making Body:	Environmental Planning Commission (EPC)
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:	115 Candelaria NW Albuquerque, NM 87107
Name of property owner:	WAC Investments - James Cassell
Name of applicant:	Ginger Jackson
Date, time, and place of public meeting or hearing, if applicable:	October 15, 2026 approx 8:40 am
	Zoom Link: https://cabq.zoom.us/j/839 3255 9165
Address, phone number, or website for additional information:	
Contact: Ginger Jackson - 2322 Candelaria NW Albuquerque, NM - Ginger@wacupfitters.com - 505-554-1966	
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.

Ginger Jackson (Applicant signature) 9/3/2026 (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.*

ONE ALBUQUERQUE planning

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

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

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

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

Date of Notice*: 9/3/2026

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)*:

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

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

1. Subject Property Address* 115 Candelaria NW Albuquerque, NM 87107
   Location Description _____
2. Property Owner* WAC Investments - James Cassell
3. Agent/Applicant* *[if applicable]* N/A
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)
   - ☐ Variance – EPC
   - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
   - ☑ Other: Zone Map Amendment

   Summary of project/request[3]*:
   Request for a change of zone from a MX-M to a NR-LM
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*: October 15 2026 8:40 am

Location*[4]: Zoom Link: https://cabq.zoom.us/j/839 3255 9165

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: Ginger Jackson

Email: Ginger@wacupfitters.com

Phone: 505-554-1966

☐ 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] G-14-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*:

_____

_____

[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]* .4702
2. IDO Zone District MX-M
3. Overlay Zone(s) *[if applicable]* Select Select Select Select
4. Center or Corridor Area *[if applicable]*
5. Current Land Use(s) *[vacant, if none]*

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

Gmail

Ginger Jackson <ginger@wacupfitters.com>

115 Candelaria NW _Public Notice Inquiry Sheet Submission

5 messages

Flores, Suzanna A. <Suzannaflores@cabq.gov>
To: "Ginger@wacupfitters.com" <Ginger@wacupfitters.com>
Cc: "Halley, Shannon" <shalley@cabq.gov>

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-

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	Alex	Applegate	alexdaviking@yahoo.com	903 San Lorenzo Ave
Near North Valley NA	nearnorthvalleyna@gmail.com	Vonnie	Ulibarri	2ndnnvna2026@gmail.com	PO BOX 6143
Near North Valley NA	nearnorthvalleyna@gmail.com	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6143
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW
North Valley Coalition	nvcabq@gmail.com	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los
Stronghurst Improvement Association Incorporated		Mark	Lines	63aberdaber@gmail.com	3010 Arno Street NE
Stronghurst Improvement Association Incorporated		Naomi	Todd	naomitodd@yahoo.com	3006 Fransciscan St

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't ansv 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 vi 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 f**
- 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-dev
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integra
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-fc
- 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 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 required for each:

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

Thank you,

Suzie

Gmail

Ginger Jackson <ginger@wacupfitters.com>

Notice to the Neighborhood Association re: Zone Change 115 Candelaria Rd NW

1 message

Ginger Jackson <ginger@wacupfitters.com> Thu, Sep 3, 2026 at 10:11 AM
To: ggnaabq@gmail.com, Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>, nvcabq@gmail.com, "2ndnnvna2026@gmail.com" <2ndnnvna2026@gmail.com>, Peggy Norton <peggynorton@yahoo.com>, Eleanor Walther <eawalth@comcast.net>, Mark Lines <63aberdaber@gmail.com>, Naomi Todd <naomitodd@yahoo.com>

Good Morning,

Please find attached the documentation regarding our request for a Zone Map Amendment for the property located at **115 Candelaria Road NW**.

Thank you for bearing with me as I work through the City's process and requirements to determine the most appropriate zoning solution for our intended use of the property. We appreciate your time, patience, and consideration as we navigate these steps.

Please feel free to reach out to me with any questions or concerns regarding our request. We value the opportunity to communicate with the Neighborhood Association and appreciate your involvement in the process.

Thank you again,

Ginger Jackson

General Manager

Accessories Unlimited & Wac Upfitters

505-888-5811 & 505-554-1966

www.accessoriesunlimited.com
www.wacupfitters.com

Email - Neighbor Assoc 115 Candelaria - Zone Change .pdf
5613K



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 4485 1431 67

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.11
Total Postage and Fees $6.66

0110 50

UPTOWN STATION
Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM
87110-3801 USPS

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 4485 1431 81

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

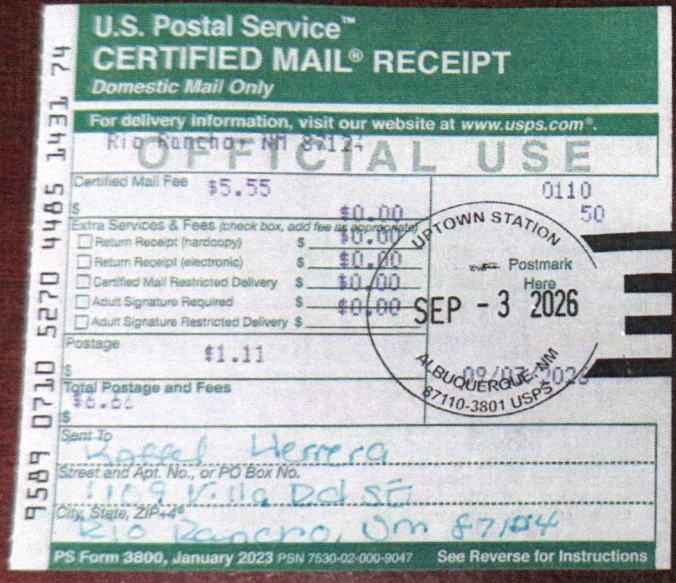
Postage $1.11
Total Postage and Fees $6.66

0110 50

UPTOWN STATION
Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM
87110-3801 USPS

Sent To
Federal Home Loan
Street and Apt. No., or PO Box No.
7130 S. Lewis Ave. Ste. 400
City, State, ZIP+4®
Tulsa, OK 74171-3571

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 4485 1431 74

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.11
Total Postage and Fees $6.66

0110 50

UPTOWN STATION
Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM
87110-3801 USPS

Sent To
Rosal Herrera
Street and Apt. No., or PO Box No.
119 Villa Rd SE
City, State, ZIP+4®
Rio Rancho, NM 87124

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 4485 1431 50

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.11
Total Postage and Fees $6.66

0110 50

UPTOWN STATION
Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM
87110-3801 USPS

Sent To
120 Cadence Bank LLC
Street and Apt. No., or PO Box No.
1000 S. Rogers Birdsall Ln
City, State, ZIP+4®
ABQ OK 87111

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 4485 1431 43

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.11
Total Postage and Fees $6.66

0110 50

UPTOWN STATION
Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM
87110-3801 USPS

Sent To
Rosa Saez
Street and Apt. No., or PO Box No.
118 Vecinia Rd SW
City, State, ZIP+4®
ABQ NM 8710

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

9589 0710 5270 4485 1431 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Albuquerque, NM 87199

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $1.11

Total Postage and Fees $6.66

0110 50

UPTOWN STATION Postmark Here
SEP - 3 2026
09/03/2026
ALBUQUERQUE, NM 87110-3801 USPS

Sent To
Leslie Daniel

Street and Apt. No., or PO Box No.
PO Box 65362

City, State, ZIP+4®
ABQ, NM 87197

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

9589 0710 5270 4485 1431 29

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Albuquerque, NM 87199

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $1.11

Total Postage and Fees $6.66

0110 50

UPTOWN STATION Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM 87110-3801 USPS

Sent To
Jicarilla Apache Nation (Partial)

Street and Apt. No., or PO Box No.
PO Box 93814

City, State, ZIP+4®
ABQ, NM 87199-3814

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

9589 0710 5270 4485 1432 04

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Fairfax, VA 22032

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $1.11

Total Postage and Fees $6.66

0110 50

UPTOWN STATION Postmark Here
SEP - 3 2026
ALBUQUERQUE, NM 87110-3801 USPS

Sent To
Mortensen, Gregory Catherine

Street and Apt. No., or PO Box No.
5208 Concord St

City, State, ZIP+4®
Fairfax, VA 22032-3408

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

9589 0710 5270 4485 1431 12

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Albuquerque, NM 87125

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $1.11

Total Postage and Fees $6.66

0110 50

UPTOWN STATION Postmark Here
SEP - 3 2026
09/07/2026
ALBUQUERQUE, NM 87110-3801 USPS

Sent To
Jicarilla Legal & Santa

Street and Apt. No., or PO Box No.
PO Box 26785

City, State, ZIP+4®
ABQ, NM 87125

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

9589 0710 5270 4485 1431 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Albuquerque, NM 87107

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $1.11

Total Postage and Fees $6.66

0110 50

UPTOWN STATION Postmark Here
SEP - 3 2026
09/07/2026
ALBUQUERQUE, NM 87110-3801 USPS

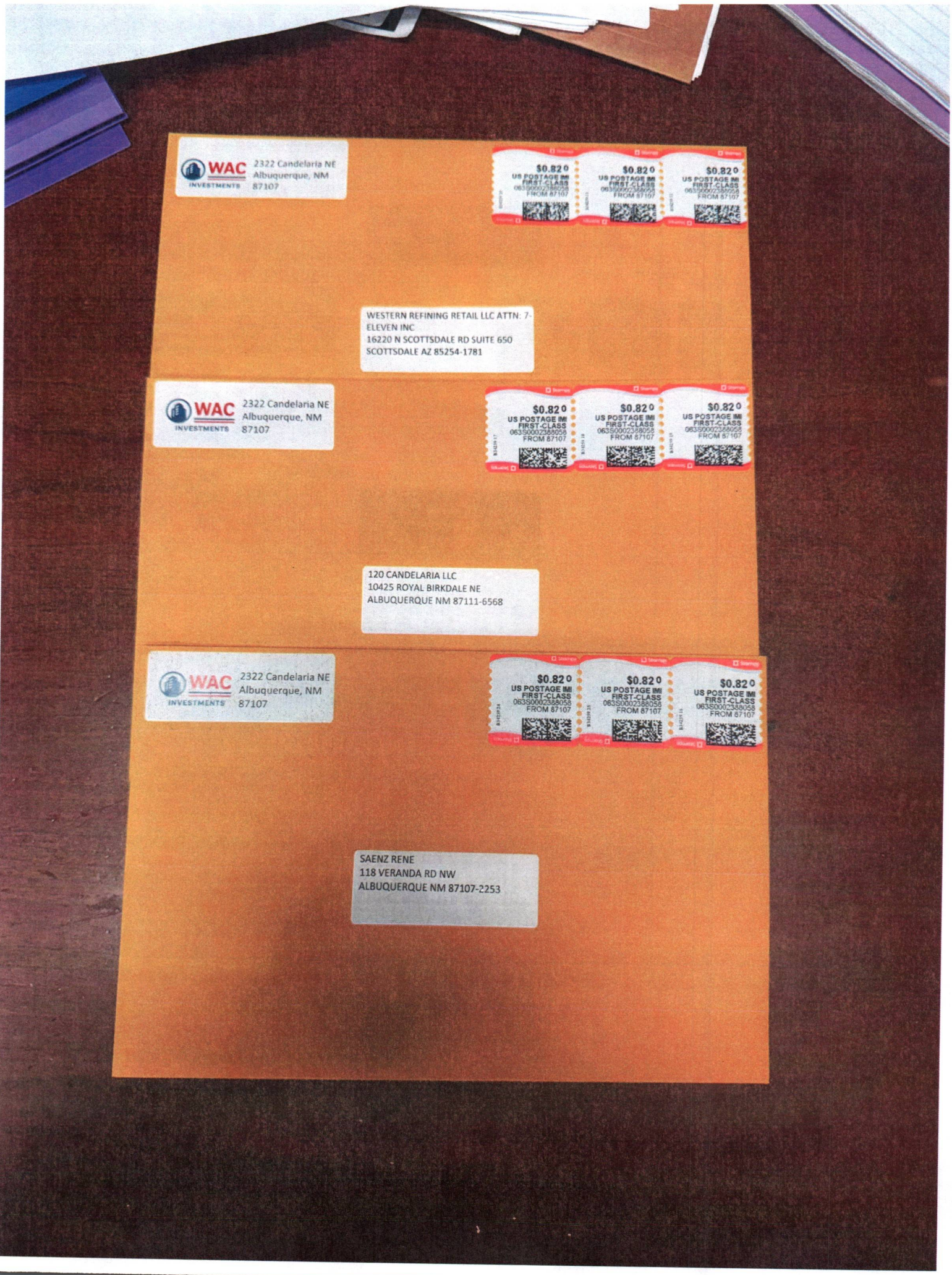
Sent To
MBM Enterprises

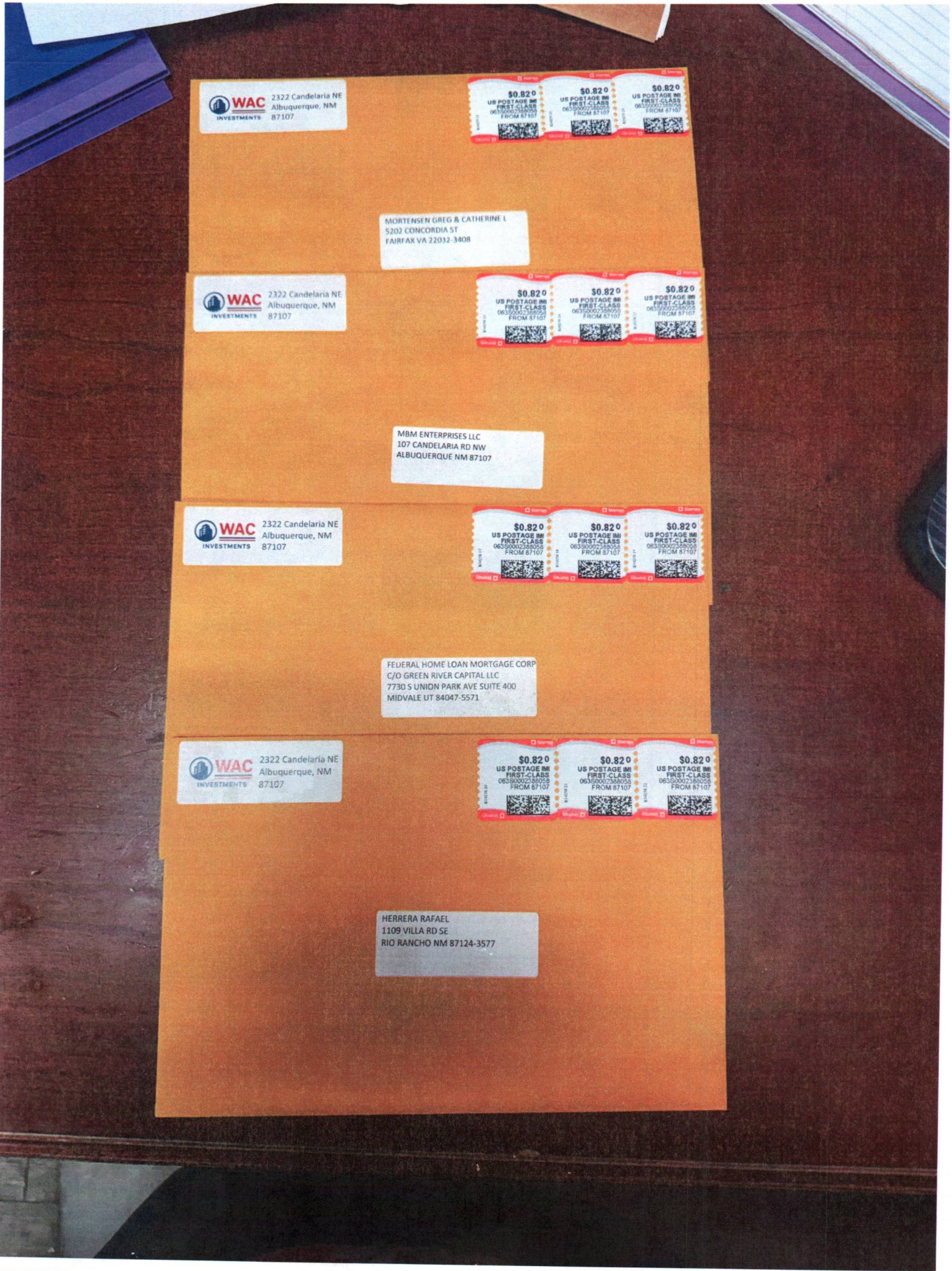
Street and Apt. No., or PO Box No.
107 Cordoba Rd SW

City, State, ZIP+4®
ABQ, NM 87107

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


WAC
INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
063S0002388058
FROM 87107
DANIEL LESLIE J
PO BOX 6562
ALBUQUERQUE NM 87197-6562
TRIPLE R MHP PARTNERS LLC
PO BOX 93814
ALBUQUERQUE NM 87199-3814
APODACA LEONARD K & SAMIA D
PO BOX 26785
ALBUQUERQUE NM 87125-6785


WAC
INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
063S0002388058
FROM 87107
WESTERN REFINING RETAIL LLC ATTN: 7-ELEVEN INC
16220 N SCOTTSDALE RD SUITE 650
SCOTTSDALE AZ 85254-1781
120 CANDELARIA LLC
10425 ROYAL BIRKDALE NE
ALBUQUERQUE NM 87111-6568
SAENZ RENE
118 VERANDA RD NW
ALBUQUERQUE NM 87107-2253


WAC INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
FROM 87107
MORTENSEN GREG & CATHERINE L
5202 CONCORDIA ST
FAIRFAX VA 22032-3408
WAC INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
FROM 87107
MBM ENTERPRISES LLC
107 CANDELARIA RD NW
ALBUQUERQUE NM 87107
WAC INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
FROM 87107
FEDERAL HOME LOAN MORTGAGE CORP
C/O GREEN RIVER CAPITAL LLC
7730 S UNION PARK AVE SUITE 400
MIDVALE UT 84047-5571
WAC INVESTMENTS
2322 Candelaria NE
Albuquerque, NM
87107
$0.82 0
US POSTAGE IMI
FIRST-CLASS
FROM 87107
HERRERA RAFAEL
1109 VILLA RD SE
RIO RANCHO NM 87124-3577

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: 45 Coronado NE ABQ, NM 87107

Applicant/Agent Signature _____ **Date:** 8/26/2026

NO TRESPASSING

REQUEST

Zoning Map Amendment (ZMA)

From Zone District MX-M to NR-LM

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call (719)359-4580 Webinar ID: 839 3255 9165 **on** October 15 **, 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 September 29, 2026 **to** October 31, 2026

by WAC Investments, LLC or James Cassell (505) 888-5811

applicant/agent **phone**

REFER TO FILE# ZMA-2026-00015

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, October 15, 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/alDEsva2b

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - To request interpretation into other languages at the hearing.

Contact Information

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

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, September 30, 2026.**

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

Project # PR-2024-011037
Case # SP-2026-00078
Site Plan – EPC, Major Amendment

DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 233 A1 Map 38 Section 18 T10N R3E, located at 2000 Mountain Rd NW, bounded by Old town Rd., 19th St NW, and San Felipe St NW, approximately 9 acres. (J-13)
Staff Planner: Jude Miller

Project # PR-2026-000174

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L 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) located at 99999 Valiente Rd NW, between Kimmick Rd NW and Calle Nortena NW, approximately 8 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)

WAC Investments, LLC, Agent for Ginger Jackson, requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.5 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing 0.9458 acres, located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance – EPC

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Galloway agent for Montano Plaza, LLC requests a Site Plan – EPC, Major Amendment to all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor**; Parcel 2-A & 3A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E**; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1., located at 6200 Coors Blvd NW C, between Montaño

Plaza Dr NW and Montaño Rd NW, approximately 25 acres. (E-12)
Staff Planner: Catherine Heyne

Environmental Planning Commission (EPC)

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2026

APPROVED BY

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

F) AGENCY COMMENTS

Long Range Planning

This is a Zone Map Amendment (ZMA) request from MX-M to NR-LM to facilitate development of a commercial auto services facility. It is within an Area of Change and the Near North Valley Community Planning Area (CPA). The subject site is within the North 4th Corridor Character Protection Overlay (CPO-9), the North Corridor Metropolitan Redevelopment Area (MRA), and ¼ mile of the 4th Street Main Street (MS) Corridor.

The request conflicts with the creation of healthy and sustainable uses by encouraging commercial and industrial uses at a site outside of Centers and Corridors (Policy 5.2.1; sub-policy i). Although surrounded by light industrial and commercial uses, the proximity to nearby residential uses on the other side of Candelaria Road would encourage incompatible uses in close proximity (Policy 13.5.1; sub-policy b). The request also expands economic development and employment opportunities, and directs more intense development into an area where change is encouraged

Hydrology

Hydrology has no objection to the proposed Zone Map Amendment.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

CABQ Environmental Health

No comments. The proposed development is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required

Parks and Recreation – Urban Forestry

Forestry has no objection to the change in zoning.

Please note that overhead lines exist along Candelaria Rd. Per IDO 5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. Please do not plant large stature trees directly under powerlines. Street trees shall be required as part of future development.

Solid Waste Department

Location will be required to have REFUSE SERVICE with City of Albuquerque SOLID WASTE DEPARTMENT

Albuquerque Public Schools (APS)

APS has no objection to the Zoning Map Amendment as submitted

Public Service Company of New Mexico (PNM)

Bernalillo County - Planning

No adverse comments

OTHER AGENCIES (No Comments left)

Transportation Development Services

Zoning / Code Enforcement

Aviation Department

Department of Municipal Development

Metropolitan Redevelopment Agency

Office of Neighborhood Coordination

Police Department/Planning

Transit Department

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

Kirtland Air Force Base (KAFB)

Middle Rio Grande Conservancy District (MRGCD)

Mid-Region Council of Governments (MRCOG)

Mid-Region Metropolitan Planning Organization (MRMPO)

National Park Service (NPS) / Petroglyph National Monument

New Mexico Gas Company

New Mexico Department of Transportation (NMDOT)