



# Environmental Planning Commission

## Staff Report

**Agenda Number: 2**  
**Project Number: PR-2018-001577**  
**Case #: SI-2024-00321**  
**Hearing Date: April 18, 2024**

**Agent** Dekker Perich Sabatini

**Applicant** City of Albuquerque Aviation Department

**Request** **Double Eagle II Airport Master Plan Amendment**

**Legal Description** All or a portion of Tract A-1, Plat of Tract A-1 & Tract L-1, Parcels 1-5, Double Eagle II Airport; Tract C & Parcel-1, Tract M Bulk Land Plat of Double Eagle II Airport & Adjacent Lands; Tract D-1-A-2, the Southeasterly Portion of Tract D-1-A-1 & Tract S-1-A, Plat of Tracts D-1-A-1, D-1-A-2 & S-1-A of Amended Bulk Land Plat for Aerospace Technology Park; Tract E, F, and K, Bulk Land Plat of Double Eagle II Airport & Adjacent Lands; Tract N-1 & Tract N-2, AKA Parcel 4, Bulk Land Plat of Tracts N-1, O-1, & N-2 PARCELS 1, 2, 3, & 4 Double Eagle II Airport & Adjacent Lands; and Tract S-2, Bulk Land Plat for Aerospace Technology Park, Tracts D & S of Double Eagle II Airport & Adjacent Lands

**Location** 7401 Atrisco Vista Blvd NW, at the intersection of Atrisco Vista Blvd NW and Shooting Range Access Rd

**Size** Approximately 4,500 acres

**Zoning** NR-SU (Non-residential – Sensitive use)

### Staff Recommendation:

**APPROVAL of PR-2018-001577, SI-2024-00321 based on the Findings beginning on p. 23 and subject to the Conditions of Approval beginning on p. 30.**

**Staff Planner**  
Catherine Heyne, Planner

### Summary of Analysis

This request is for text amendments to the Double Eagle II (DEII) Airport Master Plan. DEII is classified as a Regional Reliever Airport for the Albuquerque International Sunport. DEII property is zoned NR-SU, and is owned and operated by the City of Albuquerque Aviation Department.

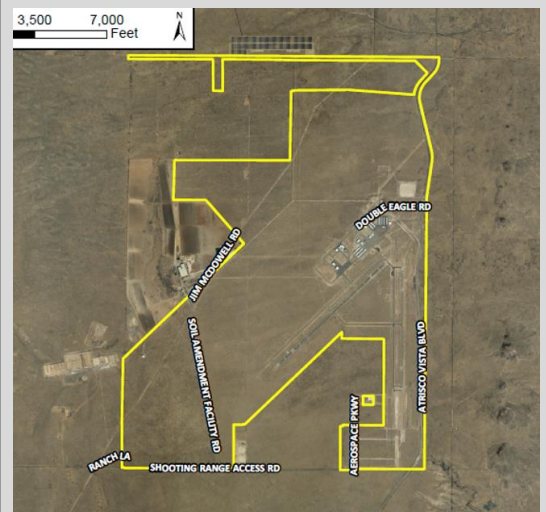
The proposed text amendments would add non-aeronautical land uses to the Master Plan (i.e., commercial, lodging, light industrial, educational, film studio, and renewable energy generation).

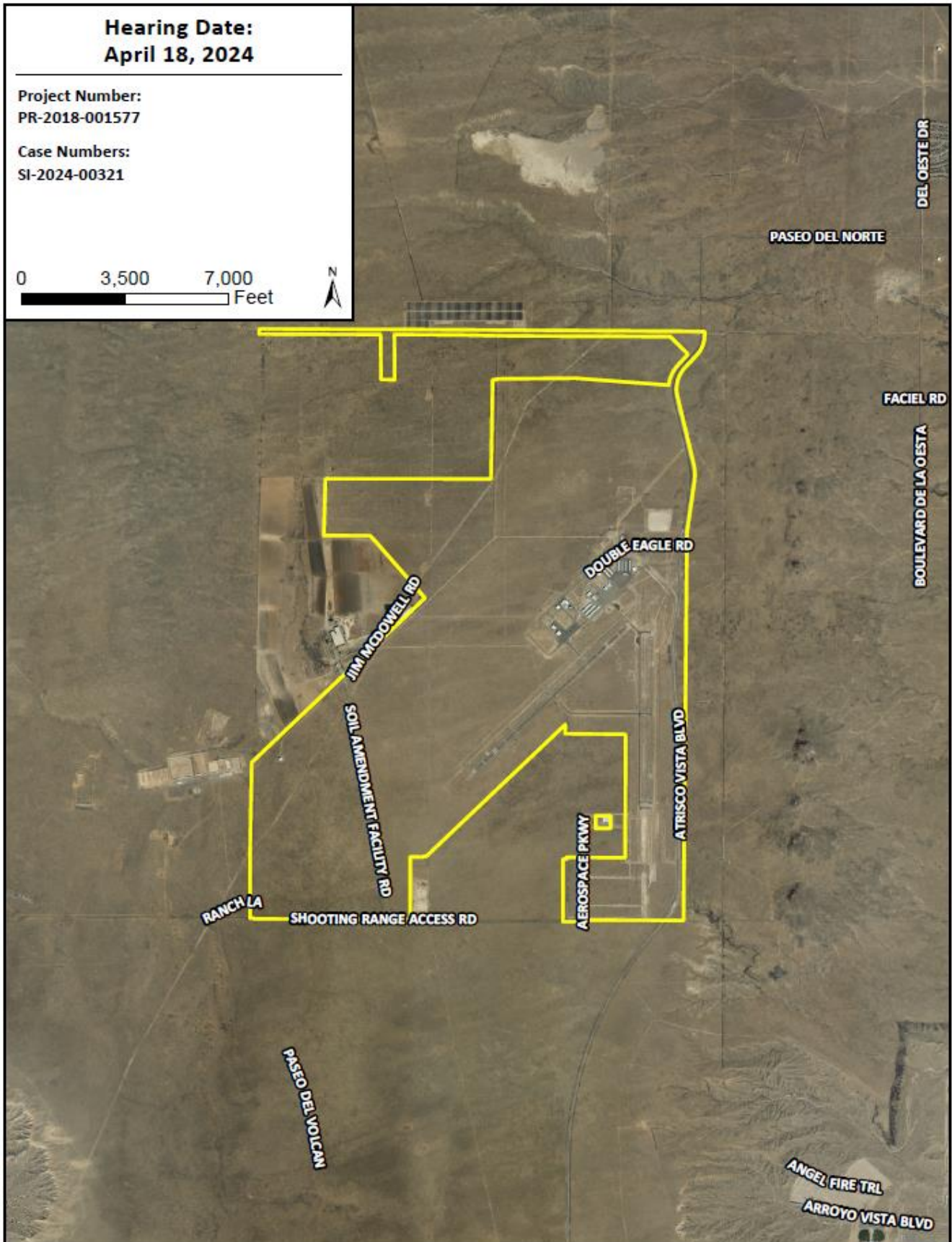
The request exceeds the thresholds for a Minor Amendment (IDO 6-4(Y)(2)); therefore, it is a Major Amendment. The EPC was the original recommending body of the Master Plan, so is hearing this request for review and decision pursuant to IDO 6-3(C).

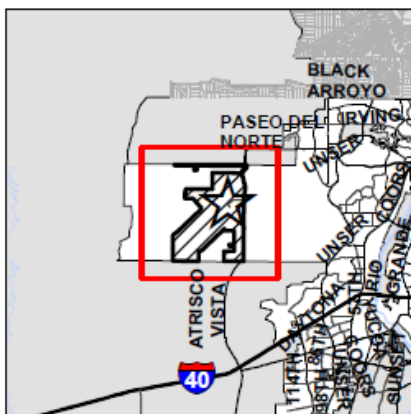
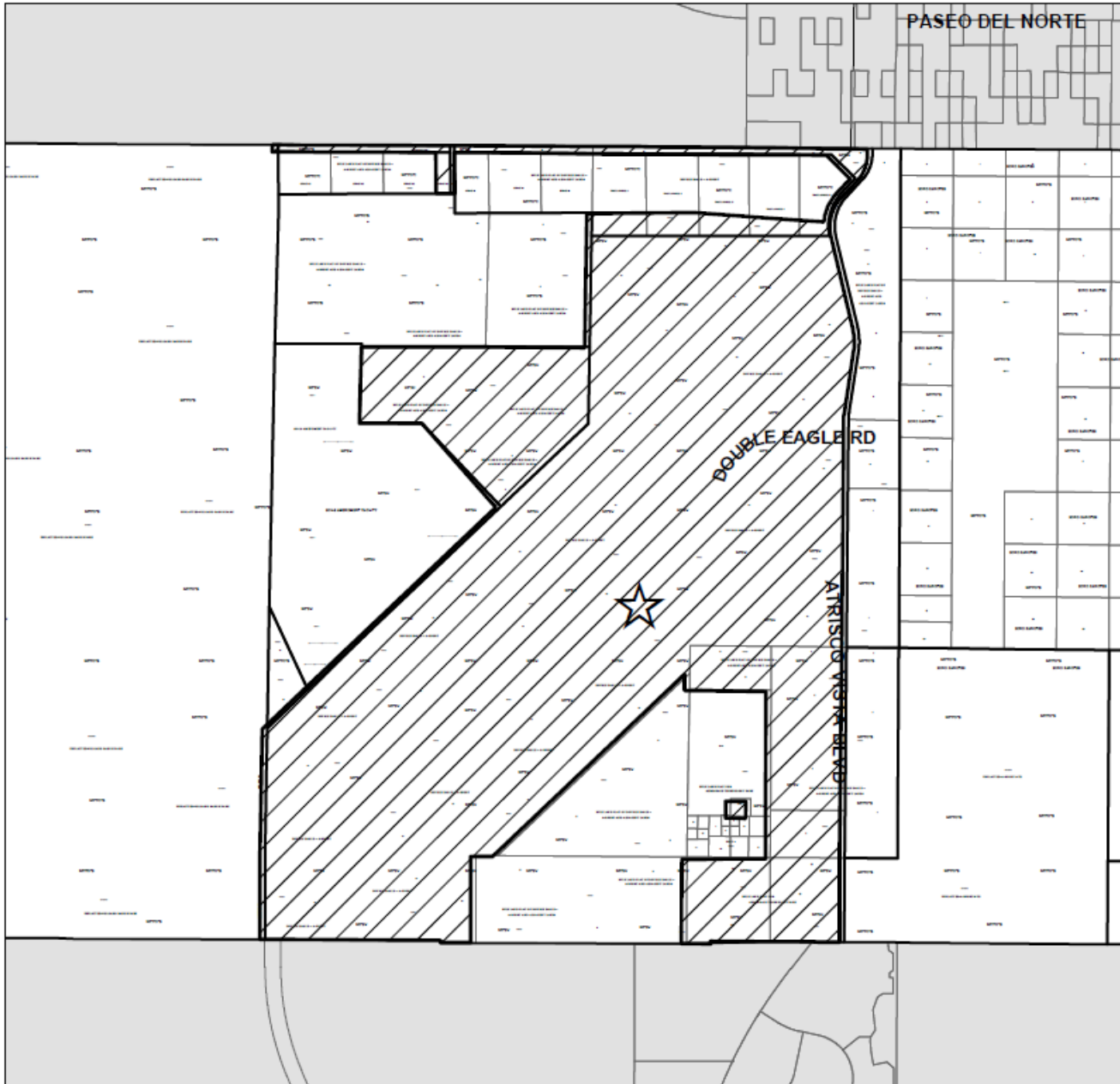
The subject site is within the DEII Employment Center, an Area of Change (most undeveloped land), and an Area of Consistency (airport areas) per the Comprehensive Plan.

There are no affected registered neighborhood organizations. Property owners within a 100’ buffer were notified as required. A facilitated meeting was not held. A meeting with the Petroglyph National Monument and City Open Space was held on April 11, 2024.

Staff recommends approval of the DEII Master Plan text amendment.







### IDO ZONING MAP

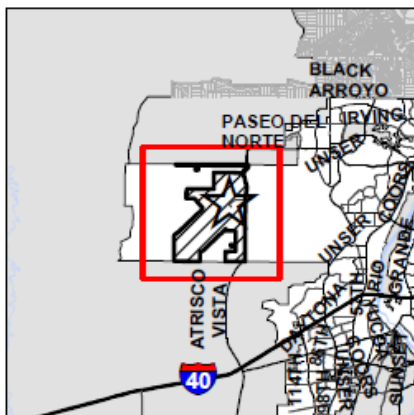
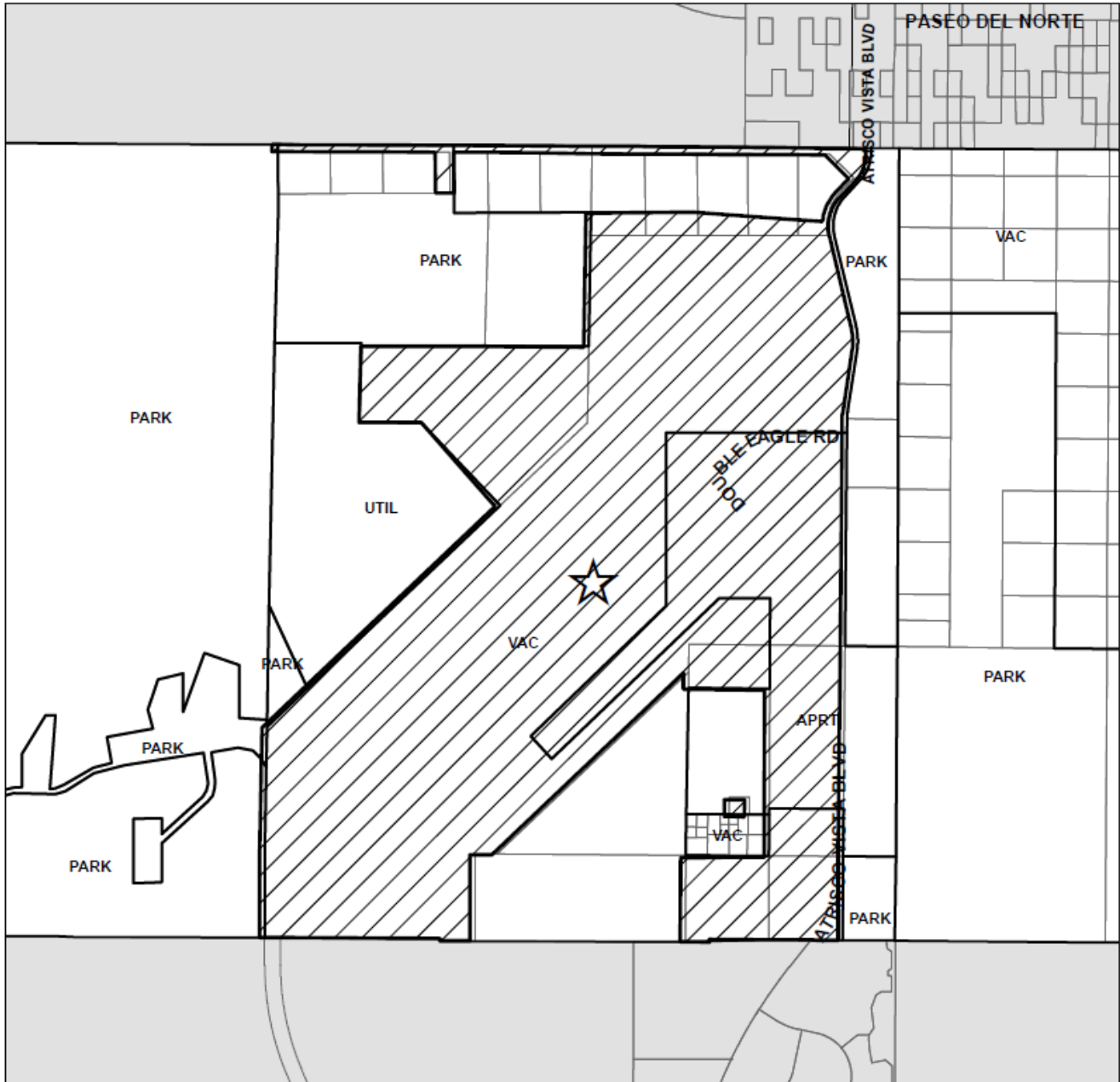
Note: Gray shading indicates County.



1 inch = 3,500 feet

Hearing Date:  
4/18/2024  
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SI-2024-00321

Zone Atlas Page:  
C4-6, D4-6, E4-6, & F4-6



**LAND USE MAP**

Note: Gray shading indicates County.

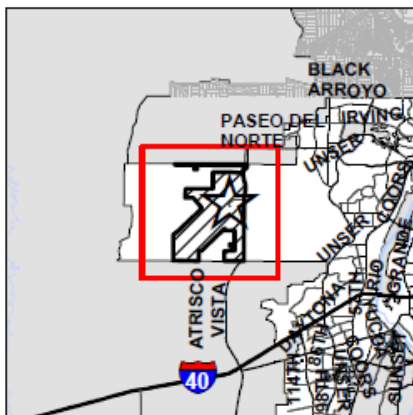
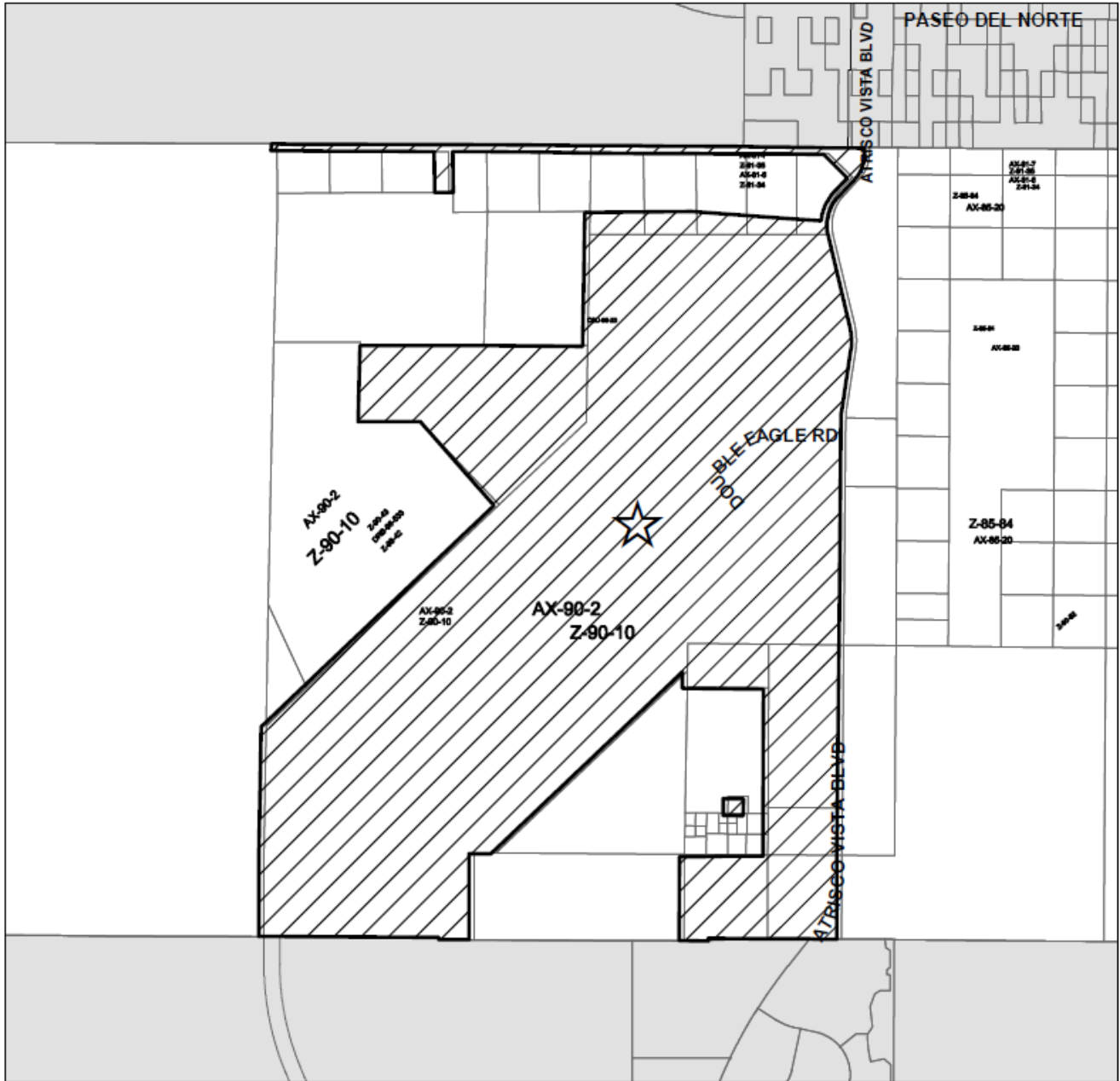
<b>Key to Land Use Abbreviations</b>	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMSV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities
INSMED   Institutional / Medical	CMTY   Community
ED   Educational	KAFB   Kirtland Air Force Base



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### HISTORY MAP

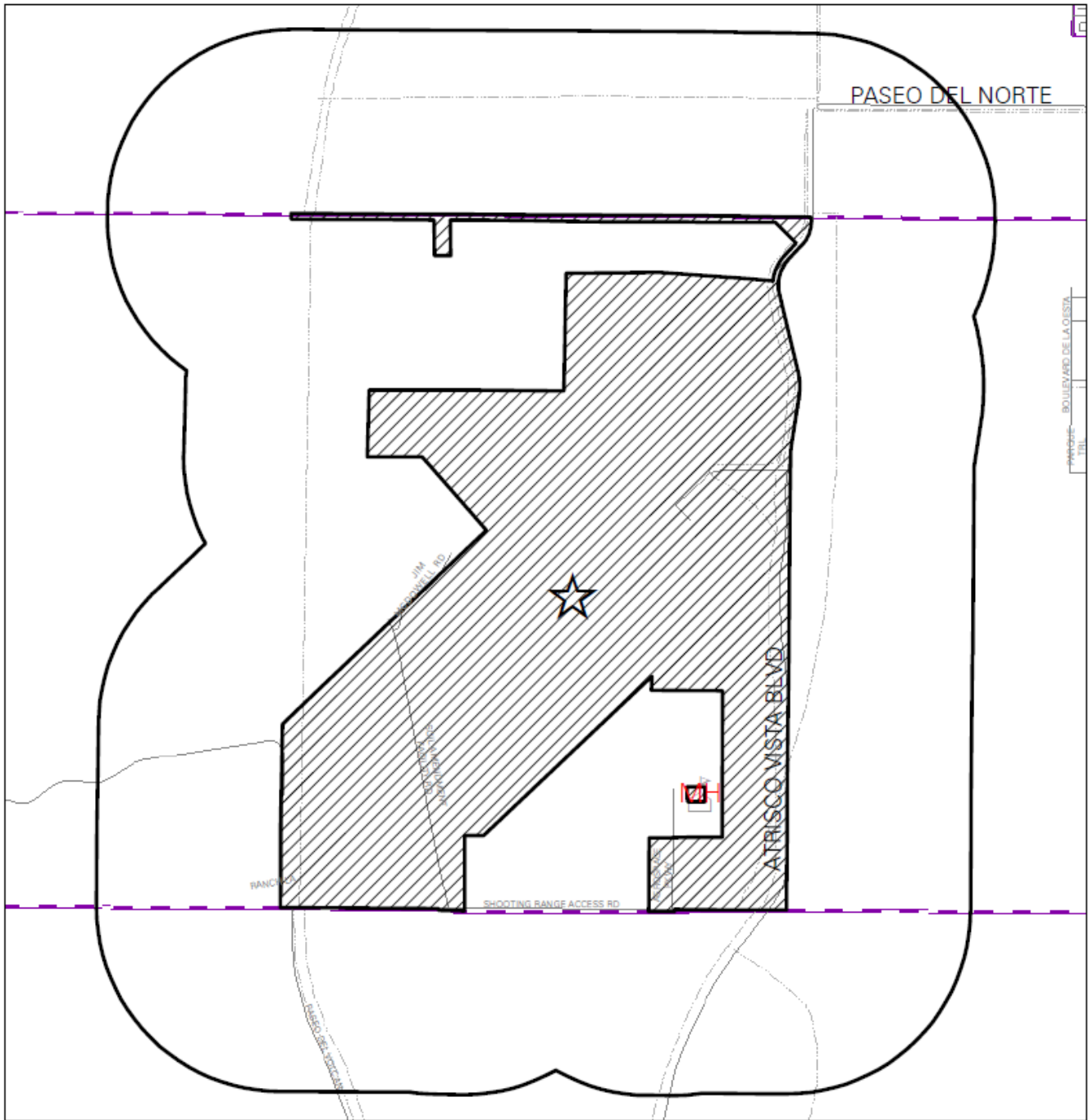
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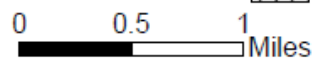
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |



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**I. INTRODUCTION**

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	NR-SU	Area of Change Area of Consistency	Airport and related uses Airfields, Open Space
<b><i>North</i></b>	NR-PO-B NR-PO-C N/A	Area of Consistency Area of Change Outside CABQ Limits	Parks & Open Space, Vacant, Airport related Parks & Open Space, Vacant Unincorporated Bernalillo County
<b><i>South</i></b>	NR-SU N/A	Area of Change Outside CABQ Limits	Vacant, Airport related City of Rio Rancho
<b><i>East</i></b>	NR-PO-B NR-SU	Area of Consistency Area of Consistency	Parks & Open Space Airport related
<b><i>West</i></b>	NR-PO-B	Area of Consistency	Utilities, Parks & Open Space

***Request***

The request is for text amendments to the Double Eagle II (DEII) Airport Master Plan. The DEII Airport is located on an approximately 4,500-acre site at 7401 Atrisco Vista Blvd NW, between Atrisco Vista Blvd NW and Shooting Range Access Rd, bounded by Major Public Open Space (MPOS), the City of Rio Rancho, and unincorporated Bernalillo County land (the “subject site”) and within a ¼ mile west of the Petroglyph National Monument. The subject site is about 8.5 miles northwest of Downtown Albuquerque (around 18 miles driving).

The request would allow for a range of non-aeronautical land uses, including commercial, lodging, light industrial, educational, film studio, and renewable energy generation, as permissive in the Master Plan. Upon recommendation by the EPC and approval of this request by the City Council, the proposed uses would be permissive and any future development shall be reflected in a Site Plan for the DEII Airport, which has not yet been approved by the EPC. Future development of the proposed uses would not be allowed until an NR-SU site plan for the DEII Airport is reviewed and approved by the EPC.

***Environmental Planning Commission (EPC) Role***

Pursuant to the Federal Aviation Administration (FAA), Master Plans are required to be approved through a public hearing process by the governmental agency or authority that owns or operates the airport (see FAA Land Use Compatibility & Airports). Pursuant to the IDO, Rank 3 Plans are not pursuant to IDO processes and the implementing City departments may choose to have Rank 3 Plans reviewed by the EPC (IDO 14-16-6-3(C)).

All amendments to permits or approvals that do not qualify as Minor Amendments (see IDO 14-16-6-4(Y)(2)) may only be approved by the decision-making body that issued the permit or approval being amended and shall follow the same procedure used to issue the original permit or approval (see IDO



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14-16-6-4(Y)(3)(a)). The EPC was the original reviewing body of the controlling 2018 DEII Master Plan and the City Council was the approving body. Therefore, this request will be heard by the EPC with the City Council as the final decision-making body (see IDO §14-16-6-4(U)(2)).

This request for an amendment to the DEII Master Plan qualifies as a Major Amendment because it exceeds the thresholds for a Minor Amendment pursuant to IDO 14-16-6-4(Y)(2)(a)(11)—the property lies within the Airport Protection Overlay Zone and an existing Employment Center District—and this request would approve a land use on the subject site that was not included in the original approval, IDO 14-16-6-4(Y)(2)(a)(12).

### ***Context***

The subject site is part of the Double Eagle II (DEII) Airport Master Plan and is designated as an airport land use with mostly vacant land surrounding the site. Neighboring uses include the City of Albuquerque Shooting Range facility and Soils Amendment Facility to the west and soon to be one of the largest combined solar and storage projects in the United States adjacent and to the north of the subject site in Rio Rancho. The DEII Airport is situated in between Major Public Open Space, to the east and west, and due to the subject site's shape, a portion to the north. The boundaries for the Petroglyph National Monument lie within a quarter mile to the east of the subject site. The City of Rio Rancho abuts airport land on the north and unincorporated Bernalillo County lands borders the subject site on the south.

### ***Roadway System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.

Atrisco Vista Blvd is an existing Regional Principal Arterial. The east-west Shooting Range Access Rd is a Proposed Regional Principal Arterial that changes to the Proposed Regional Principal Arterial of Paseo Del Volcan at the point it turns north to access the Shooting Range Park west of the airport. The Soil Amendment Facility Rd is a proposed Major Collector. Airport Rd, which directs traffic into the airport, is an Existing Major Collector.

### ***Comprehensive Plan Designations***

The Comprehensive Plan designates the DEII Airport subject site (and the Atrisco Vista Shooting range to the south) as a Developing Employment Center. A large portion of the subject site falls within the boundaries of the Airport Protection Overlay Zone (IDO 14-16-3-3), which includes the Air Space Protection Sub-area, Runway Protection Sub-area, and the Noise Contour Sub-area.

The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. In the case of a conflict between the provisions of a zone district and the provisions of an Overlay zone, the provisions of the Overlay zone shall prevail. Where an Overlay zone is silent, IDO requirements apply.

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Most vacant land within the Master Plan area is primarily characterized as an Area of Change. The runways, supporting infrastructure, and an east-west aligned parcel at the far northwest are designated as Areas of Consistency.

Atrisco Vista Blvd is designated as a Commuter Corridor. Commuter Corridors prioritize automobile travel in street design and improvements by allowing higher traffic speed and volume, and maintaining a high level of service for automobiles so they can make long distance trips to regional destinations (i.e., limited-access roadways). Access for pedestrians is managed by signalized intersections.

The subject site lies within the western portion of the West Mesa Community Planning Area (CPA) which is bounded by I-40 on the south, the Rio Grande to the east, Atrisco Vista Boulevard and the city edge on the west, and Montañó Rd and Gila Rd to the north. Originally, this area developed primarily as residential subdivisions, with intense commercial activity along Coors Boulevard. It is characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque.

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

A bicycle lane exists along Arroyo Vista Blvd north from Central Ave to the Double Eagle Rd NW, entrance to the airport. A proposed bike lane and paved trail is proposed for along both Paseo Del Volcan and Shooting Range Access Rd. Access Rd is a proposed paved trail and potential bike facility.

### ***Transit***

The subject site is not served by public transit.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (p. 6), which shows public facilities and community services located within one mile of the subject site.

## ***II. HISTORY & BACKGROUND***

### ***Early History***

The concept for the Double Eagle II (DEII) Airport was first conceived in 1969 by the City of Albuquerque in answer to concerns about future aviation demands in the Albuquerque area. The Metropolitan Airport Evaluation Committee (Metropolitan Airport Development Committee) was created to study the need for additional facilities through a joint City and County effort in 1970. A statewide Airport System Plan developed by consultants Bucher and Willis in 1972, again identified the need to develop additional aviation related facilities for the Albuquerque area.

Accordingly, Herkenhoff and Parsons conducted a master plan study in 1972 for the then named "West Mesa Airport" that would "service all segments of Albuquerque's air transportation requirements", including commercial and general aviation. The West Mesa Airport's initial site was four miles north of Interstate-40 and was intended to be a reliever airport for the Sunport. Although negotiations with

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the landowner of that site failed, an agreement was made with the then landowners of the current location, which at that time was part of the Bond Ranch.

An Environmental Assessment (EA) was completed in 1980 for the location of the DEII Airport, and the Federal Aviation Administration (FAA) found no significant impact. Construction for the new airport began in 1982 and was completed in 1983 with one runway. A second was added several years later.

The DEII Airport was categorized as a Regional General Aviation airport—airports that primarily serve general aviation activity with a focus on business activity including jet and turboprop aircraft—a reliever for the Sunport airport. The DEII Airport replaced several smaller, now closed, airports around Albuquerque, and was named for the first balloon to cross the Atlantic Ocean (Double Eagle II).

A second EA was published for the on-airport access road in 1994 that would connect the airport’s landside facilities to an off-airport access road to the north. Paseo del Volcan Rd NW, the road bordering the airport on the west, was constructed in 1997.

In 1997, the EPC approved a request for annexation and rezoning of an approximate 11,756-acre area that included the lands of the DEI Airport, the Volcano Ranch Park, and holdings within the Petroglyph National Monument (Z-96-57/AX-96-8/EPC 6-20-96; see attached;). Zoning was changed from A-1 to SU-1 to be used for Airport and Related Facilities and Major Open Space.

#### *Master Plan Background*

The original DEII Airport Master Plan document was reviewed by the EPC and approved by City Council in 2002.

This document was created during a time of national growth, technology advancements, and increased private investments. Because of this, the 2002 Master Plan included suggestions for several ambitious improvements, such as the construction of a mid-field hangar area, runway renovations, taxiway reconstructions, building of an air traffic control tower, replacement of the electrical vault, and various infrastructure improvements. Since then, improvements at DEII include a connector taxiway between runways and construction of general aviation hangars (PR # 1001656; see attached).

The 2018 DEII Master Plan was reviewed by the EPC and then adopted by City Council in 2019 (R-19-169; see attached). The Master Plan included a facilities inventory, a needs assessment, a discussion of development alternatives, a forecast, an evaluation of development alternatives, and a Capital Implementation Plan (CIP) with a 20-year horizon (PR # 1001656).

In 2023, a text amendment to incorporate Wireless Telecommunications Facilities (WTF) as a “Support Area Requirement” to the 2018 DEII Airport Master Plan was adopted by City Council (see PR-2018-00157/SI-2023-00537). WTFs are a Permissive Accessory use in the NR-SU zone district, and are proposed to be located outside of the runway protection sub area (IDO 3-3).

#### *Eclipse Aviation*

Eclipse Aviation, a start-up aircraft manufacturer, announced in May of 2000 that it had chosen Albuquerque for its offices and as the site to produce its airplanes. Operations moved from the Sunport to DEII in 2006.

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In January of 2002, the City Aviation Department was a party in a land swap between the City Open Space Division, the State Land Office, and the Black family. This land transaction, annexation, and associated rezoning consisted of 1,987 acres and is considered to be the start of preparations to bring Eclipse Aviation to DEII (# 01114-01874/ 01110-01875, finalized by City Council in July 2002).

The land exchange occurred in two phases. The first phase involved 899 acres that were requested for annexation and SU-1 zoning: 727 acres were to be zoned SU-1 for Airport and Related Uses, 172 acres were to be SU-1 for Major Public Open Space. The second phase consisted of annexing 1,088 acres, also with a request for a zone change. Of that, 724 acres were to be changed from SU-1 for Major Public Open Space to SU-1 for Airport and Related Uses and 364 acres were to be changed from SU-1 for Airport Uses to SU-1 for Major Public Open Space. The final land ownership configuration has created a buffer strip of open space along the eastern edge of the airport that abuts the Petroglyph National Monument.

The administration and the City Council agreed to serve the airport with water and waste water lines, which was part of the lease agreement with Eclipse Aviation, which was anticipated to be a major employer by 2007. It was evident from bond actions and a property tax abatement from the administration and the City Council mid-2004 that further development of DEII was a priority.

#### *Other Related Projects*

In February 2002, the EPC recommended approval to the City Council of a request for annexation of approximately 900 acres of land, zoned County A-1, to create a portion of the present-day site of the Double Eagle II airport (#1001656/ 01114-01874 and 01110-01875). At this time SU-1 zoning for Airport and Related Facilities and SU-1 zoning for Major Public Open Space was established.

In February 2003, the EPC approved a site development plan for a building permit for the DEII Airport to allow the construction of a water and waste water facility to serve the airport. The water system consisted of facilities in three different locations of the airport (#1001656/02EPC-01956; see attached).

In July 2003, the EPC approved a zone map amendment (zone change) and a site development plan for subdivision of approximately 590 acres located northwest of the DEII Airport on Major Public Open Space. The City's Open Space Division and the State Land Office entered into an agreement to exchange land (#1001656/03EPC-00915 and 00916; see attached).

In April 2008, zoning approved the Alltel co-location on an existing KOB-tv tower in (#1003376; see attached).

In 2018 an Archeological Certificate was requested for the subject site (PR-2018-001577).

### **III. AIRPORT PLANNING & THE FEDERAL AVIATION ADMINISTRATION (FAA)**

Most of the nation's airports were constructed and/or funded by the Federal government and developed based on Federal policy that promotes civil aviation and air commerce. The FAA's strategic plan, Destination 2025, contains goals regarding safety, efficiency, access, and sustainability. The National Plan of Integrated Airport Systems (NPIAS) supports the goals of Destination 2025 and is used by the FAA to administer its aviation programs. The DEII Airport is included in the NPIAS as a Reliever-Regional Airport. The purpose of a reliever airport is to provide an alternative to congested hub airport for general aviation activity.

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The DEII Airport is also included in the New Mexico Airport Systems Plan (2009), a state document. The systems plan provides a tool for the New Mexico Department of Transportation (NMDOT) to monitor performance metrics, assess airport needs, justify funding for improvements, and provide information regarding the State's public use airports. The DEII Airport is classified as a Regional General Aviation Airport, the purposes of which are to primarily serve general aviation activity, with a focus on business activity.

#### *FAA Standards*

An airport master plan must be developed in accordance with FAA requirements. The FAA requires specific components within an airport master plan, which allow for a systematic and technical approach to facilities planning. Basically, these components include an inventory of existing facilities, a forecast of aviation demand, airport facility needs, development of alternative concepts, preferred concept, and implementation. The 2018 DEII Airport Master Plan includes these and more.

#### *Airport Improvement Program*

The FAA's Airport Improvement Program (AIP) is available to provide assistance to airports to help them develop sustainability plans. The City of Albuquerque received an AIP grant that helped support preparation of the *Albuquerque International Sunport Sustainable Airport Master Plan (2018)*. However, the AIP was not used for the 2018 DEII Airport Master Plan.

### **IV. ANALYSIS – APPLICABLE ORDINANCES, PLANS, GOALS AND POLICIES**

#### ***Integrated Development Ordinance (IDO)***

##### *Definitions*

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Master Plan: A Rank 3 Plan developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities. For the purposes of the State Constitution, the Master Plan is a duly adopted plan or any of its parts for the development of an area within the planning and platting jurisdiction of a municipality for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development. In the case of the City and Bernalillo County, this Master Plan is the ABC Comp Plan.

#### ***Zoning***

The subject site is zoned NR-SU (Non-Residential – Sensitive Use Zone District). Prior to the adoption of the IDO the subject site was zoned SU-1 for Airport and Related Facilities. The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Pursuant to IDO §14-16-2-5(E)(2) Airports require an NR-SU zone designation. District Standards can be found in IDO §14-16-2-5(E)(3).

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*Lots Adjacent to Major Public Open Space*

The subject site is adjacent to Major Public Open Space along much of its borders and shall follow the requirements outlined in IDO §14-16-5-2(J) Major Public Open Space Edges. These protections include additional regulations relating to but not limited to building height bonuses, access and connectivity, landscaping, buffering, and screening, outdoor lighting, colors, and signing.

***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in both an Area of Consistency and an Area of Change as designated in the 2017 Comprehensive Plan. Approximately one-quarter of the subject site, the airport area, is in an Area of Consistency and the remaining, approximately three-quarters of the undeveloped land surrounding the subject site is in an Area of Change, where the proposed text amendment directs the new land uses of commercial, lodging, light industrial, educational, film studio, and renewable energy generation. Areas of Change are places where growth should be directed and is desired.

Applicable Goals and policies are listed below. Goals and policies added by staff are denoted with an asterisk (\*). Staff analysis follows in ***bold italics***.

*Chapter 5: Land Use*

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

***The subject site is located in the DEII Airport Developing Employment Center accessed from the Atrisco Vista Blvd Commuter Corridor. The request would facilitate future light industrial, business, educational, and retail development that that would contribute to growth in the Employment Center by offering a range of employment opportunities. The DEII location is located about five miles north the intersection with I-40 that could provide excellent access for trucks and connections for freight. The request is consistent with Goal 5.1- Centers & Corridors.***

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

***The request would facilitate future growth of the DEII Employment Center. The subject site is accessed by the Atrisco Vista Blvd Commuter Corridor which is intended to move higher-speed and higher volume traffic into and out of the area. This request would allow an expansion of allowable businesses and activities at the subject site. The request is consistent with Policy 5.1.1- Desired Growth.***

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

***The non-aeronautical uses proposed in this request lie within the DEII Developing Employment Center with the majority of the subject site designated as Areas of Change, areas where growth is desired. The intent of this request is to help focus job creation within the Employment Center where that activity is desired. Namely, by allowing new non-aeronautical uses (i.e., commercial, lodging, light industrial, education, film studio, and renewable energy generation), this request***

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*could help expand business and economic opportunities within a mostly undeveloped district. Area of Change policies support the development of a mix of uses and higher density and intensity areas where growth is desired, and in this case, one where could be supported by multi-modal transportation (e.g., air- and freight networks). The request is generally consistent with Policy 5.1.2: Development Areas.*

Policy 5.1.5- Employment Centers: Create Centers that prioritize employment and foster synergy among businesses.

*The DEII Airport is designated as a Developing Employment Center by the Comprehensive Plan. It is envisioned to continue to be used as a commercial airport for smaller aircraft and helicopters, and to expand its usage by offering commercial, lodging, light industrial, educational, film studio, and renewable energy generation development opportunities. These new land uses would prioritize employment opportunities and foster synergy among aviation and aviation support businesses. The request is consistent with Policy 5.1.5- Employment Centers.*

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 DEII Airport Master Plan addresses landside facilities that support aviation functions, such as the administration buildings, fuel farm, and hangars. The request to add commercial, lodging, light industrial, educational, film studio, and renewable energy generation land uses as a landside facility could maximize existing infrastructure at the airport. Adding additional land uses could also contribute to the efficient use of land to generally support the public good. The request is generally consistent with Goal 5.3- Efficient Development Patterns.*

\*Policy 5.4.2- West Side Jobs: Foster employment opportunities on the West Side.

*The DEII Airport is located entirely on the West Side. The request would offer additional land use opportunities to help develop commercial, lodging, light industrial, educational, film studio, and renewable energy generation based-business that could help foster additional employment opportunities on the West Side. The request is consistent with Goal 5.4.2- West Side Jobs.*

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

*The request to add commercial, lodging, light industrial, educational, film studio, and renewable energy generation as permissive land uses at the subject site. This would encourage and direct growth to Areas of Change where it is expected and desired at the DEII Airport. The airfield and Major Public Open Space areas are in Areas of Consistency, that are not envisioned to change. However, future development of the nonaeronautical uses could potentially be developed in Areas of Consistency, which would be approved through a future NR-SU site plan for the Airport, ensuring that the development is similar in character and intensity to the existing Airport and surrounding area. The request is consistent with Goal 5.6- City Development Areas.*

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

*The majority of the approximately 4500-acre subject site is in an Area of Change within the DEII Airport Developing Employment Center and is bordered on the east by a designated Commuter Corridor. The request would encourage future growth by directing more intense development to the existing Employment Center where it is expected and desired. Since the subject site is currently limited to airport and WTF related activities, the request to add six non-aeronautical land uses (i.e., commercial, lodging, light industrial, educational, film studio, and renewable energy generation) could encourage new development intensity and increase employment opportunities where change is encouraged. The request is consistent with Policy 5.6.2- Areas of Change.*

Chapter 6: Transportation

\*Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

*As discussed in the Master Plan, air travel is part of a larger transportation system that facilitates the movement of people, goods, and services. The DEII Airport has the potential to stimulate and support job creation because expansion of landside facilities through additional land uses would provide jobs that bolster not only aviation functions (such as administration and facilities used to train pilots) but general non-aeronautical business growth and job creation related to commercial, lodging, light industrial, educational, film studio, and renewable energy generation. The request is generally consistent with Goal 6.6- Economy.*

Policy 6.2.10- Aviation: Provide adequate accommodations for domestic travel, shipping, and military purposes.

*A major purpose of the DEII Master Plan is to ensure that projected demand for aviation (airside) and aviation support (landside) facilities can be accommodated. The Master Plan evaluates existing facilities, uses forecasts to determine future needs, and proposes strategies to ensure that these functions can be adequately accommodated. Added non-aeronautical land uses could provide a wider variety of accommodations to support existing and future domestic travel, shipping, and other potential purposes by offering commercial, lodging, light industrial, educational, film studio, and renewable energy generation support services. The request is generally consistent with Policy 6.2.10- Aviation.*

Chapter 8: Economic Development

Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

*The proposed text amendment will provide opportunities for both large- and small-scale businesses to be establish. The strategic location and ample land supply combined creates an environment that welcomes and encourages business and talent. The proposed amendment would provide an opportunity to concentrate non-aeronautical business and industry within a designated Employment Center, potentially cultivating a place where business and talent could want to stay and thrive. The request is generally consistent with Goal 8.1- Placemaking.*



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

*The proposed Master Plan text amendment to expand the non-aeronautical land uses permitted at the subject site would encourage a more diverse, economic development effort by growing, retaining, and expanding a range of future businesses. This could improve the quality of life for new and existing residents in Albuquerque near the DEII Airport. It could also foster a robust, resilient, and diverse economy especially in the areas of commercial, lodging, light industrial, educational, film studio, and renewable energy generation within a Developing Employment Center. New business encouraged through the addition of non-aeronautical land uses could bring new resources into the community through new employment opportunities as well as local-serving businesses and the exportation of goods or services outside the local economy which in turn could attract new investment to the area. The request is generally consistent with Policy 8.1.2- Resilient Economy.*

\*Goal 8.2- Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

*The request could promote entrepreneurship as it expands, diversifies, and encourages future non-aeronautical land uses that could bolster new economic development opportunities and foster a robust culture of creativity and diversity. In turn this could encourage private and local businesses to grow. The request is generally consistent with Goal 8.2-Entrepreneurship.*

## V. MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT

### *Site Plan-EPC Review & Decision Criteria*

IDO §14-16-6-6(I)(3) states that any application for a Site Plan-EPC, including Major Amendments to prior approvals, will be approved if it meets all of the following criteria:

6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

*The subject site is not a part of a Master Development Plan; it is within the boundaries of the Rank 3 DEII Master Plan. The IDO does not have separate review and decision criteria for Master Plan reviews. It is standard procedure to follow Master Development Plan review and decision criteria for Rank 3 plans when implementing departments choose the EPC as the review and City Council as the approval body for the proposed amendment. As demonstrated by the policy analysis provided by staff, the request is generally consistent with applicable Comprehensive Plan Goals and Policies.*

6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

*The subject site is zoned NR-SU and is a subject of the Double Eagle II Airport (DEII) Master Plan. Currently, the Master Plan is silent on development standards and regulations for the non-aeronautical commercial, lodging, and light industrial uses. Therefore, the request to allow these land uses (commercial, lodging, and light*

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*industrial) in the DEII Master Plan shall be consistent with all applicable regulations of the NR-SU zone district and FAA regulations. The non-aeronautical uses of Educational, Film Studio, and Renewable Energy Generation are text amendment terms defined as part of this request. These land uses shall also be consistent with all applicable regulations of the NR-SU zone district and FAA regulations. The request would not change any existing development agreements or regulations associated with the DEII Master Plan. Any future development within the subject site would be subject to the future NR-SU Site Plan (to be reviewed by the EPC), which will specify site standards, uses, and regulations for the DEII Airport.*

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

*The proposed text amendment would allow the proposed non-aeronautical land uses of commercial, lodging, light industrial, educational, film studio, and renewable energy generation in the DEII Master Plan. The request would facilitate future development which would be subject to a separate application process and all applicable provisions of the IDO, DPM, as well as all FAA regulations. The capacity of the existing infrastructure at the DEII Airport will be analyzed as part of future development requests.*

- 6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

*The subject site is within the boundaries of the Rank 3 DEII Master Plan that guides the development, maintenance, and operation of individual public resources or facilities. Rank 3 Plans may specify development standards, management policies, or multi-year programs of capital improvements for particular public facilities or City-owned or managed resources, and are not subject to the review and decision processes in the IDO, although the implementing City Department chose to have the EPC review and City Council decide on the Rank 3 Plan.*

*Future development will be subject to regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators as well as DEII Airport Protection Overlay (APO) Zone (IDO §14-16-3-3) regulations and buffering of MPOS Edges requirements if applicable (IDO §14-16-5-2(J)). Dimensional standards in NR-SU shall be determined in the approval of a Site Plan – EPC as part of the approval of any future amendment to the NR-SU zone district (IDO §14-16-5-1(E)(2)(b)).*

*A Site Plan for the NR-SU Zone District and any proposed future development is required to be reviewed and decided by the EPC prior to any future development.*

**VI. PROPOSED TEXT AMENDMENTS & ANALYSIS**

***Overview & Purpose***

The request is for text amendments to the newly named *Chapter 3 – Facility Requirements and Appropriate Land Uses* of the 2018 DEII Airport Master Plan which would make non-aeronautical land uses permissive in the Master Plan. Aeronautical uses are specified as the primary use of the Airport. The non-aeronautical uses are described in a new section, *Section 3.7 Appropriate Land Uses*, and include IDO defined Commercial, Lodging, and Light Industrial. Educational, Film Studio, and Renewable Energy Generation uses are outlined in the added *Table 3.19 Appropriate Land Uses*. These added uses will be developed to meet applicable FAA Standards.

Once made permissive in the Master Plan, the proposed land uses would be required to be incorporated into a Site Plan under the NR-SU zone district, which should specify allowable uses, design standards, and other regulations negotiated at the EPC pursuant to IDO §14-16-2-5(E) prior to any future development. Future development of land use would also be required to meet applicable Airport Protection Overlay Zone regulations and standards.

This request is an amendment to the most Master Plan update that was approved by the EPC in 2023. The 2023 text amendment incorporated Wireless Telecommunication Facility (WTF) uses outside of the runway protection sub-area (IDO 3-3) (see PR-2018-00157/ SI-2023-00537). City Council did not see this request because the Implementing City Department requested that the WTF be reviewed and decided by the EPC pursuant to IDO §14-16-6(3)(C). City council will see the WTF land use incorporated into the document as part of this request, but will not be deciding on it because it was already approved by the EPC.

Pursuant to IDO §14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO, other adopted City regulations, or the Site Plan-EPC Review and Decision Criteria of IDO §14-16-6-6(J). Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. In this case, the EPC has recommended conditions of approval.

***Proposed Text Amendments***

The proposed amendments would add language to the Master Plan document to update in the DEII Airport Master Plan as follows:

<b>Category</b>	<b>Page</b>	<b>Change</b>	<b>Description</b>
<b>Document Consistency - text update</b>	Throughout	<ul style="list-style-type: none"> <li>Revise date in headers</li> </ul>	Change the year from 2018 to 2024
	2 to 3	<ul style="list-style-type: none"> <li>Revise Table of Contents and list of Tables and Figures</li> </ul>	Reflects new content, revised page numbers, and new table
<b>Cover Pages</b>	Title page #1	<ul style="list-style-type: none"> <li>Revise cover page</li> </ul>	Add “Amended 2024”
	Cover sheet #3	<ul style="list-style-type: none"> <li>Add a summary of previous Plan Amendments</li> </ul>	Added list of Master Plan changes made in 2023 and proposed for 2024

<b>Chapter 3</b>	Chapter 3 title page; 3-1	<ul style="list-style-type: none"> <li>Revise Chapter 3 title</li> </ul>	Add “and appropriate land uses” after Chapter Three: Facility Requirements
	3-1 to 3-34	<ul style="list-style-type: none"> <li>Revise Chapter 3 headers and date</li> </ul>	New header: Chapter 3 – Facility Requirements and Appropriate Land Uses; 2024
	3-23; 3-24	<ul style="list-style-type: none"> <li>Incorporate previously approved Wireless Telecommunication Facilities (WTF) amendment language</li> </ul>	Adds a paragraph about proposed WTF use allowance approved by EPC May 2023 (PR-2018-001577/ SI-2023-00537)
	3-24 to 3-34	<ul style="list-style-type: none"> <li>Revise section page numbering in Chapter 3</li> </ul>	Changes reflect inserted section, pages, and table
	3-32 to 3-33	<ul style="list-style-type: none"> <li>Add new Section 3.7 Appropriate Land Uses</li> </ul>	Adds language and table outlining appropriate aeronautical and non-aeronautical land uses
	3-32 to 3-34	<ul style="list-style-type: none"> <li>Revise section numbering</li> </ul>	Change reflects inserted section
	3-32 to 3-34	<ul style="list-style-type: none"> <li>Revise table numbering</li> </ul>	Change reflects inserted <i>Appropriate Land Uses</i> table
<b>Chapter 6</b>	First	<ul style="list-style-type: none"> <li>Add Site Plan Exhibit</li> </ul>	Adds an interim site plan that better reflects the conditions of the existing airport
	Airport Layout Drawing (C-103); Terminal Area Drawing (C-104)	<ul style="list-style-type: none"> <li>Add Future Building Facility items</li> </ul>	Adds non-aeronautical land uses to Building/Facility table

***Discussion***

The applicant proposes to add additional non-aeronautical land uses to the DEII Master Plan. These non-aeronautical land uses include commercial, light industrial, educational, film studio, and renewable energy generation. The applicant has provided updated text, tables, and place-holding plan exhibits to reflect this change (see Justification Letter and DEII Master Plan, 2024 attached).

As explained by the applicant, these changes would facilitate future development within the approximately 4500-acre DEII Airport. The Master Plan does not specify development standards, so future development of the proposed land uses would be controlled by the future NR-SU site plan.

The future NR-SU Site Plan would establish allowable uses, design standards, and other development regulations for the Airport site as negotiated at the EPC through the application for the Site Plan and is not a part of this request.

The proposed changes could facilitate development that aligns with the intention of a Developing Employment Center: to remain predominately industrial, business, and retail centered. This location also provides excellent access from the major intersection of Atrisco Vista Blvd NW and the I-40

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highway for truck- and auto-oriented transit. Furthermore, the request would expand on the Comp Plan's goal to expand employment opportunities west of the Rio Grande and in an employment district.

## **VII. AGENCY & NEIGHBORHOOD CONCERNS**

### **Reviewing Agencies**

City departments and other agencies reviewed this application. Agency Comments were received; there were no objections to the proposed ZMA.

Comments offered by Albuquerque Bernalillo County Water Authority (ABCWUA), Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), City of Albuquerque Planning Department - Transportation, PNM, and Solid Waste will become more important as future site plans are reviewed. The City Transportation ABQ Ride offered standard comments. Agency Comments begin on p. 31.

#### *Petroglyph National Monument Agency meeting*

A meeting was held between the applicant (City Aviation), the City Open Space division, and the Petroglyph National Monument (PNM) on April 11, 2024 to discuss concerns raised by the PNM regarding the proposed non-aeronautical uses at the DEII Airport. The PNM and City Open Space have concerns regarding future development of these uses once permitted by the Master Plan text amendment. Concerns include lighting, visual impacts concerning color of buildings, and the existing drainage pond on the northeastern property line which could affect wildlife crossing. The applicant provided responses to these concerns for future development and how they could be mitigated. Staff would like to note that the concerns regarding the future development locations and standards are a part of a separate future request with a NR-SU Site Plan and not the current text amendments to allow the proposed uses (see attached meeting notes).

### **Neighborhood/Public**

Notification requirements are found in IDO Table 6-1-1 (Summary of Development Review Procedures) in Part 14-16-6 Administration and Enforcement, and are further explained in IDO §14-16-6-4(K) Public Notice section. According to the City Office of Neighborhood Coordination (ONC), there are no affected registered neighborhood organizations (see attachment). Property owners within 100 feet of the subject site were notified by mail as required (see attachments). A facilitated meeting was neither requested nor held.

As of this writing, Staff has not been contacted nor received any comments regarding this request. There is no known opposition.

## **VIII. CONCLUSION**

The request is for text amendments to the Double Eagle II (DEII) Airport Master Plan ("subject site"). DEII is located on an approximately ( $\approx$ ) 4,500-acre site at 7401 Atrisco Vista Blvd NW, between Atrisco Vista Blvd NW and Shooting Range Access Rd NW. The subject site is bounded by Major Public Open Space (MPOS), the City of Rio Rancho, and unincorporated Bernalillo County land (the "subject site") and within a  $\frac{1}{4}$  mile west of the Petroglyph National Monument. The subject site is about 8.5 miles northwest of Downtown Albuquerque (approximately 18 miles driving).

The proposed text amendments would add non-aeronautical land uses, including commercial, lodging, light industrial, educational, film studio, and renewable energy generation, as permissive in the Master Plan. Upon recommendation by the EPC and approval of this request by the City Council, the proposed uses would be permissive and any future development shall be reflected in a Site Plan under the NR-SU zone district for the DEII Airport, which has not yet been approved by the EPC. The proposed uses would not be allowed until a Site Plan that reflects the uses is approved by the EPC. The future Site Plan would establish allowable uses, design standards, and other development regulations for the Airport site as negotiated at the EPC through the application for the Site Plan and is not a part of this request.

The subject site is located in the Double Eagle II Airport Developing Employment Center, along the Commuter Corridor, Arroyo Vista Blvd NW, and is in both an Area of Consistency (approximately one-quarter) and an Area of Change (approximately three-quarters) as designated in the 2017 Comprehensive Plan.

Staff finds that the request is generally consistent with applicable Goals and Policies and that the applicant has adequately met review and decision criteria for the proposed amendment.

According to the City Office of Neighborhood Coordination (ONC), there are no affected Neighborhood Associations. Property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not held. Staff has not received any comments. There is no known opposition.

Staff recommends approval subject to conditions needed to improve consistency with the DEII Master Plan to provide clarity going forward and to ensure requirements are met.

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***FINDINGS – PR-2018-001577, SI-2024-00321 - April 18, 2024 – Major Amendment***

1. The request is for text amendments to the Double Eagle II (DEII) Airport Master Plan. DEII is located on an approximately 4,500-acre site at 7401 Atrisco Vista Blvd NW between Atrisco Vista Blvd and Shooting Range Access Rd, bounded by Major Open Space, the City of Rio Rancho, and unincorporated Bernalillo County land (the “subject site”). The subject site is approximately 8.5 miles northwest of Downtown Albuquerque, around 18 miles driving.
2. The DEII Airport Master Plan is a Rank 3 Plan and contains standard elements such as a facilities inventory, a needs assessment, a discussion of development alternatives, a forecast, an evaluation of development alternatives, and a Capital Implementation Plan (CIP) with a 20-year horizon. A Rank 3 Plan is developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities.
3. The DEII Airport is zoned Non-residential – Sensitive Use (NR-SU). Prior to the effective date of the IDO in May 2018, the subject site was zoned SU-1 for Airport and Related Facilities.
4. The subject site is located in the developing DEII Airport Employment Center and along the Arroyo Vista Commuter Corridor as designated by the Comp Plan. The majority of the subject site (approximately three-quarters) is located in an Area of Change. The exception is the airfield areas and the far northwest parcels that are within an Area of Consistency and account for approximately one-quarter of the subject site.
5. The request is for text amendments to the newly named *Chapter 3 – Facility Requirements and Appropriate Land Uses* of the 2018 DEII Airport Master Plan. The request would add non-aeronautical land uses, including commercial, lodging, light industrial, educational, film studio, and renewable energy generation, as permissive uses under new section, Section 3.7 *Appropriate Land Uses*.
6. Aeronautical uses are specified as the primary use of the Airport. The added non-aeronautical land uses would be developed to meet applicable Airport Protection Overlay Zone regulations and standards and any other applicable city and Federal Aviation Administration (FAA) requirements.
7. Approval of this request would facilitate future development of the proposed land uses, which is subject to a separate review and approval process. The proposed land uses would be required to be incorporated into a Site Plan under the NR-SU zone district, which would specify allowable uses, design standards, and other regulations negotiated at the EPC pursuant to IDO §14-16-2-5(E), prior to any future development.
8. Once the land uses are permitted in the Rank 3 Master Plan and specified on an EPC approved Site Plan, future development would be subject to Administrative review and approval unless otherwise specified.
9. Upon approval of this request, commercial, lodging, light industrial, educational, film studio, and renewable energy generation would be permissive land uses in the DEII Master Plan. Any future development applications would not be subject to another amendment to the DEII Airport Master Plan unless new land uses are requested.

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10. This request is an amendment to the most recent Master Plan update that was approved by the EPC in May 2023. The 2023 text amendment incorporated Wireless Telecommunication Facility (WTF) uses outside of the runway protection sub-area (IDO §14-16-3-3) (see PR-2018-00157/ SI-2023-00537). City Council did not see this request because the Implementing City Department requested that the WTF be reviewed and decided by the EPC pursuant to IDO §14-16-6(3)(C). City Council will see the WTF land use text incorporated into the document as part of this request, but will not be deciding on it because it was already approved by the EPC.
  11. The text amendments constitute a Major Amendment to a prior approval (the DEII Airport Master Plan). Pursuant to IDO §14-16-6-4(Y) – Amendment of Approvals, if a request exceeds the thresholds for Minor Amendments in IDO §14-16-6-4(Y)(2), it is then a Major Amendment. In this case, the request would affect property in the Airport Protection Overlay Zone and the Developing Employment Center (see IDO §6-4(Y)(2)(a)(11)) and approves land uses that were not originally authorized by the original approval on the subject site (see IDO §6-4(Y)(2)(a)(12)).
  12. All amendments to permits or approvals that do not qualify as Minor Amendments (see IDO §14-16-6-4(Y)(2)) may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure used to issue the original permit or approval (see IDO §14-16-6-4(Y)(3)(a)). The EPC was the original reviewing body of the controlling 2018 DEII Airport Master Plan and the City Council was the approving body. Therefore, this request will be heard by the EPC with the City Council as the final decision-making body pursuant to IDO §14-16-6-4(U)(2).
  13. Pursuant to the Federal Aviation Administration (FAA), Master Plans are required to be approved through a public hearing process by the governmental agency or authority that owns or operates the airport (See FAA Land Use Compatibility & Airports). Pursuant to IDO §14-16-6-3(C), implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired.
  14. 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.
  15. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Development Patterns from Chapter 5- Land Use:
    - A. Goal 5.1- Centers and Corridors: Grow as a community of strong centers connected by a multi-modal network of Corridors.

The subject site is located in the DEII Airport Developing Employment Center accessed from the Atrisco Vista Blvd Commuter Corridor. The request would facilitate future light industrial, business, educational, and retail development that that would contribute to growth in the Employment Center by offering a range of employment opportunities. The DEII location is located about five miles north the intersection with I-40 that could provide excellent access for trucks and connections for freight.
    - B. Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.



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The request would facilitate future growth of the DEII Employment Center. The subject site is accessed by the Atrisco Vista Blvd Commuter Corridor which is intended to move higher-speed and higher volume traffic into and out of the area. This request would allow an expansion of allowable businesses and activities at the subject site.

- C. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment and foster synergy among businesses.

The DEII Airport is designated as a Developing Employment Center by the Comprehensive Plan. It is envisioned to continue to be used as a commercial airport for smaller aircraft and helicopters, and to expand its usage by offering commercial, lodging, light industrial, educational, film studio, and renewable energy generation development opportunities. These new land uses would prioritize employment opportunities and foster synergy among aviation and aviation support businesses.

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

The DEII Airport is located entirely on the West Side. The request would offer additional land use opportunities to help develop commercial, lodging, light industrial, educational, film studio, and renewable energy generation based-business that could help foster additional employment opportunities on the West Side.

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

The request to add commercial, lodging, light industrial, educational, film studio, and renewable energy generation as permissive land uses at the subject site. This would encourage and direct growth to Areas of Change where it is expected and desired at the DEII Airport. The airfield and Major Public Open Space areas are in Areas of Consistency, that are not envisioned to change. However, future development of the nonaeronautical uses could potentially be developed in Areas of Consistency, which would be approved through a future NR-SU site plan for the Airport, ensuring that the development is similar in character and intensity to the existing Airport and surrounding area.

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

The majority of the approximately 4500-acre subject site is in an Area of Change within the DEII Airport Developing Employment Center and is bordered on the east by a designated Commuter Corridor. The request would encourage future growth by directing more intense development to the existing Employment Center where it is expected and desired. Since the subject site is currently limited to airport and WTF related activities, the request to add six non-aeronautical land uses (i.e., commercial, lodging, light industrial, educational, film studio, and renewable energy generation) could encourage new development intensity and increase employment opportunities where change is encouraged.

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16. The request is generally consistent with the following Comprehensive Plan Goal and Policy regarding City development areas from Chapter 5:

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

The non-aeronautical uses proposed in this request lie within the DEII Developing Employment Center with the majority of the subject site designated as Areas of Change, areas where growth is desired. The intent of this request is to help focus job creation within the Employment Center where that activity is desired. Namely, by allowing new non-aeronautical uses (i.e., commercial, lodging, light industrial, education, film studio, and renewable energy generation), this request could help expand business and economic opportunities within a mostly undeveloped district. Area of Change policies support the development of a mix of uses and higher density and intensity areas where growth is desired, and in this case, one where could be supported by multi-modal transportation (e.g., air- and freight networks).

- 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 DEII Airport Master Plan addresses landside facilities that support aviation functions, such as the administration buildings, fuel farm, and hangars. The request to add commercial, lodging, light industrial, educational, film studio, and renewable energy generation land uses as a landside facility could maximize existing infrastructure at the airport. Adding additional land uses could also contribute to the efficient use of land to generally support the public good.

17. The request is generally consistent with the following Comprehensive Plan Goal and Policy regarding City development areas from Chapter 6:

- A. Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

As discussed in the Master Plan, air travel is part of a larger transportation system that facilitates the movement of people, goods, and services. The DEII Airport has the potential to stimulate and support job creation because expansion of landside facilities through additional land uses would provide jobs that bolster not only aviation functions (such as administration and facilities used to train pilots) but general non-aeronautical business growth and job creation related to commercial, lodging, light industrial, educational, film studio, and renewable energy generation.

- B. Policy 6.2.10- Aviation: Provide adequate accommodations for domestic travel, shipping, and military purposes.

A major purpose of the DEII Master Plan is to ensure that projected demand for aviation (airside) and aviation support (landside) facilities can be accommodated. The Master Plan

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evaluates existing facilities, uses forecasts to determine future needs, and proposes strategies to ensure that these functions can be adequately accommodated. Added non-aeronautical land uses could provide a wider variety of accommodations to support existing and future domestic travel, shipping, and other potential purposes by offering commercial, lodging, light industrial, educational, film studio, and renewable energy generation support services.

18. The request is consistent with the following Comprehensive Plan Policy regarding City development areas from Chapter 8:

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

The proposed Master Plan text amendment to expand the non-aeronautical land uses permitted at the subject site would encourage a more diverse, economic development effort by growing, retaining, and expanding a range of future businesses. This could improve the quality of life for new and existing residents in Albuquerque near the DEII Airport. It could also foster a robust, resilient, and diverse economy especially in the areas of commercial, lodging, light industrial, educational, film studio, and renewable energy generation within a Developing Employment Center. New business encouraged through the addition of non-aeronautical land uses could bring new resources into the community through new employment opportunities as well as local-serving businesses and the exportation of goods or services outside the local economy which in turn could attract new investment to the area.

19. The request is generally consistent with the following Comprehensive Plan Goals regarding City development areas from Chapter 8:

- A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The proposed text amendment will provide opportunities for both large- and small-scale businesses to be establish. The strategic location and ample land supply combined creates an environment that welcomes and encourages business and talent. The proposed amendment would provide an opportunity to concentrate non-aeronautical business and industry within a designated Employment Center, potentially cultivating a place where business and talent could want to stay and thrive.

- B. Goal 8.2- Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The request could promote entrepreneurship as it expands, diversifies, and encourages future non-aeronautical land uses that could bolster new economic development opportunities and foster a robust culture of creativity and diversity. In turn this could encourage private and local businesses to grow.

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20. The request for a Major Amendment meets the Master Development Plan – EPC Review & Decision Criteria in IDO §14-16-6-6(F)(3):

A. 6-6(F)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The subject site is not a part of a Master Development Plan; it is within the boundaries of the Rank 3 DEII Master Plan. The IDO does not have separate review and decision criteria for Master Plan reviews. It is standard procedure to follow Master Development Plan review and decision criteria for Rank 3 plans when implementing departments choose the EPC as the review and City Council as the approval body for the proposed amendment. As demonstrated by the policy analysis provided by staff, the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

B. 6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

The subject site is zoned NR-SU and is a subject of the Double Eagle II Airport (DEII) Master Plan. Currently, the Master Plan is silent on development standards and regulations for the non-aeronautical commercial, lodging, and light industrial uses. Therefore, the request to allow these land uses (commercial, lodging, and light industrial) in the DEII Master Plan shall be consistent with all applicable regulations of the NR-SU zone district and FAA regulations. The non-aeronautical uses of Educational, Film Studio, and Renewable Energy Generation are text amendment terms defined as part of this request. These land uses shall also be consistent with all applicable regulations of the NR-SU zone district and FAA regulations. The request would not change any existing development agreements or regulations associated with the DEII Master Plan. Any future development within the subject site would be subject to the future NR-SU Site Plan (to be reviewed by the EPC), which will specify site standards, uses, and regulations for the DEII Airport.

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

The proposed text amendment would allow the proposed non-aeronautical land uses of commercial, lodging, light industrial, educational, film studio, and renewable energy generation in the DEII Master Plan. The request would facilitate future development which would be subject to a separate application process and all applicable provisions of the IDO, DPM, as well as all FAA regulations. The capacity of the existing infrastructure at the DEII Airport will be analyzed as part of future development requests.

D. 6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

The subject site is within the boundaries of the Rank 3 DEII Master Plan that guides the development, maintenance, and operation of individual public resources or facilities. Rank 3 Plans may specify development standards, management policies, or multi-year programs of capital improvements for particular public facilities or City-owned or managed

resources, and are not subject to the review and decision processes in the IDO, although the implementing City Department chose to have the EPC review and City Council decide on the Rank 3 Plan.

Future development will be subject to regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators as well as DEII Airport Protection Overlay (APO) Zone (IDO §14-16-3-3) regulations and buffering of MPOS Edges requirements if applicable (IDO §14-16-5-2(J)). Dimensional standards in NR-SU shall be determined in the approval of a Site Plan – EPC as part of the approval of any future amendment to the NR-SU zone district (IDO §14-16-5-1(E)(2)(b)).

A Site Plan for the NR-SU Zone District and any proposed future development is required to be reviewed and decided by the EPC prior to any future development.

21. According to the City Office of Neighborhood Coordination (ONC), there are no affected neighborhood organizations. Property owners within 100 feet of the subject site were notified as required. A facilitated meeting was neither requested nor held. Staff has not been contacted or received any written comments. There is no known opposition.
22. A meeting was held between the applicant (City Aviation), the City Open Space division, and the Petroglyph National Monument (PNM) on April 11, 2024 to discuss concerns around future development of the proposed non-aeronautical uses once permitted by the Master Plan text amendment. Although future development locations and standards are a part of a separate future request to the EPC for an NR-SU Site Plan, the concerns outlined include: lighting, visual impacts concerning color of buildings, and the existing drainage pond on the northeastern property line which could affect wildlife crossings. The applicant provided responses to these concerns for future development and how they could be mitigated.
23. Minor Conditions and Amendments are needed to provide clarification and create consistency with the DEII Master Plan moving forward.

***RECOMMENDATION - PR-2018-001577/SI-2024-00321, April 18, 2024***

***APPROVAL of PR-2018-001577/SI-2023-00321, a Major Amendment to the DEII Airport Master Plan, for all or a portion of Tract A-1, Plat of Tract A-1 & Tract L-1, Parcels 1-5, Double Eagle II Airport; Tract C & Parcel-1, Tract M Bulk Land Plat of Double Eagle II Airport & Adjacent Lands; Tract D-1-A-2, the Southeasterly Portion of Tract D-1-A-1 & Tract S-1-A, Plat of Tracts D-1-A-1, D-1-A-2 & S-1-A of Amended Bulk Land Plat for Aerospace Technology Park; Tract E, F, and K, Bulk Land Plat of Double Eagle II Airport & Adjacent Lands; Tract N-1 & Tract N-2, AKA Parcel 4, Bulk Land Plat of Tracts N-1, O-1, & N-2 PARCELS 1, 2, 3, & 4 Double Eagle II Airport & Adjacent Lands; and Tract S-2, Bulk Land Plat for Aerospace Technology Park, Tracts D & S of Double Eagle II Airport & Adjacent Lands, Lands of Double Eagle II Airport, an approximately 4,500 acre site zoned NR-SU and located between Atrisco Vista Blvd NW and Shooting Range Access Rd, bounded by Major Public Open Space (MPOS), the City of Rio Rancho, and unincorporated Bernalillo County lands, based on the preceding Findings and subject to the following Conditions of Approval.***

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***CONDITIONS OF APPROVAL***

1. Pursuant to IDO §14-16-6-4(P) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the Conditions of Approval. If any conditions are not met within that time, the approval is void.
2. Upon approval of the Major Amendment by City Council, the applicant shall provide a clean, updated Master Plan document to the City Planning Department within 6 months.
3. Conditions from ABCWUA (Albuquerque Bernalillo County Water Utility Authority)
  - a. A detailed map shall to be provided to evaluate land uses for each proposed legally platted Tract in the subject area to evaluate the changes from prior uses and to analyze the potential effect on the existing system.
  - b. Any proposed uses that are known shall also be provided.
  - c. Master planning efforts developed by Molzen-Corbin ("Double Eagle II Project Definition: Water Component" and "Double Eagle II Project Definition Wastewater Component", both 2002, and "Double Eagle II Airport Master Plan" April 2018) examined the area for current land use. The applicant shall work with ABCWUA to determine if “a revision or an updated master plan to understand the impacts of the proposed land use changes related to water and sanitary sewer uses” is required.

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*Catherine Heyne*  
Catherine Heyne, Planner

***Notice of Decision cc list:***

Dekker Perich Sabatini, Will Gleason, [WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)  
Dekker Perich Sabatini, Rebecca Shank, [RebeccaS@dpsdesign.org](mailto:RebeccaS@dpsdesign.org)  
Dekker Perich Sabatini, Vikki Everett, [VikkiE@dpsdesign.org](mailto:VikkiE@dpsdesign.org)  
Dekker Perich Sabatini, Athulya Usha Menon, [AthulyaM@dpsdesign.org](mailto:AthulyaM@dpsdesign.org)  
COA Sunport, Manny Manriquez, [mmanriquez@cabq.gov](mailto:mmanriquez@cabq.gov)  
COA Sunport/DEII, Christina M. Sandoval, [cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)

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## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### **Zoning / Code Enforcement**

#### **Long Range Planning**

#### **Metropolitan Redevelopment**

#### **Transportation Development Review Services**

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required with each newly developed lot.
- A Traffic Scoping Form is required to determine if a Traffic Impact Study is required.
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

### **CITY ENGINEER**

#### **Hydrology Development**

#### **Transportation Development Services**

### **MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION**

### **POLICE DEPARTMENT/PLANNING**

### **SOLID WASTE MANAGEMENT DEPARTMENT**

- A site plan approved for access by the Solid Waste Department will be required.
  - Indicate on a site plan where the new structures will dispose of their refuse.
  - The site plan can be sent to hgallegos@cabq.gov for review.

### **TRANSIT DEPARTMENT**

#### **ABQ Ride**

- ABQ Ride has no substantive comment.

### **PARKS AND RECREATION**

### **ABC WATER UTILITY AUTHORITY (ABCWUA)**

1. A detailed map needs to be provided to evaluate land uses for each proposed legally platted Tract in the subject area to evaluate the changes from prior uses and to analyze the potential effect on the existing system.
  - a. Any proposed uses that are known need to also be provided.

2. Master planning efforts developed by Molzen Corbin ("Double Eagle II Project Definition: Water Component" and "Double Eagle II Project Definition Wastewater Component", both 2002, and "Double Eagle II Airport Master Plan" April 2018) examined the area for current land use. A revision or an updated master plan may be required to understand the impacts of the proposed land use changes related to water and sanitary sewer uses.
3. Each newly proposed development will require a Request for Availability to provide conditions for service. Requests can be made at [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx).

***ALBUQUERQUE PUBLIC SCHOOLS***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

- No adverse comments to the Site Plan – Major Amendment.
- The Double Eagle site drainage is governed by the Double Eagle II Municipal Airport Drainage Masterplan (Molzen-Corbin, 2003) and the Double Eagle II Municipal Airport Storm Drainage Masterplan Update 2009, Basin Summary (Molzen-Corbin, 2010) and must continue to conform to these drainage master plans until an update/new DMP is proposed.
- Programmed drainage facilities identified in the DMP are needed to limit developed flow to not overwhelm downstream drainage infrastructure.

***COUNTY OF BERNALILLO***

***Planning***

***Public Works***

***MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)***

***MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

MRMPO has no adverse comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PNM COMPANY***

PNM supports economic development efforts in the Albuquerque metropolitan area and will coordinate with property owners and customers as necessary to plan for, design, and develop necessary electric service infrastructure. Please reflect the importance of critical infrastructure, including electric service delivery, in the updated verbiage of this DE II Master Plan amendment, especially as the mix of uses diversifies. Close coordination between the Aviation Department and PNM related to existing and potentially new electric facility structure locations and heights is important to ensure compliance with FAA rules and standards.

There are numerous PNM transmission and distribution facilities and/or easements throughout and adjacent to the Double Eagle II Airport properties.

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



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

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

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

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

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

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

**PETROGLYPH NATIONAL MONUMENT  
AVIATION DEPARTMENT  
KIRTLAND AIR FORCE BASE**

PHOTOGRAPHS

Existing Conditions

**Figure 1:** Overview of the subject site, looking WSW from airport east entrance.



**Figure 2:** Overview of subject site, looking NW.



**Figure 3:** Airport tower and buildings, looking W.



<sup>a</sup> **Figure 4:** Subject site Welcome Sign, looking SE to airport runway.



**Figure 5:** Overview of subject site buildings, looking W.



**Figure 6:** Overview of subject site hangers, looking E.



**Figure 7:** Panoramic overview of the subject site looking S.



**Figure 8:** Panoramic overview of the subject site looking E.



## ZONING

For specifics of the NR-SU zone, please refer to IDO §14-16-2-5(E).

## HISTORY

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



## OFFICIAL NOTIFICATION OF DECISION

May 18, 2023

Gravity Pad Towers, LLC  
440 Alamos Road  
Corrales, NM 87048

**Project # PR-2018-001577**  
SI-2023-00537 - EPC - Major Amendment

### LEGAL DESCRIPTION:

ABQ Land Use Consulting LLC c/o Carl Garcia, agent for Gravity Pad Towers LLC, requests a Site Plan- Major Amendment for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, located at 7401 Atrisco Vista Blvd. NW, at the intersection of Atrisco Vista Blvd. NW and Shooting Range Access Rd., zoned NR-SU, approximately 4500 acres (E-5)  
Staff Planner: Megan Jones

On May 18, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001577, SI-2023-00537 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of approval:

### FINDINGS - Double Eagle II Text Amendment

1. The request is for text amendments to the Double Eagle II (DEII) Airport Master Plan. DEII is located on an approximately ( $\approx$ ) 4,500-acre site at 7401 Atrisco Vista Blvd., between Atrisco Vista Blvd. and Shooting Range Access Rd., bounded by the Petroglyph National Monument, the City of Rio Rancho, and unincorporated Bernalillo County land (the "subject site"). The subject site is twenty miles north by northwest of Downtown Albuquerque.
2. The DEII Airport Master Plan is a Rank 3 Plan and contains standard elements such as a facilities inventory, a needs assessment, a forecast, development alternatives, and a Capital Implementation Plan (CIP) with a 20-year horizon. A Rank 3 Plan is developed and approved by an implementing City department to guide the development maintenance, and operation of individual public resources or facilities.
3. The DEII Airport is zoned Non-residential – Sensitive use (NR-SU). Prior to the effective date of the IDO in May 2018, the subject site was zoned SU-1 for Airport and Related Facilities.
4. The proposed text amendments would add Wireless Telecommunication Facilities (WTFs) as a Facility Requirement and land use in the Master Plan and Airport Layout. WTFs are a permissive accessory use in the NR-SU zone district.



5. Approval of this request would facilitate development of a future WTF, which is subject to a separate administrative review and approval process.
6. The request (the text amendments) constitutes a Major Amendment to a prior approval (the DEII Master Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would affect property in the Airport Protection Overlay Zone and the existing Employment Center District [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

7. The EPC was the original reviewing body of the controlling 2018 Master Plan and the City Council was the approving body. Pursuant to the Federal Aviation Administration (FAA), Master Plans are required to be approved through a public hearing process by the governmental agency or authority that owns or operates the airport (See FAA Land Use Compatibility & Airports). Pursuant to IDO 14-16-6-3(C), implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired.

In this case, the Aviation Dept. is requesting the EPC as the review and approval body for the proposed amendments.

8. The subject site is located in the developing DEII Airport Employment Center and along the Arroyo Vista Commuter Corridor as designated by the Comp Plan. The majority of the subject site (approximately three-quarters) is located in an Area of Change. The exception is the airfield areas, which are an Area of Consistency and account for approximately one-quarter of the subject site.
9. 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.
10. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Development Patterns from Chapter 5- Land Use:

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

The DEII Airport Master Plan addresses landside facilities that support aviation functions, such as the administration buildings, fuel farm, and hangars. The request to add the WTF land use as a landside facility could maximize the utility of existing infrastructure at the airport, and contribute to the efficient use of land to generally support the public good.

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

The request would facilitate development of a future WTF, which would support growth at the DEII airport which has existing infrastructure to support the use. DEII is a public facility that may benefit from the WTF land use for the needs of the Airport and surrounding area.

- C. Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The request would help ensure that the WTF land use, an objectionable use to immediate neighbors, is located at the DEII Airport. DEII is located away from immediate development and is surrounded by undeveloped land, aside from the ABQ Shooting Range. Additionally, the request would facilitate development of a WTF on the West side of Albuquerque, which is useful to society.

11. The request is consistent with the following Comprehensive Plan Goal and policies regarding City development areas from Chapter 5:

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

The request to add WTFs as a land use and Facility Requirement in the Master plan would facilitate development of a WTF in the proposed area of change at the DEII Airport. The Airfield areas are in an Area of Consistency, which is not envisioned to change.

- B. 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.

The subject site is primarily designated as an Area of Change. The majority of the subject site is undeveloped and is to be used for airport and airport-related expansion and businesses in the future and is designated as an Area of Change. The airfield areas, which are a relatively small portion of the subject site, are not envisioned to change much except for updates to meet Federal safety requirements and is designated as an Area of Consistency. In general, airport expansion and non-aviation growth would be directed to Areas of Change where it is expected and desired, and the Areas of Consistency would remain constant because growth is not desired there. The request would add the WTF land use as a facility requirement, in an Area of Change.

12. The request is generally consistent with Goal 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth (Chapter 12-Infrastructure, Community Facilities, and Services).

The request to add a WTF land use as a landside requirement in the DEII Master Plan would provide infrastructure that would support the existing DEII Airport and surrounding area because the Master plan does not currently include WTFs as a land use. The purpose of the request would approve the use and facilitate development of a future WTF, which is subject to a separate approval process which would ensure efficient, equitable and environmentally sound infrastructure. This request generally supports the Comp Plans vision for growth.

13. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

- A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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

The subject site is zoned NR-SU and is within the Double Eagle II Airport Master Plan. The Master Plan is silent on development standards and regulations for Wireless Telecommunication Facilities (WTF). Therefore, the request to allow a WTF land use in the DEII Master Plan shall be consistent with all applicable regulations of the NR-SU zone district, IDO Wireless Telecommunication Facility Regulations, and FAA regulations. The request would not change any existing development agreements or regulations associate with the DEII Master Plan.

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

The proposed text amendment would allow the WTF land use as a facility requirement in the DEII Master Plan, which is required to comply with the NR-SU standards in the IDO. The request would facilitate future development of a WTF which would be subject to a separate application process and all applicable provisions of the IDO, DPM, and all FAA and WTF regulations. Conditions of approval are recommended to ensure compliance with NR-SU standards, DEII development standards, and to create consistency within the DEII Master Plan exhibits/maps.

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

The requested amendments would not impact existing infrastructure and public improvements. The applicant has agreed to coordinate with utility providers to mitigate any potential burdens on the power grid and will be responsible for the construction of the proposed access road for the proposed future WTF made possible by this request, and will ensure that all DPM and IDO guidelines are met.

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

The proposed text amendments to allow a WTF land use as a landside facility at DEII Airport would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, the future WTF made possible by this request would be required to meet all WTF

and FAA regulations, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area.

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

Not applicable. The subject site is not a part of a Master Development Plan; it is within the DEII Master Plan which is a Rank 3 Plan.

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

Not applicable. The Level A Plan area is not in a designated Railroad and Spur Area.

14. Upon approval of this request WTFs are an allowable use in the DEII Master plan and any future WTF applications would not be subject to another amendment of the DEII Master Plan.
15. Minor conditions and amendments are needed to provide clarification and create consistency with the DEII Master Plan moving forward.
16. There are no affected neighborhood organizations. Property owners within 100 feet of the subject site were notified as required. A facilitated meeting was neither requested nor held. Staff has not been contacted or received any written comments. There is no known opposition.

#### CONDITIONS OF APPROVAL

1. Upon approval of the Major Amendment and the subsequent approval of a Wireless Telecommunication Facility (WTF) at DEII Airport, the applicant shall update the Master Plan maps/exhibits with the final approved WTF location.
2. Map/Exhibits shall be updated with the approved, final WTF location within 6 months of the approval.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **June 2, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the

OFFICIAL NOTICE OF DECISION

Project # PR-2018-001577

May 18, 2023

Page 6 of 6

appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL/MJ

cc: Gravity Pad Towers, LLC, [sean@thefsg.com](mailto:sean@thefsg.com)  
ABQ Land Use Consulting LLC - Carl Garcia, [carl@abqlanduse.com](mailto:carl@abqlanduse.com)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File

R-2019-065

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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO:** Timothy M. Keller, Mayor

**FROM:** Stephanie M. Yara, Director of Council Services *SMY 9/16/19*

**SUBJECT:** Transmittal of Legislation

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Transmitted herewith is Bill No. R-19-169 Adopting The Double Eagle II Airport Master Plan, Project Number 1001656, 18EPC-40028, As An Official City Document (Sanchez and Borrego, by request), which was passed at the Council meeting of September 4, 2019, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

SY:dm  
Attachment  
9/9/2019

**CITY of ALBUQUERQUE  
TWENTY THIRD COUNCIL**

COUNCIL BILL NO. R-19-169 ENACTMENT NO. R-2019-065

SPONSORED BY: Ken Sanchez, Cynthia D. Borrego, by request

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**RESOLUTION**

**ADOPTING THE DOUBLE EAGLE II AIRPORT MASTER PLAN, PROJECT NUMBER 1001656, 18EPC-40028, AS AN OFFICIAL CITY DOCUMENT.**

**WHEREAS, the Double Eagle II Airport is one of two airports under the City's jurisdiction; and**

**WHEREAS, the Double Eagle II Airport is classified as a reliever airport for the Albuquerque International Sunport; and**

**WHEREAS, Double Eagle II Airport is classified as a Regional General Aviation Airport, the purpose of which is primarily to serve general aviation activity, with a focus on business activity; and**

**WHEREAS, the Comprehensive Plan designates the Double Eagle II Airport as a Developing Employment Center; and**

**WHEREAS, air travel demand and general aviation use has increased steadily and this trend is expected to continue into the future; and**

**WHEREAS, improvements made to airport facilities are instrumental to the increase in demand for airside and landside operations.**

**BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:**

**Section 1. The Double Eagle II Airport Master Plan is adopted by the City of Albuquerque.**

**Section 2. FINDINGS ACCEPTED. The City Council adopts the following findings recommended by the Environmental Planning Commission (EPC):**

[Bracketed/Underscored Material] - New  
[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New  
[Bracketed/Strikethrough Material] - Deletion

1           (A)    The request is for a master plan for the Double Eagle II (DEII)  
2    Airport, and approximately (≈) 4,500 acre site located on Atrisco Vista Blvd.,  
3    between Atrisco Vista Blvd. and Shooting Range Park, bounded by the  
4    Petroglyph National Monument, the City of Rio Rancho, and unincorporated  
5    Bernalillo County land (the “subject site”). The subject site is twenty miles  
6    north by northwest of Downtown Albuquerque.

7           (B)    The Double Eagle II Airport Master Plan (2018, the “DEII  
8    Master Plan”) would supersede the existing Airport Master Plan: Double  
9    Eagle II Airport (2002).

10          (C)    The 2018 DEII Master Plan contains standard elements such  
11    as a facilities inventory, a needs assessment, a forecast, development  
12    alternatives, and a Capital Implementation Plan (CIP) with a 20 year horizon.

13          (D)    The majority of the subject site (approximately three-  
14    quarters) is located in an area that the 2017 Albuquerque/Bernalillo County  
15    Comprehensive Plan has designated an Area of Change. The exception is  
16    the airfield areas, which are an Area of Consistency and account for  
17    approximately one-quarter of the subject site.

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

22          (F)    The request furthers the following Land Use Goal and policy  
23    (Chapter 5):

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

27                The DEII Airport Master Plan (2018) addresses landside  
28    facilities that support aviation functions, such as the administration  
29    buildings, fuel farm, and hangars. These maximize the utility of existing



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1 infrastructure at the airport, which was installed in 2003 (see History section  
2 of this report), and contributes to the efficient use of land to generally  
3 support the public good.

4 (ii) Policy 5.1.5- Employment Centers: Create Centers that  
5 prioritize employment opportunities and foster synergy among businesses.

6 The DEII Airport is designated as a Developing  
7 Employment Center by the Comprehensive Plan. It is envisioned to continue  
8 to be used as a commercial airport, a heliport, and to expand its usage as a  
9 training center, which would prioritize employment opportunities and foster  
10 synergy among aviation and aviation support businesses.

11 (G) The request furthers the following Comprehensive Plan Goal  
12 and policies regarding City development areas:

13 (i) Goal 5.6- City Development Areas: Encourage and direct  
14 growth to Areas of Change where it is expected and desired and ensure that  
15 development in and near Areas of Consistency reinforces the character and  
16 intensity of the surrounding area.

17 In general, airport and non-aviation growth would be  
18 directed to Areas of Change where it is expected and desired, and the Areas  
19 of Consistency would remain constant because growth is not desired there.

20 (ii) Policy 5.6.2- Areas of Change: Direct growth and more  
21 intense development to Centers, Corridors, industrial and business parks,  
22 and Metropolitan Redevelopment Areas where change is encouraged.

23 The subject site is primarily designated as an Area of  
24 Change. The majority of the subject site is undeveloped and is envisioned  
25 to be used for airport and airport-related expansion and businesses in the  
26 future.

27 (iii) Policy 5.6.3- Areas of Consistency: Protect and enhance  
28 the character of existing single-family neighborhoods, areas outside of  
29 Centers and Corridors, parks, and Major Public Open Space.

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The airfield areas, which are a relatively small portion of the subject site, are not envisioned to change much except for updates to meet Federal safety requirements.

(H) The request furthers the following Comprehensive Plan Goal and policies regarding transportation (Chapter 6):

(i) Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

As discussed in the Master Plan, air travel is part of a larger transportation system that facilitates the movement of people, goods, and services. The DEll Airport has the potential to stimulate and support job creation because expansion of the landside facilities would provide jobs that support aviation functions (such as administration and facilities used to train pilots). It's possible that some of the property in the subject site could develop with office, commercial, and industrial uses as is the case with the Sunport, which would support business development and job creation.

(ii) Policy 6.2.10- Aviation: Provide adequate accommodations for domestic travel, shipping, and military purposes.

A major purpose of the DEll Master Plan is to ensure that future demand for aviation (airside) and aviation support (landside) facilities can be accommodated. The master plan evaluates existing facilities, uses forecasts to determine future needs, and proposes strategies to ensure that these functions can be adequately accommodated.

(I) The request furthers Goal 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth (Chapter 12- Infrastructure, Community Facilities, and Services).

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1                   **The 2018 DEII Master Plan focuses on airport infrastructure**  
2                   **(runways, terminals, support services) needed to support existing and**  
3                   **anticipated aviation and aviation related needs. This supports the**  
4                   **community because, as a general aviation airport, DEII accommodates**  
5                   **smaller aircraft (planes and helicopters) used by businesses and**  
6                   **individuals. Should additional infrastructure be needed in the future, it**  
7                   **would be planned and coordinated with the City’s Capital Improvement**  
8                   **(CIP) program and with the Water Utility Authority.**

9                   **(J) The applicant and Planning Department Staff will coordinate**  
10                   **in the future to discuss proposed revisions to the Comprehensive Plan to**  
11                   **be consistent with the Updated DEI II Master Plan.**

12                   **(K) Minor conditions and amendments are recommended to**  
13                   **provide clarification.**


14                   **(L) The Westside Coalition is the affected neighborhood**  
15                   **organization, which was notified as required (see attachments). Property**  
16                   **owners within 100 feet of the subject site were also notified as required. A**  
17                   **facilitated meeting was neither requested nor held. Staff has not been**  
18                   **contacted or received any written comments. There is no known opposition.**

19                   **Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,**  
20                   **clause, word or phrase of this resolution is for any reason held to be invalid or**  
21                   **unenforceable by any court of competent jurisdiction, such a decision shall not**  
22                   **affect the validity of the remaining provisions of this resolution. The Council**  
23                   **hereby declares that it would have passed this resolution and each section,**  
24                   **paragraph, sentence, clause, word or phrase thereof irrespective of any**  
25                   **provision being declared unconstitutional or otherwise invalid.**

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29                   **x:\cl\share\cl-staff\\_legislative staff\legislation\23 council\r-169final.docx**

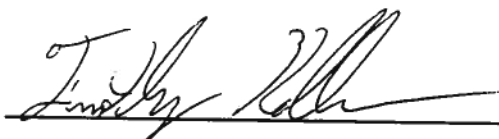
1 PASSED AND ADOPTED THIS 4th DAY OF September, 2019  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Klarissa J. Peña, President  
City Council

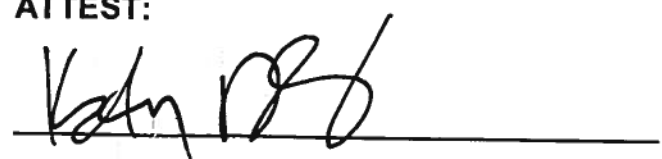
APPROVED THIS 23 DAY OF September, 2019

Bill No. R-19-169



Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:



Katy Duhigg, City Clerk

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

Date: July 18, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001656 \***  
03EPC-00915 Zone Map Amendment  
03EPC-00916 EPC Site Development Plan-  
Subdivision

City of Albuquerque, Real Property  
P.O. Box 1293  
Albuquerque, NM 87103

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) N, O, and Lots 4, 3 & 2, **BULK LAND PLAT DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS**, a zone map amendment from SU-1 OPEN SPACE to SU-1 AIRPORT RELATED FACILITIES, located on NW OF DOUBLE EAGLE AIRPORT, between and, containing approximately 590 acre(s). (C-4) Chris Hyer, Staff Planner

On July 17, 2003 the Environmental Planning Commission voted to approve Project 1001656/ 03EPC 00915, a request a zone map amendment from SU-1 for Major Public Open Space to SU-1 for Airport and related uses, for a 103.88-acre portion of Tracts "N" and "O" and Lots 4, 3 and 2 of the Bulk Land Plat of Double Eagle II Airport and Adjacent Lands consisting of 590.08 acres, located northwest of *Double Eagle II* Airport between the Soils Amendment Facility and the Alameda Land Grant, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Major Public Open Space to SU-1 for airport and related uses for a 103.88-acre portion of a 590.08 acre site consisting of Tracts "N" and "O" and Lots 4, 3 and 2 as shown on the Bulk Land Plat of Double Eagle II Airport and Adjacent Lands, located northwest of Double Eagle II Airport, between the Soils Amendment Facility and the Alameda Land Grant Boundary Line.

OFFICIAL NOTICE OF DECISION  
JULY 17, 2003  
PROJECT #1001656  
PAGE 2 OF 4

2. The subject site is located in the "Reserve Area" as designated by the *Comprehensive Plan*. The Goal for this land-use designation is specific to future planned communities, not the existing airport. The airport is a designated Activity Center. Therefore, this request does not contradict the *Comprehensive Plan* Reserve Area Goal by not incorporating a residential component. Consequently, the reference to the planned communities is not applicable to the site. The request proposes improvements to and the expansion of an existing facility that predated the "Reserve Area" designation.
3. This request furthers Part II, Section D. of the *Comprehensive Plan*, Community Resource Management, Goal 6, Economic Development by helping to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. This request is appropriate as this Goal speaks to economic activity and it's development.
4. The *Comprehensive Plan* designates *Double Eagle II Airport* and surrounding lands as an Activity Center.
5. The *West Side Strategic Plan* designates the airport and surrounding lands as an employment center. (Policy 1.6)
6. The request for a zone change meets the requirements of *Resolution 270-1980* because a different use category is more advantageous to the community, as articulated in the *Comprehensive Plan* and the *West Side Strategic Plan*.
7. A site development plan for subdivision accompanies this request.

**CONDITION:**

1. The new zoning lines shall correspond to the accompanying site development plan for subdivision (03EPC 00916).

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On July 17, 2003 the Environmental Planning Commission voted to approve Project 1001656/03EPC 00916, a request for site development plan for subdivision, for a portion of Tracts "N" and "O" and Lots 4, 3 and 2 of the Bulk Land Plat of Double Eagle II Airport and Adjacent Lands consisting of 590.08 acres, located northwest of *Double Eagle II Airport* between the Soils Amendment Facility and the Alameda Land Grant, based on the preceding Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for Site Development Plan for Subdivision for portions of a 590.08 acre site consisting of Tracts "N" and "O" and Lots 4,3 and 2 as shown on the Bulk Land Plat of Double Eagle II Airport and Adjacent Lands, located northwest of Double Eagle II Airport, between the Soils Amendment Facility and the Alameda Land Grant Boundary Line.
2. The site will be subdivided into four Parcels (Parcels 1, 2, 3 and 4) containing 103.88 acres, Tract "N-1" that is a 100-foot Right-Of-Way along the northern border of the site with a 100-foot easement on the upper eastern border that provides private access to the Tract south of the four Parcels and Tract "O-1" (containing 451.52 acres) on the southern portion of the site. Tract "O-1" will contain the majority of the acreage of the overall site.
3. The request furthers Part II, Section D. of the *Comprehensive Plan, Community Resource Management*, Goal 6, Economic Development by helping to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. This request is appropriate as this Goal speaks to economic activity and it's development.
4. The *Comprehensive Plan* designates the *Double Eagle II Airport* and its surrounding lands as an Activity Center. Part II, Section D. of the *Comprehensive Plan, Community Resource Management*, Goal 6, Economic Development, policies a, b and g are appropriate in support of developing the Activity Center to located at the Airport.
5. The airport and its surrounding lands are designated in the *West Side Strategic Plan* as an employment center that shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. (Policy 3.85) Eclipse Aviation will be building and operating their manufacturing facility at DE-II in the year 2006-2007. The *West Side Strategic Plan* section, "Encouraging Employment Growth on the West Side" is applicable to the lands surrounding the airport and the airport itself because of Eclipse Aviation and its respective related supporting industries.
6. The NMSHTD has approved a new alignment of *Paseo del Volcan* that will run north-south on the western most portion of the site. A reserved easement of 400-feet must remain on the site until the NMSHTD can place the exact location of *Paseo del Volcan*.
7. This site plan submittal accompanies a related zone map amendment.

OFFICIAL NOTICE OF DECISION  
JULY 17, 2003  
PROJECT #1001656  
PAGE 4 OF 4

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. Reservation for future dedication of a *minimum* 400-foot right-of-way width along the western boundary of the site for Paseo del Volcan, a limited access, principal arterial as designated on the Long Range Roadway System, and more specifically described on the attached right-of-way map.

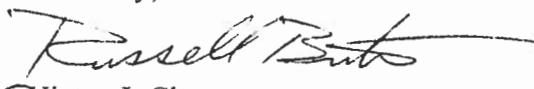
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 1, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/CH/ac

cc: Santiago Romero Jr., 4004 Carlisle Blvd. NE, Suite C4, Albuquerque, NM 87107





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

Date: February 21, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001656**  
02EPC-01956 EPC Site Development Plan  
-Building Permit

City of Albuquerque  
Aviation Department  
P.O. Box 9948  
Albuq. NM 87119

LEGAL DESCRIPTION: for all or a portion of Tract(s) A & E Sec. 34 T11N R1E, Sec 36 T11N R1E, **Double Eagle II Airport**, zoned SU-1 Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN and SHOOTING RANGE PARK RD. (E-6)  
Chris Hyer, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1001656/ 2EPC 01156 a site development plan for building permit, for a portion of Section 34, Township 11-N, Range 1-E NMPM, located on the un-platted Lands of Double Eagle-II Airport between Paseo del Volcan and Shooting Range Park Road, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval for a site development plan for building permit for an approximately a 3,869 acre site for the construction of a water and waste-water facility to serve the *Double Eagle -II* (DE-II) Airport and adjacent City facilities. The water system consists of three different locations on the lands of the airport for *Double Eagle-II* Airport.
2. The site development plan furthers the Goals and policies of the *Comprehensive Plan* by proposing the development of a public utility that will facilitate expansion of activity at the DE-II airport, an employment center, and surrounding facilities. (Goal D.6, Policies a, b, c, f, g)

3. The site development plan also furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing the development of a public utility water system to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed. (Goal B.2)
4. The site development plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a public utility use that will allow future growth for the City as well as providing potable water to the *Double Eagle-II Airport*. The additional components of the existing facility will be sensitive to visual impacts on the National Monument and the Open Space area. (Policies 1.6, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82)
5. The development of the water utility system will help the City achieve it's commitment to the lease agreement it negotiated with Eclipse Aviation of providing all infrastructure necessary for the development of their aircraft manufacturing facility.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
  - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
  - c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 7, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION  
FEBRUARY 20, 2003  
PROJECT #1001656  
PAGE 3

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

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

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

Sincerely,

  
Victor J. Chavez  
Planning Director

VJC/CH/ac

cc: Molzen-Corbin & Associates, 2701 Miles Road SE, Albuquerque, NM 87106

**CITY of ALBUQUERQUE  
FIFTEENTH COUNCIL**

COUNCIL BILL NO. R-02-170 ENACTMENT NO. 16-2003

SPONSORED BY: Miguel Gomez

**RESOLUTION**

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THE *DOUBLE EAGLE II AIRPORT* MASTER PLAN, 02EPC 00989, PROJECT NUMBER 1001656, ADOPTING THE MASTER PLAN TO BECOME AN OFFICIAL CITY DOCUMENT.

WHEREAS, the Double Eagle II Airport is one of two airports under the City's jurisdiction; and

WHEREAS, the *Comprehensive Plan* designates the *Double Eagle II Airport* as an Activity Center; and

WHEREAS, the *West Side Strategic Plan* designates the *Double Eagle II Airport* as an employment center; and

WHEREAS, the land use of the airport is compatible with the surrounding open space; and

WHEREAS, the open space to the west of the airport creates a buffer to the *Petroglyph National Park, Volcano Park* and the open space contained within these parks boundaries; and

WHEREAS, improvements made to facilities at the airport are integral to the lease agreement between the City and *Eclipse Aviation*; and

WHEREAS, the City of Albuquerque Open Space Division, the City of Albuquerque's Aviation Department, the New Mexico State Land Office and the Black family entered into a land exchange arrangement finalized July 2002, which was to facilitate land owner ship allowing *Eclipse Aviation* to locate at the airport.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:

Section 1. The Master Plan for *Double Eagle II Airport* is adopted by the City of Albuquerque.

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1 Section 2. FINDINGS AND CONDITIONS ACCEPTED. The following  
2 Environmental Planning Commission findings and conditions of the Master  
3 Plan approval are adopted by the City Council:

4 (A) This is a request for review and adoption of the *Double Eagle II*  
5 *Airport* Master Plan. The *Double Eagle II* airport site  
6 encompasses 4,044 acres of unplatted land situated north of the  
7 Atrisco Land Grant Boundary, south of the Alameda Land Grant  
8 Boundary and west of the Petroglyph National monument. The  
9 Master Plan specifies future developments and expansion of the  
10 existing airport facility, e.g., the extension of runways, location of  
11 future buildings and the location of the *Eclipse Aviation*  
12 manufacturing facility.

13 (B) Development of the Master Plan for *Double Eagle II Airport* is  
14 primarily a response to the requirements set forth by the Federal  
15 Aviation Administration (FAA). Since the FAA has jurisdiction  
16 over the airside related operations, any expansion or  
17 development of an airport is required to abide by FAA  
18 regulations.

19 (C) The FAA requires City approval of a master plan to allow for  
20 future development and expansion of *Double Eagle II Airport*.  
21 Master Plan adoption is required for the allocation of grant  
22 monies awarded by the federal government. The FAA regulations  
23 require the evaluation of wind, noise, drainage of the site and  
24 temperature (in regards to density altitude). The Master Plan  
25 appears to address these issues thoroughly and satisfactorily.

26 (D) The EPC is reviewing this Master Plan for advisory purposes to  
27 the City Council. The FAA requires that the City Council (and its  
28 Land Use, Planning and Zoning component) must review this  
29 master plan and adopt it in order to be eligible for available grant  
30 monies for the airport's expansion.

31 (E) The submitted Master Plan does not contradict the  
32 *Comprehensive Plan's* Reserve Area Goal by not incorporating a  
33 residential component (none is mentioned in the Master Plan).

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- 1                   Consequently, the reference to the planned communities is not  
2                   applicable to this site. This goal is specific to future planned  
3                   communities, not the existing airport. The Master Plan proposes  
4                   improvements to and the expansion of an existing facility that  
5                   predated the "Reserve Area" designation.
- 6           (F)       The submitted master plan furthers the *Comprehensive Plan's*  
7                   Reserve Area Goal by demonstrating that the *Double Eagle II*  
8                   Airport is surrounded by open space and the airport use is  
9                   compatible with the open space lands in the vicinity. Further, the  
10                  open space provides adequate buffers for the impacts of noise to  
11                  the surrounding areas. The buffer is adequate for both the  
12                  existing facility and future expansion as proposed by the Master  
13                  Plan.
- 14          (G)       The *Double Eagle II Airport* Master Plan conforms with the *West*  
15                  *Side Strategic Plan* and its policies that are targeted specifically  
16                  to the airport in providing a framework to manage future growth  
17                  and development at the airport that furthers developments on the  
18                  west side. Policies 1.6 and 3.83 are specific to the creation of  
19                  base jobs and the location of an employment center at *Double*  
20                  *Eagle II Airport*. Policies 3.74, 3.75, 3.76 and 3.79 are specific to  
21                  the land use of this area and open space policies. Policy 6.27 is  
22                  specific to the study of the alignment of Paseo del Volcan; the  
23                  Master Plan shows the alignment west of the airport that was  
24                  approved by the New Mexico State Highway and Transportation  
25                  Department (NMSHTD) in 2001.
- 26          (H)       *Double Eagle II Airport* is currently served with the limited access  
27                  Paseo del Volcan road that provides adequate access for the  
28                  foreseeable future. The new Paseo del Volcan, which will be  
29                  aligned to the west of the airport, is part of the planned loop road  
30                  connecting Interstate 40 to Paseo del Norte. The existing Paseo  
31                  del Volcan will remain dedicated to serving the airport.
- 32          (I)       With the recent annexation of the 899 acre portion of *Double*  
33                  *Eagle II* airport, the water and sewer lines dedicated to *Double*

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- 1                    *Eagle II* airport were approved by the City Council (August 19,  
2                    2002) as well as the provision to fund them.
- 3            (J)        The Master Plan for *Double Eagle II Airport* sets the stage for  
4                    future development projects within the plan's boundaries. The  
5                    *Double Eagle II Airport* is zoned SU-1, giving the Environmental  
6                    Planning Commission site development plan authority for future  
7                    projects.
- 8            (K)        The Federal Highway Administration on March 2002, approved  
9                    the selection of the western A-1 alignment (bordering the west  
10                    edge of the Double Eagle II Airport) as the preferred location for  
11                    the future Paseo del Volcan freeway. With this decision,  
12                    however, there remains the need to define the remainder of the  
13                    future major street system in the vicinity of the Double Eagle II  
14                    Airport. Most critical at this time is the need for a continuous,  
15                    multi-lane public access across the airport site on the east side  
16                    of the runways and support facilities. Without this additional  
17                    north-south crossing, the Double Eagle II Airport and Petroglyph  
18                    National Monument will present a seven mile wide barrier to the  
19                    traveling public.
- 20            (L)        The Double Eagle II Airport Master Plan document and  
21                    supporting figures be modified to show a future major arterial  
22                    alignment on the east side of the airport property (east of the  
23                    runways and support facilities), to provide a continuous north-  
24                    south public access through the airport site.
- 25            (M)        Traffic Impact Study required as part of Landside development  
26                    (future).
- 27            (N)        The Developer is responsible for permanent improvements to the  
28                    transportation facilities adjacent to the Airport when Landside  
29                    site development occurs. Those improvements will include any  
30                    additional right-of-way requirements, paving, curb and gutter and  
31                    sidewalk that have not already been provided for.
- 32            (O)        The Double Eagle II Airport Master Plan document and  
33                    supporting figures need to be modified to show a future major

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arterial alignment on the east side of the airport property (east of the runways and support facilities), to provide a continuous north-south public access through the airport site.

**Section 3. SEVERABILITY CLAUSE.** If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

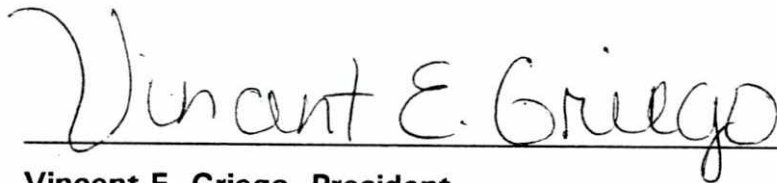
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1 PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY, 2003  
2 BY A VOTE OF: 7 FOR 0 AGAINST.

3  
4 Yes: 7

5 Excused: E. Griego, S. Mayer  
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11 Vincent E. Griego, President

12 City Council  
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16 APPROVED THIS 26 DAY OF February, 2003

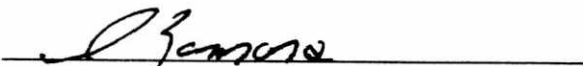
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18 Bill No. R-02-170

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21 Martin Chávez, Mayor

22 City of Albuquerque  
23

24 ATTEST:

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27 City Clerk

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**CITY of ALBUQUERQUE  
FIFTEENTH COUNCIL**

COUNCIL BILL NO. 0-02-28 ENACTMENT NO. 23-2002

SPONSORED BY: Miguel Gomez, by request

**ORDINANCE**

**ANNEXATION, 01114-01874/01110 01875, ANNEXING 899-ACRES MORE OR LESS, LOCATED ON PASEO DEL VOLCAN NW, BETWEEN THE SHOOTING RANGE PARK ACCESS ROAD AND DOUBLE EAGLE AIRPORT AND AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR AIRPORT AND RELATED FACILITIES AND SU-1 FOR MAJOR PUBLIC OPEN SPACE.**

**BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:**

**Section 1. AREA PROPOSED FOR ANNEXATION. The owners of the area proposed for annexation hereby presented a signed petition to annex the following territory: 899-acres, more or less, located on Paseo del Volcan between the Shooting Range Park access road and Double Eagle Airport; and more particularly described as follows:**

- A. Section 36, T11N, R1E and a portion of Section 2, T10N, R1E as described in Exhibit A.**
- B. All of the right-of-way adjoining the land described in A. of this section to the extent it is not already in the City.**

**The above described territory is contiguous to the City of Albuquerque.**

**Section 2. ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above are accepted and the above territory is hereby annexed.**

**Section 3. ZONE MAP AMENDED. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A. 1994 is hereby amended, establishing SU-1 for Airport and Related Uses zoning and SU-1 for Major Public Open Space as shown on Exhibit B.**

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1 Section 4. WEST SIDE STRATEGIC PLAN POLICIES AFFIRMED. The  
2 annexation of the subject lands is supported by and/or furthers the applicable  
3 Policies of the West Side Strategic Plan regarding infrastructure, annexation,  
4 employment, emergency services, Double Eagle II Airport, Petroglyph National  
5 Monument, Open Space, export industries, and the municipal limits; including  
6 Policies A-1, 1.6, 2.3, 3.74, 3.75, 3.76, 3.79, 3.83, 4.19, 6.27, and 7.12.

7 Section 5. The infrastructure phasing plan adopted by the West Side  
8 Strategic Plan designates the Double Eagle II Airport area as a "#3 Priority" area  
9 that is not scheduled to receive public infrastructure until 2055. By annexing  
10 and zoning the subject property, it is the intent of the Council to accommodate  
11 the provision of utilities to the annexed area for the proposed zoning to the  
12 extent authorized under City policy, so the WSSP phasing plan should be  
13 amended to designate the airport and related commercial uses in the area  
14 annexed by this ordinance are a "#1 Priority." The phasing and priority for any  
15 other areas in the WSSP shall remain unchanged by this ordinance.

16 Section 6. FINDINGS ACCEPTED. The Council adopts the following zone  
17 map amendment findings recommended by the Environmental Planning  
18 Commission:

- 19 A. This is a request for establishment SU-1 for Airport and Related Uses zoning  
20 for approximately 727 acres and the establishment of SU-1 for Major Public  
21 Open Space zoning for approximately 172 acres.
- 22 B. Approval of this request will facilitate a exchange of lands between multiple  
23 owners which will create a buffer of Open Space land between the airport  
24 and the monument and consolidate the lands and zoning for the Double  
25 Eagle Airport.
- 26 C. The applicant has adequately justified that proposed zone map  
27 amendments as per R-270-1980, Section 1.D.(3): the requested SU-1 for  
28 Airport and Related Uses zoning is more beneficial to the community as  
29 articulated in the *Comprehensive Plan* by creating an opportunity for high  
30 quality, planned development that is bounded by permanent open-space  
31 (Reserve Area Goal). The proposed SU-1 for Airport zoning will create  
32 economic development opportunities that benefit both the West Side and

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- 1 the City and the proposed SU-1 Major Public Open Space will allow for  
2 greater protection of the volcanoes by providing a buffer of open space  
3 between the airport and the Petroglyph National Monument and by  
4 consolidating open space lands which will facilitate the creation of trail  
5 corridors through the open space network (Policies d and a, Open Space  
6 Network).
- 7 D. The requests further the goals and policies of the *West Side Strategic Plan*  
8 (*WSSP*) by providing an opportunity for large scale employment on the  
9 West Side (Objectives 1, 8, pages 18, 19) at the Double Eagle Airport, which  
10 is identified as a major Employment Center (page 39), and by protecting the  
11 unique resources of the West Side through the creation of an Open Space  
12 buffer along the western boundary of the Petroglyph Monument (Objective  
13 3, page 19; Policy 3.75).
- 14 E. The SU-1 zoning requires that site development plans be submitted for  
15 review by the EPC. It is the applicant's intent, upon successful annexation  
16 and replatting of affected properties to submit a Master Plan for the entire  
17 area zoned SU-1 for Airport and Related Uses.


18 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
19 clause, word or phrase of this ordinance is for any reason held to be invalid or  
20 unenforceable by any court of competent jurisdiction, such decision shall not  
21 affect the validity of the remaining provisions of this ordinance. The Council  
22 hereby declares that it would have passed this ordinance and each section,  
23 paragraph, sentence, clause, word or phrase thereof irrespective of any  
24 provisions being declared unconstitutional or otherwise invalid.

25 Section 8. EFFECTIVE DATE AND PUBLICATION. This ordinance shall  
26 become effective five or more days after publication in summary when a copy  
27 of the ordinance and a plat of the territory hereby annexed is filed in the office  
28 of the County Clerk.



Mary Herrera Bern. Co. ANEX R 15.00  
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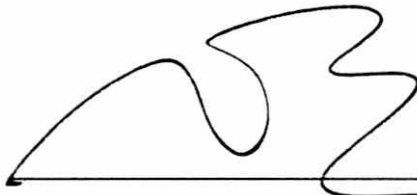
1 PASSED AND ADOPTED THIS 6th DAY OF MAY, 2002  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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12 **Brad Winter, President**  
13 **City Council**

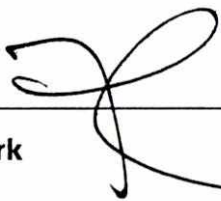
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17 APPROVED THIS 22 DAY OF May, 2002

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19 Bill No. O-02-28

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22 **Martin Chávez, Mayor**  
23 **City of Albuquerque**

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25 **ATTEST:**

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27 \_\_\_\_\_  
28 **City Clerk**



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EAGLE II AIRPORT

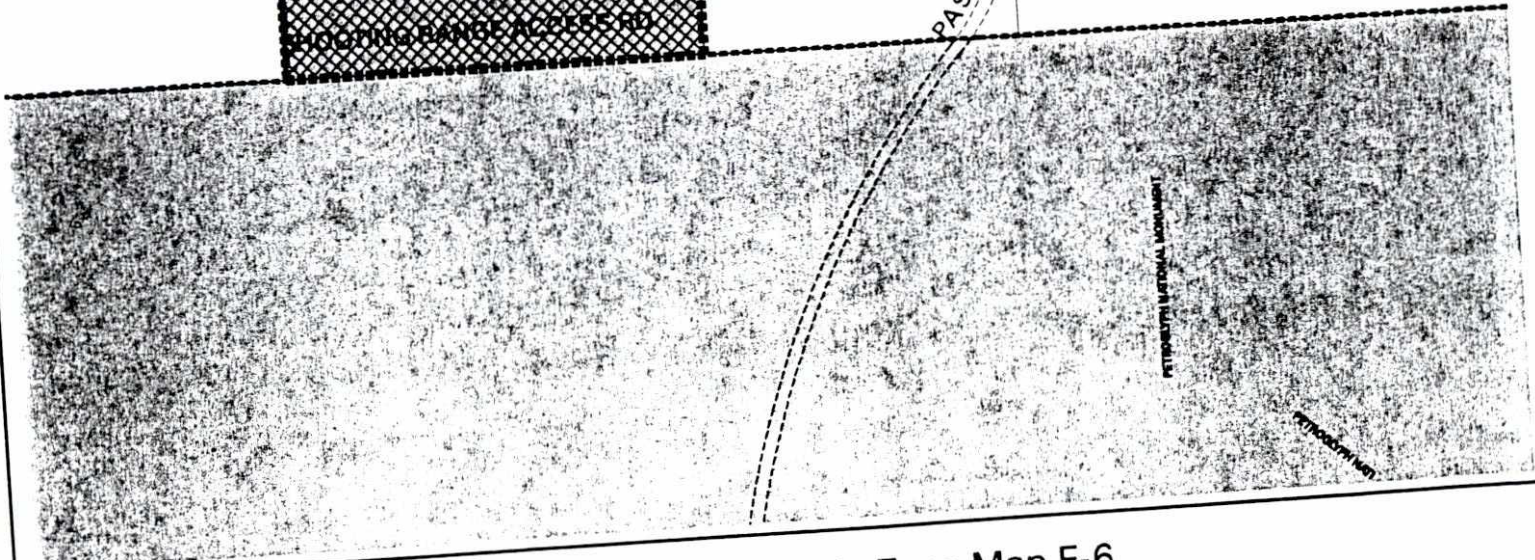
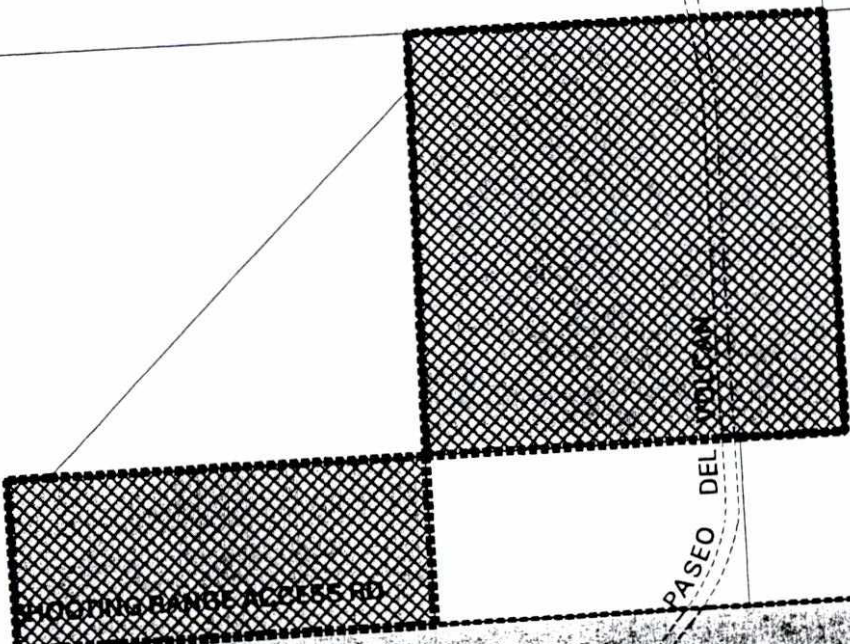
JIM MCDOWELL RD

SOIL AMENDMENT FACILITY RD

PETROGLYPH NATIONAL MONUMENT

PETROGLYPH NATIONAL MONUMENT

PASEO DEL VOLCAN



Proposed annexation in Zone Map F-6  
Sec. 2, T10N, R1E & Sec. 36, T11N, R1E



----- MUNICIPAL LIMITS

 AREA PROPOSED FOR



GRAY SHADING INDICATES COUNTY



Mary Herrera

Bern. Co. ANEX R 15.00

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Page: 5 of 5  
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Bk-A37 Pg-221

Map Printed March 06, 2002

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

Date: June 20, 1997

**OFFICIAL NOTIFICATION OF DECISION**

City of Albuquerque  
Open Space Division  
P.O. Box 1293  
Albuq. NM 87103

FILE: Z-96-57/AX-96-8

LEGAL DESCRIPTION: For Section 331, Township 11 North, Range 2 East, a portion of the north 1/2 of Section 6, Township 10 North, Range 2 east, and the northeast 1/4 of Section 1, Township 10 North, and Range 1 East, N.M.P.M., located west of the Volcanoes and south of the Double Eagle Airport, containing approximately 943 acres. (F-7, G-6, G-7)

The City of Albuquerque expands this request to include the Double Eagle Airport and Volcano Ranch Park, to be zoned SU-1 for Airport and SU-1 for Major Public Open Space, containing approximately 4,484 acres. (A-3 to A-9, B-3 to B-8, C-2 to C-8, D-2 to D-6, E-2 to E-6, F-2 to F-6, and G-2 to G-6) Russell Brito, Staff Planner

On June 19, 1997, the Environmental Planning Commission voted to recommend approval to City Council of AX-96-8, a request for annexation of Section 31, Township 11 North, Range 2 East, a portion of the north 1/2 of Section 6, Township 10 North, Range 2 East, the northeast 1/4 of Section 1, Township 10 North, Range 1 East, N.M.P.M., the Double Eagle Airport, and Volcano Ranch Park, based on the following Findings:

**FINDINGS:**

1. The Environmental Planning Commission recommended approval of the original request for annexation and establishment of RO-20 zoning of a smaller piece of land, approximately 957 acres, on June 20, 1996; this recommendation was not forwarded to the City Council because the City has established a new zoning category, SU-1 for Major Public Open Space, which is more appropriate for this site.
2. The City of Albuquerque has expanded the original request to include annexation of the Double Eagle Airport and Volcano Ranch Park, to be zoned SU-1 for Airport and Related Facilities and SU-1 for Major Public Open Space, respectively.
3. The land of the soil amendment facility and the strip of land connecting it to the Municipal boundary are already part of the City and are not part of this request.
4. This request meets the requirements of Resolution 54-1990: the land to be annexed is contiguous to existing City boundaries; the land has provision for street access to the City; the land has reasonable boundaries for delivery of public services; and the lands meet the guidelines established in the Reserve Area section (II-B-2) of the Comprehensive Plan.

OFFICIAL NOTIFICATION OF DECISION

Z-96-57/AX-96-8

PAGE 2

5. There is no need for a pre-annexation agreement for a majority of the subject open space and airport properties since these lands are already owned and managed by the City of Albuquerque and either no development will occur within them or development agreements can be handled within the City government structure; a pre-annexation agreement between the City and the State which outlines the concerns and needs of the State Land Office is appropriate and should be completed prior to final action by the City Council.
6. The West Side Strategic Plan designates the subject properties as part of the City Service Area and within the jurisdiction of the City of Albuquerque.

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On June 19, 1997, the Environmental Planning Commission voted to recommend approval to City Council of Z-96-57, a request for establishment of SU-1 for Major Public Open Space zoning for Section 31, Township 11 North, Range 2 East, a portion of the north 1/2 of Section 6, Township 10 North, Range 2 East, the northeast 1/4 of Section 1, Township 10 North, Range 1 East, N.M.P.M., and Volcano Ranch Park; and for establishment of SU-1 for Airport for Double Eagle Airport, be based on the following Findings.

**FINDINGS:**

1. The annexation of the subject lands is a changed community condition and is justification for a zone change as required by Resolution 270-1980; also, the SU-1 for Major Public Open Space and SU-1 for Airport zoning categories are more advantageous to the community by clearly defining the Open Space lands for preservation and the Double Eagle Airport land for future planning and development.
2. The establishment of SU-1 for Major Public Open Space zoning and SU-1 for Airport zoning will provide for uniform public safety and management jurisdiction for City owned land and facilities currently in the County.
3. This request to establish SU-1 for Major Public Open Space zoning and SU-1 for Airport zoning for the subject properties does not contradict the goals and policies of the Comprehensive Plan.
4. This request for establishment of SU-1 for Airport and SU-1 for Major Public Open Space zoning is consistent with the Northwest Area Plan by reinforcing the airport's potential to act as a focal point of economic/employment activity and by further defining geographical boundaries for major public open space.
5. The request for SU-1 for Airport zoning is consistent with the West Side Strategic Plan by requesting zoning that will facilitate additional, future planning with regard to the airport where critical land use interfaces will occur.

IF YOU WISH TO PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 1997 IN THE MANNER DESCRIBED BELOW.



Protest to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file a protest to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an protest, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES A PROTEST.

Sincerely,



Ronald N. Short, AICP  
Planning Director

RNS/RB/ac

cc: Tim Callahan, NM State Land Office, 4308 Carlisle NE, Suite 209, Albuquerque, NM 87109  
Patrick Chapman, P.O. Box 27666, Albuquerque, NM 87125

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
P. O. BOX 1293  
ALBUQUERQUE, NEW MEXICO 87103

Date: January 15, 1998  
**CERTIFICATE OF ZONING**

City of Albuquerque  
Open Space Division  
P.O. Box 1293  
Albuquerque, NM 87103

FILE: Z-96-57/AX-96-8 (Council Bill 0-101)  
LEGAL: Section 31, Township 11 North, Range 2 East, a portion of the north 1/2 of Section 6, Township 10 North, Range 2 east, and the northeast 1/4 of Section 1, Township 10 North, and Range 1 East, N.M.P.M., located west of the Volcanoes and south of the Double Eagle Airport, containing approximately 943 acres. (F-7, G-6, G-7)

The City of Albuquerque expands this request to include Section 36, State of New Mexico Trust Land, and portions of Sections 23 - 27, 34 and 35, the Double Eagle Airport, all in Township 11 North, Range 1 East and to be zoned SU-1 for Airport and Related Facilities, plus portions of Sections 19- 23 and 27 - 35 of Township 11 North and 3 - 6 of Township 10 North, Volcano Ranch Park, all in Range 1 East, N.M.P.M. and to be zoned SU-1 for Major Public Open Space, containing approximately 11,443 acres. (A-3 to A-9, B-3 to B-8, C-2 to C-8, D-2 to D-6, E-2 to E-6, F-2 to F-6, and G-2 to G-6)  
Russell Brito, Staff Planner

On November 17, 1997, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

**ANNEXATION AND ESTABLISHMENT OF SU-1  
FOR MAJOR PUBLIC OPEN SPACE ZONING AND  
SU-1 FOR AIRPORT AND RELATED FACILITIES ZONING**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

*Bob Paulsen*  
FOR Fabrizio Bertolotti  
Acting Planning Director

cc: Patrick Chapmam, P.O. Box 27666, 87125  
Neal Weinberg, AGIS  
David Ning, Policy Planning  
City Zoning  
County Zoning  
George King, Maps & Records, Public Works

Z-CERTIFICATION

TWELFTH COUNCIL

COUNCIL BILL NO. F/S 0-101  
SPONSORED BY: Alan B. Armijo

ENACTMENT NO. 43-1997

ORDINANCE

ANNEXING 10,859 ACRES MORE OR LESS, LOCATED GENERALLY ON EITHER SIDE OF PASEO DEL VOLCAN NW, ON THE NORTH, SOUTH AND WEST SIDES OF THE SOIL AMENDMENT FACILITY, SOUTH OF THE TOWN OF ALAMEDA GRANT, NORTH OF THE TOWN OF ATRISCO GRANT, WEST OF THE EXISTING CITY LIMITS AND EAST OF THE RIO PUERCO ESCARPMENT AND THE TOWN OF ATRISCO GRANT TO THE CITY OF ALBUQUERQUE; AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR MAJOR PUBLIC OPEN SPACE ZONING AND SU-1 FOR AIRPORT AND RELATED FACILITIES ZONING.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:  
Section 1. AREA PROPOSED FOR ANNEXATION. The owners of a majority of the area annexed hereby presented a properly signed petition to annex the following territory: 11,756 acres more or less, located generally on either side of Paseo Del Volcan NW, on the north, south and west sides of the Soil Amendment Facility, south of the Town of Alameda Grant, north of the Town of Atrisco Grant, west of the existing City limits and east of the Rio Puerco Escarpment and the Town of Atrisco Grant and more particularly described as follows:

A. Section 31 T11N, R2E; a portion of the N1/2 of Section 6 T10N, R2E; the NE1/4 of Section 1 T10N, R1E; Lots 1 through 8 of Section 6 T10N, R2E; Section 6 T10N, R2E; Lots 1 through 8 of Section 1 T10N, R1E; Lots 1 through 8 of Section 3 T10N, R1E; Lots 1 through 8 of Section 4 T10N, R1E; Lots 1 through 8 of Section 5 T10N, R1E; Lots 1 and 2 of Section 6 T10N, R1E; Lots 1 through 4 of Section 13 T11N, R1E; Lots 1 through 4 of Section 14 T11N, R1E; Lots 1 through 4 of Section 15 T11N, R1E; Lots 1 through 4 of Section 16 T11N, R1E; Lots 2 through 5 of Section 17 T11N, R1E; Lots 1 through 3 of Section 29 T11N, R1E; the NE1/4 of Section 29 T11N, R1E; the NE1/4 of the NW1/4 of Section 29 T11N; the SE1/4 of Section 29 T11N, R1E; Lot 1 of Section 31 T11N, R1E; Lots 1 through 3 of Section 32 T11N, R1E; the NE1/4 of Section 32 T11N, R1E; the SE1/4 of Section 32 T11N, R1E; the E1/2 of the SW1/4 of Section 32 T11N, R1E; the SW1/4 of the SW1/4 of Section 32 T11N, R1E; Sections 20 through 28 T11N, R1E; Sections 33 through 35 T11N, R1E, N.M.P.M.

Excepting from the above described parcel of land that portion within Section 22, 25, 26, 27 and 34 T11N, R1E previously annexed to said City of Albuquerque by City Ordinance No. O-23, Enactment No. 15-1990 as described and shown in the Ordinance filed in the office of the County Clerk of Bernalillo County, New Mexico, May 2, 1990, Book 907, pages 8069-8081.

B. All of the right-of-way adjoining the land described in this section. The above described territory is contiguous to the City of Albuquerque.

Section 2. ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above are accepted and the above territory is hereby annexed.

Section 3. ZONE MAP AMENDED.

A. The zone map adopted by Section 14-16 R.O. 1994 is hereby amended, establishing SU-1 for Major Public Open Space zoning for the area described in Section 1 above excepting the land described in "Exhibit A".

B. The zone map adopted by Section 14-16 R.O. 1994 is hereby amended, establishing SU-1 for Airport and Related Facilities zoning for the area described in "Exhibit A".

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall become effective five or more days after publication in full when a copy of the ordinance and a plat of the territory hereby annexed is filed in the office of the County Clerk.

EXHIBIT A

Section 36 T11N, R1E, N.M.P.M. and two parcels of land situate in T11N, R1E and T10N, R1E, N.M.P.M., Bernalillo County, New Mexico. The two parcels being more particularly described by grid bearings and ground distances as follows:

PARCEL 1

Beginning at the northeast corner of the parcel herein described, (a 1 1/2" from pipe) being the closing corner Section 13, T11N, R1E, and Section 18, T11N, R2E, N.M.P.M. and the southerly boundary of the Town of Alameda Grant; thence,

N89°39'43"W, along said southerly boundary of the Town of Alameda Grant, a distance 1021.15' to the 9 1/2 Mile Corner of the Town of Alameda Grant; thence,

N89°32'18"W, along said southerly boundary of the Town of Alameda Grant, a distance of 2642.10' to the 10 Mile Corner of said Town of Alameda Grant; thence,

N89°33'55"W, along said southerly boundary of the Town of Alameda Grant, a distance 2639.70' to the 10 1/2 Mile Corner of the Town of Alameda Grant; thence,

N89°41'06"W, along said southerly boundary of the Town of Alameda Grant, a distance 1417.25' to a point being on the northerly boundary of the partial remaining portion of Section 14, T11N, R1E; thence,

S01 degrees 00'08"W, through said remaining portion of Section 14, and Section 23, T11N, R1E, a distance 6957.65' to a point in said Section 23; thence,

S48°30'00"W, through said Section 23 and Section 26, 27 and 34, T11N, R1E, a distance 11102.38' to a point on the projected common to said Section 34 and Section 33, T11N, R1E; thence,

S00°59'36"W, along said projected common line, a distance 3157.52' to the projected corner common to Sections 33 and 34, T11N, R1E, and 4 and 3, T10N, R1E; thence,

S00°02'39"W, along the common line of Sections 4 and 3, T10N, R1E, a distance 2156.43' to the Closing Corner of Sections 4 and 3, T10N, R1E, and the northerly boundary of the Town of Atrisco Grant; thence,

S89°57'32"E, along said northerly boundary of the Town of Atrisco Grant, a distance 498.10' to the 8 Mile Corner of the Town of Atrisco Grant; thence,

S89°35'43"E, along said northerly boundary of the Town of Atrisco Grant, a distance 2658.52' to the 7 1/2 Mile Corner of the Town of Atrisco Grant; thence,

N00°00'37"E, along the project line common to said Sections 3 and 2, a distance 2144.48' to the projected corner common to Sections 3 and 2, T10N, R1E, and Sections 34 and 35, T11N, R1E; thence,

S89°34'27"E, along the projected line common to Section 35, T11N, R1E, and Section 2, T10N, R1E, a distance 545.37'; thence,

N46°30'00"E, through said Section 35, a distance 6645.72' to a point on the projected line common to said Section 35 and Section 36, T11N, R1E; thence,

N00°57'20"E, along said projected line, a distance 700.48' to the corner common to Sections 26, 25, 35 and 26, T11N, R1E; thence,

The attached sketch shows the area which has been annexed by City Commission Resolution on 11-17-97 and zoning established by Ordinance # 0-101, published on 1-25-97 (date) and which was considered by the Planning and City Commissions as Ax- 96-8 z- 96-87

If the area was platted simultaneously, the subdivision number is S-..... Other related cases, if any, are:..... Please change your records accordingly.

12/13/98

THIS ANNEXATION HAS BEEN COMPLETED

PLANNING DEPARTMENT Date 1-17-98 FAX 76-0

S89°22'18"E, along the line common to said Sections 25 and 36, a distance 2613.63' to the 1/4 corner common to said Sections 25 and 36; thence,

S89°14'14"E, along the projects line common to said Sections 25 and 36, a distance 2620.01' to the projected corner common to Sections 25 and 36, T11N, R1E and Sections 30 and 31, T11N, R2E; thence,

N00 degrees 27'24"E, along the projected line common to Section 25, T11N, R1E, and Section 30, T11N, R2E, a distance 2543.72' to the 1/4 Corner common to said Sections 25, T11N, R1E, and Section 30, T11N, R2E; thence,

N00°15'09"E, along the line common to said Section 25, T11N, R1E, and Section 30, T11N, R2E, a distance 2542.48' to the Corner common to Sections 24 and 25, T11N, R1E, and Sections 19 and 30, T11N, R2E; thence,

N00°08'07"E, along the line common to Section 24, T11N, R1E, and Section 19, T11N, R2E and Section 13, T11N, R1E and Section 18, T11N, R2E, a distance 7246.77' to the point of beginning and containing 3852.5290' acres more or less.

PARCEL 2  
Beginning at the Closing Corner of Sections 1 and 2, T10N, R1E, N.M.P.M. and the northern boundary of the Town of Atrisco Grant (a brass cap); thence,

N00°09'00"E, along the projected corner common to said Section 1 and 2, T10N, R1E, and Sections 35 and 36, T11N, R1E; thence,

S89°34'27"E, along the line common to said Section 36, T11N, R1E, and Section 1, T10N, R1E, a distance 3962.9'; thence,

S00°16'41"W, through said Section 1, T10N, R1E, and distance 2108.22' to a point on the northerly boundary of the Town of Atrisco; thence,

N89°47'27"W, along said northerly boundary of the Town of Atrisco Grant, a distance 821.38' to the 5 1/2 Mile Corner of the Town of Atrisco Grant; thence,

N89°27'26"W, along said northerly boundary at the Town of Atrisco Grant, a distance 3136.98' to the point of beginning and containing 192.3624 acres more or less.

PASSED AND ADOPTED THIS 17th DAY OF November, 1997  
BY A VOTE OF 9 FOR 0 AGAINST.

s/Vickie S. Perea, President  
City Council

APPROVED THIS 25TH DAY OF NOVEMBER, 1997  
s/Martin J. Chavez, Mayor  
City of Albuquerque

ATTEST:  
s/Millie Santillanes  
City Clerk

8-99-8  
12-99  
1-11-99  
12-99  
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10-99  
9-99  
8-99

CITY of ALBUQUERQUE  
TWELFTH COUNCIL

COUNCIL BILL NO. F/S 0-10.1 ENACTMENT NO. 43-1997

SPONSORED BY: Alan B. Armijo

ORDINANCE

1  
2 ANNEXING 10,859 ACRES MORE OR LESS, LOCATED GENERALLY ON EITHER SID  
3 OF PASEO DEL VOLCAN NW, ON THE NORTH, SOUTH AND WEST SIDES OF THI  
4 SOIL AMENDMENT FACILITY, SOUTH OF THE TOWN OF ALAMEDA GRANT, NORTH  
5 OF THE TOWN OF ATRISCO GRANT, WEST OF THE EXISTING CITY LIMITS AND  
6 EAST OF THE RIO PUERCO ESCARPMENT AND THE TOWN OF ATRISCO GRANT TO  
7 THE CITY OF ALBUQUERQUE; AMENDING THE ZONE MAP TO ESTABLISH SU-1  
8 FOR MAJOR PUBLIC OPEN SPACE ZONING AND SU-1 FOR AIRPORT AND RELATED  
9 FACILITIES ZONING.

10 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
11 ALBUQUERQUE:

Underscored Material - New  
[Bracketed Material] - Deletion

12 Section 1. AREA PROPOSED FOR ANNEXATION. The owners of a majority  
13 of the area annexed hereby presented a properly signed petition to annex the  
14 following territory: 11,756 acres more or less, located generally on either side of  
15 Paseo Del Volcan NW, on the north, south and west sides of the Soil Amendment  
16 Facility, south of the Town of Alameda Grant, North of the Town of Atrisco Grant,  
17 west of the existing City limits and east of the Rio Puerco Escarpment and the Town  
18 of Atrisco Grant and more particularly described as follows:

19 A. Section 31 T11N, R2E; a portion of the N 1/2 of Section 6 T10N, R2E;  
20 the NE 1/4 of Section 1 T10N, R1E; Lots 1 through 8 of Section 6 T10N, R2E; Section  
21 6 T10N, R2E; Lots 1 through 8 of Section 1 T10N, R1E; Lots 1 through 8 of Section  
22 3 T10N, R1E; Lots 1 through 8 of Section 4 T10N, R1E; Lots 1 through 8 of Section  
23 5 T10N, R1E

1 T11N, R1E; the NE 1/4 of the NW 1/4 of Section 29 T11N; the SE 1/4 of Section 29  
2 T11N, R1E; Lot 1 of Section 31 T11N, R1E; Lots 1 through 3 of Section 32 T11N, R1E;  
3 the NE 1/4 of Section 32 T11N, R1E; the SE 1/4 of Section 32 T11N, R1E; the E 1/2 of the  
4 SW 1/4 of Section 32 T11N, R1E; the SW 1/4 of the SW 1/4 of Section 32 T11N, R1E;  
5 Sections 20 through 28 T11N, R1E; Sections 33 through 35 T11N, R1E, N.M.P.M.

6 Excepting from the above described parcel of land that portion within  
7 Sections 22, 25, 26, 27 and 34 T11N, R1E previously annexed to said City of  
8 Albuquerque by City Ordinance No. O-23, Enactment No. 16-1990 as described and  
9 shown in the Ordinance filed in the office of the County Clerk of Bernalillo County,  
10 New Mexico, May 2, 1990, Book 907, pages 8069 - 8081.

11 B. All of the right-of-way adjoining the land described in this section.  
12 The above described territory is contiguous to the City of Albuquerque.

13 Section 2. ANNEXATION ACCEPTED. The petition and the area specified in  
14 Section 1 above are accepted and the above territory is hereby annexed.

15 Section 3. ZONE MAP AMENDED.

16 A. The zone map adopted by Section 14-16 R.O. 1994 is hereby  
17 amended, establishing SU-1 for Major Public Open Space zoning for the area  
18 described in Section 1 above excepting the land described in "Exhibit A".

19 B. The zone map adopted by Section 14-16 R.O. 1994 is hereby  
20 amended, establishing SU-1 for Airport and Related Facilities zoning for the area  
21 described in "Exhibit A".

22 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
23 clause, word or phrase of this ordinance is for any reason held to be invalid or  
24 unenforceable by any court of competent jurisdiction, such decision shall not affect  
25 the validity of the remaining provisions of this ordinance. The Council hereby  
26 declares that it would have passed this ordinance and each section, paragraph,  
27 sentence, clause, word or phrase thereof irrespective of any provisions being  
28 declared unconstitutional or otherwise invalid.

29 Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall  
30 become effective five or more days after publication in full when a copy of the

## EXHIBIT A

Section 36 T11N, R1E, N.M.P.M. and two parcels of land situate in T11N, R1E and T10N, R1E, N.M.P.M. Bernalillo County, New Mexico. The two parcels being more particularly described by grid bearings and ground distances as follows:

## PARCEL 1

Beginning at the northeast corner of the parcel herein described, (a 1 1/2" from pipe) being the closing corner Section 13, T11N, R1E, and Section 18, T11N, R2E, N.M.P.M. and the southerly boundary of the Town of Alameda Grant; thence,

N89°39'43"W, along said southerly boundary of the Town of Alameda Grant, a distance 1021.15' to the 9 1/2 Mile Corner of the Town of Alameda Grant; thence,

N89°32'18"W, along said southerly boundary of the Town of Alameda Grant, a distance of 2642.10' to the 10 Mile Corner of said Town of Alameda Grant; thence,

N89°33'55"W, along said southerly boundary of the Town of Alameda Grant, a distance 2639.70' to the 10 1/2 Mile Corner of the Town of Alameda Grant; thence,

N89°41'06"W, along said southerly boundary of the Town of Alameda Grant, a distance 1417.25' to a point being on the northerly boundary of the partial remaining portion of Section 14, T11N, R1E; thence,

S01° 00'08"W, through said remaining portion of Section 14, and Section 23, T11N, R1E, a distance 6957.65' to a point in said Section 23; thence,

S46°30'00"W, through said Section 23 and Sections 26, 27 and 34, T11N, R1E, a distance 11102.38' to a point on the projected common to said Section 34 and Section 33, T11N, R1E; thence,

S00°59'36"W, along said projected common line, a distance 3157.52' to the projected corner common to Sections 33 and 34, T11N, R1E, and 4 and 3, T10N, R1E; thence,

S00°02'39"W, along the common line of Sections 4 and 3, T10N, R1E, a distance 2156.43 to the Closing Corner of Sections 4 and 3, T10N, R1E, and the northerly boundary of the Town of Atrisco Grant; thence,

S89°57'32"E, along said northerly boundary of the Town of Atrisco Grant, a distance 498.10' to the 8 Mile Corner of the Town of Atrisco Grant; thence,

S89°35'43"E, along said northerly boundary of the Town of Atrisco Grant, a distance 2658.52' to the 7 1/2 Mile Corner of the Town of Atrisco Grant; thence,

S89°46'45"E, along said northerly boundary of the Town of Atrisco Grant, a distance 2133.83' in the Closing Corner of Sections 3 and 2, T10N, R1E; thence,

N00°00'37"E, along the project line common to said Sections 3 and 2, a distance 2144.48' to the projected corner common to Sections 3 and 2, T10N, R1E, and Sections 34 and 35, T11N, R1E; thence,

S89°34'27"E, along the projected line common to Section 35, T11N, R1E, and Section 2, T10N, R1E, a distance 545.37'; thence

N46°30'00"E, through said Section 35, a distance 6645.72' to a point on the projected line common to said Section 35 and Section 36, T11N, R1E; thence,

N00°57'20"E, along said projected line, a distance 700.48' to the corner common to Sections 25, 25, 35 and 26, T11N, R1E; thence,

S89°22'18"E, along the line common to said Sections 25 and 36, a distance 2613.63' to the 1/4 corner common to said Sections 25 and 36; thence,

S89°14'14"E, along the projects line common to said Sections 25 and 36, a distance 2620.01' to the projected corner common to Sections 25 and 36, T11N, R1E and Sections 30 and 31, T11N, R2E; thence,

N00° 27'24"E, along the projected line common to Section 25, T11N, R1E, and Section 30, T11N, R2E, a distance 2643.72' to the 1/4 Corner common to said Sections 25, T11N, R1E, and Section 30, T11N, R2E; thence,

N00°15'09"E, along the line common to said Section 25, T11N, R1E, and Section 30, T11N, R2E, a distance 2642.43' to the Corner common to Sections 24 and 25, T11N, R1E, and Sections 19 and 30, T11N, R2E; thence,

N00°08'07"E, along the line common to Section 24, T11N, R1E, and Section 19, T11N, R2E and Section 13, T11N, R1E and Section 18, T11N, R2E, a distance 7246.77 to the point of beginning and containing 3852.5290 acres more or less.

## PARCEL 2

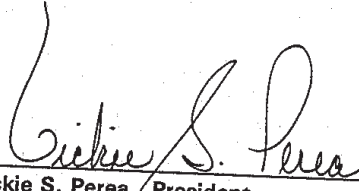
Beginning at the Closing Corner of Sections 1 and 2, T10N, R1E, N.M.P.M. and the norther boundary of the Town of Atrisco Grant (a brass cap); thence,

N00°09'00"E, along the project line common to said Sections 1 and 2, a distance 2123.20' to the projected corner common to said Section 1 and 2, T10N, R1E, and Sections 35 and 36, T11N, R1E; thence,

S89°34'27"E, along the line common to said Section 36, T11N, R1E, and Section 1, T10N, R1E, a distance 3962.91'; thence,

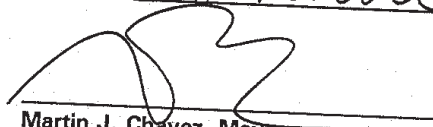
1 PASSED AND ADOPTED THIS 17th DAY OF November, 1997  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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11



Vickie S. Perea, President  
City Council

APPROVED THIS 25th DAY OF November, 1997



Martin J. Chavez, Mayor  
City of Albuquerque

Underscored Material - New  
[Redacted Material] - Beleton

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ATTEST:

  
City Clerk

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD



APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input checked="" type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Manny Manriquez - City of Albuquerque Sunport		Phone: (505) 916-4341
Address: 7401 Paseo Del Volcan NW, Albuquerque, NM 87120		Email: mmanriquez@cabq.gov
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Will Gleason at Dekker Perich Sabatini		Phone: (505) 228-1493
Address: 7601 Jefferson St NE Suite 100		Email: WillG@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

--

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: See next page for specifics	Block: See next page for specifics	Unit: See next page for specifics
Subdivision/Addition: See next page for specifics	MRGCD Map No.:	UPC Code: See next page for specifics
Zone Atlas Page(s): C4,C5,C6,D4,D5,D6,E4,E5,E6,F4,F5,F6,G4,G6	Existing Zoning: NR-SU	Proposed Zoning: NR-SU
# of Existing Lots: 5	# of Proposed Lots: 7	Total Area of Site (acres): +/-3,906.3013 AC

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001656, PR-2018-001577

Signature:	Date: 3/7/2024
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

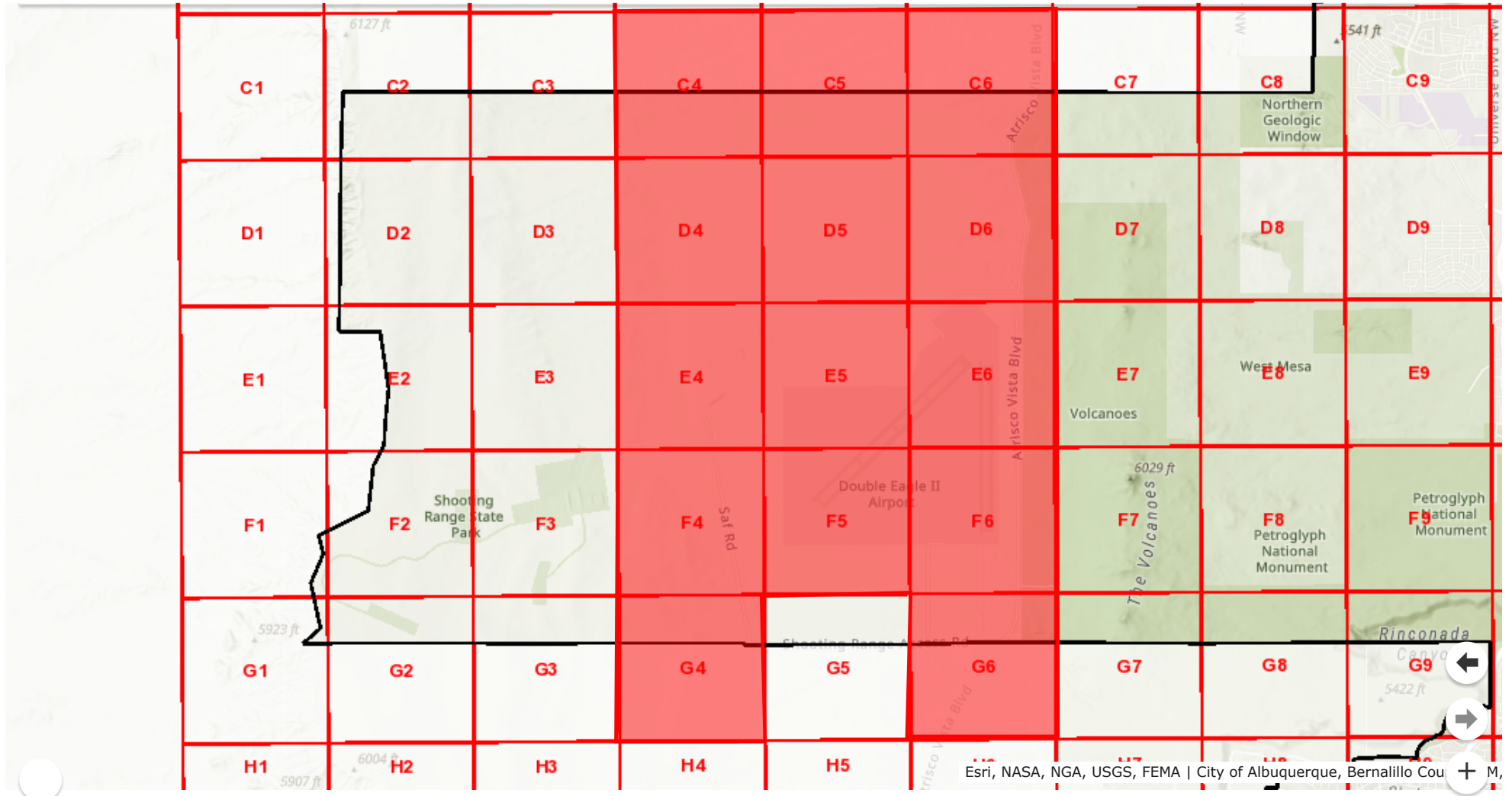
Case Numbers	Action	Fees	Case Numbers	Action	Fees


Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

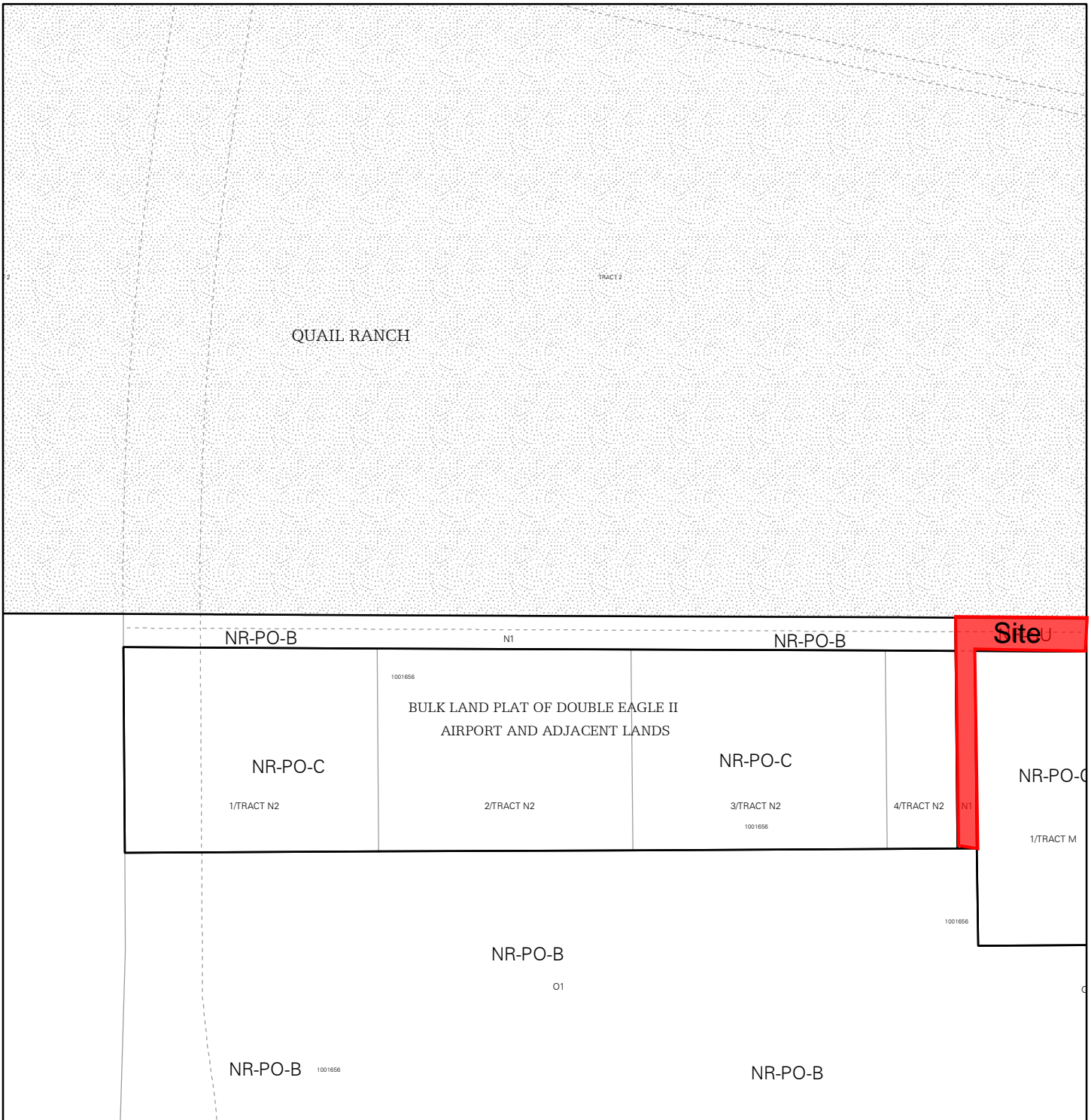
# PARCEL SPECIFICS

Parcels	UPC #	Legal Description	Acreage
1.	100606212040020101L1	TR A-1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLEEAGLE II AIRPORT CONT 3196.8609 AC	3196.8609
2.	100606111049520101	TR F BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT ANDADJACENT LANDS CONT 51.6910 AC	51.691
3.	100606027744410145	TR S-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARKTRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENTLANDS CONT 90.3889 AC	90.3889
4.	100606008144720144	TR S-1-A PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARKCONT 101.9724 AC	101.9724
5.	100406351009540116	TR K BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT ANDADJACENT LANDS CONT 352.4366 AC	352.4366
6.	100606112712430102	TR D-1-A-2 PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OFAMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGYPARK CONT 5.0406 AC	5.0406
7.	100406444017540112	TR N-1 BULK LANDS PLAT OF TRACTS N-1, O-1 & N-2 PARCELS1, 2, 3 & 4 DOUBLE EAGLE II AIRPORT AND ADJACENT LANDSCONT 33.5154 AC	33.5154
8.	100506333252510101	S'LY PORT OF PARCEL 1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 18.9764 AC	18.9764
9.	100506347052410102	S'LY PORT OF PARCEL 2 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 18.4392 AC	18.4392
10.	100606306752020101	S'LY PORT OF PARCEL 3 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 16.4607 AC	16.4607
11.	100606320251920102	S'LY PORT OF PARCEL 4 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 13.7885 AC	13.7885
12.	100606329951620103	S'LY PORT OF PARCEL 5 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 6.7307 AC	6.7307
Total Acreage:			3,906.3013 AC

# Zone Atlas Key Map

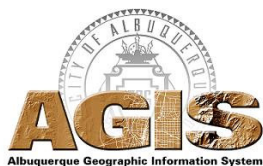


 Zone Atlas Pages containing  
Double Eagle II Airport  
Properties

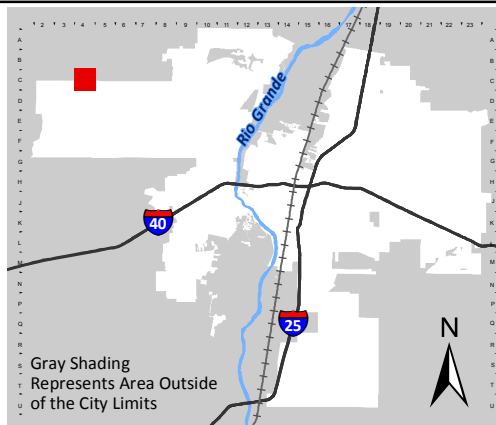


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

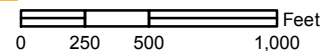


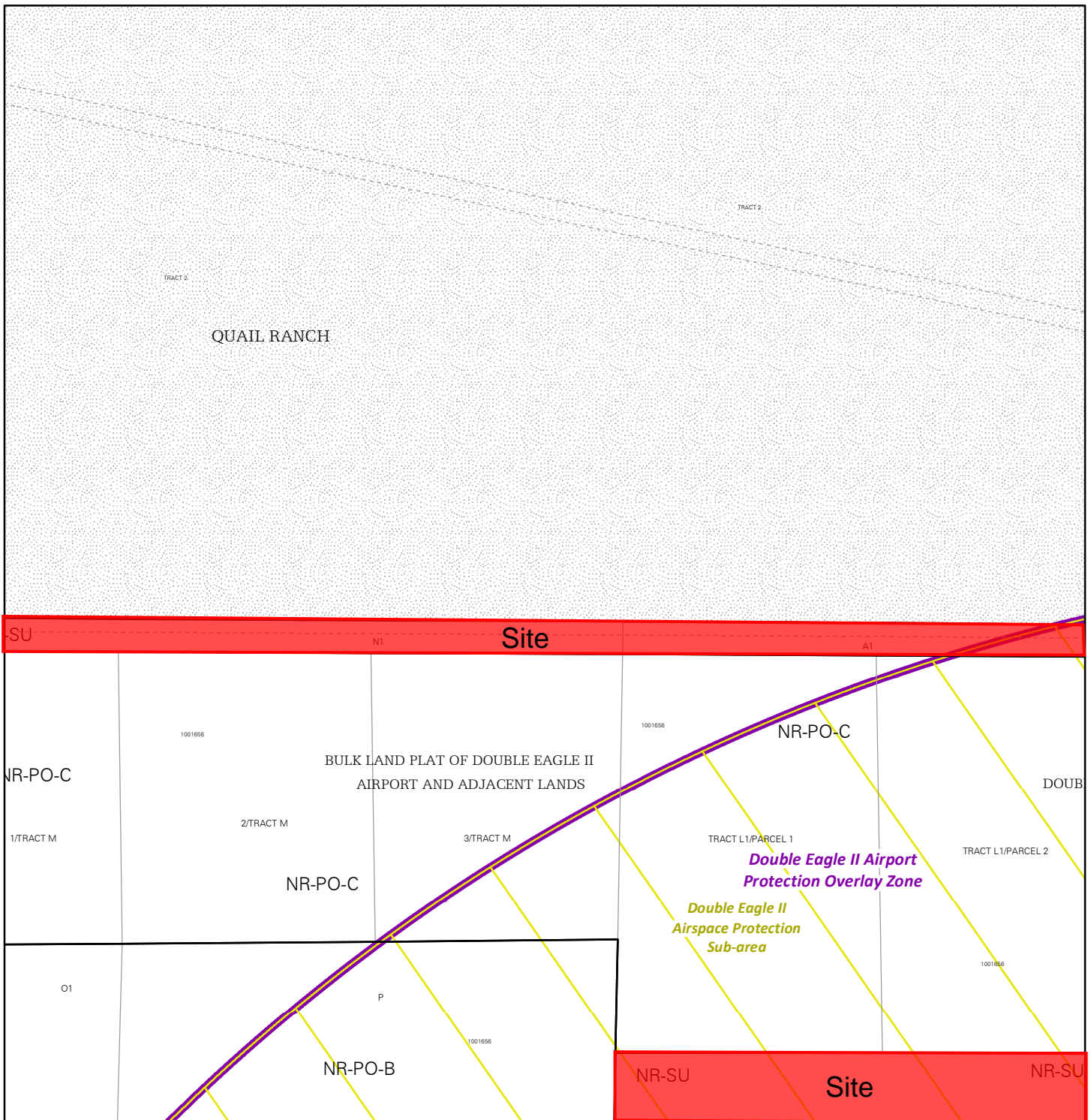
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**C-04-Z**

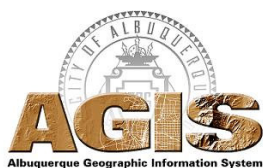
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



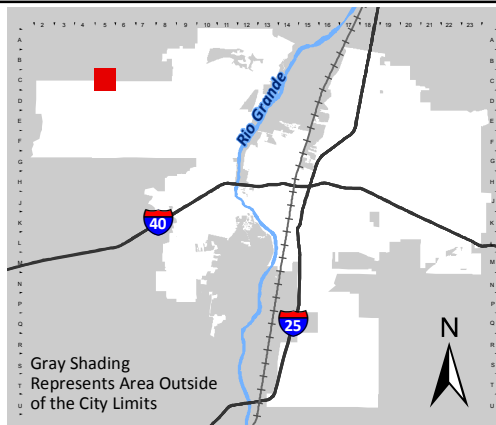


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

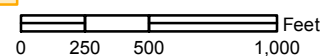


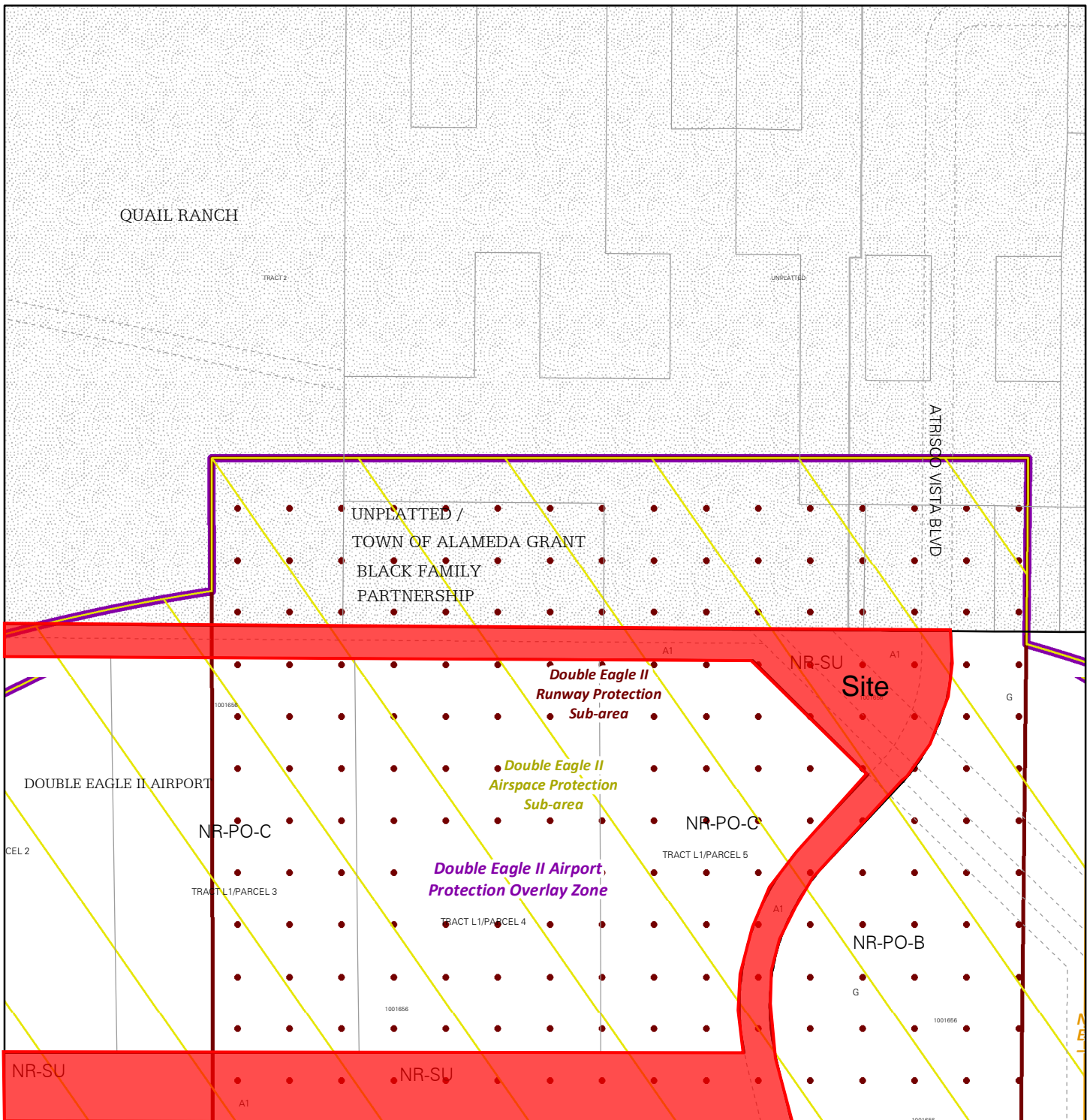
IDO Zoning information as of May 17, 2018  
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Zone Atlas Page:  
**C-05-Z**

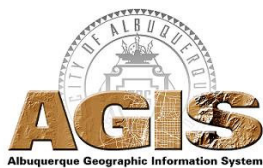
- Easement
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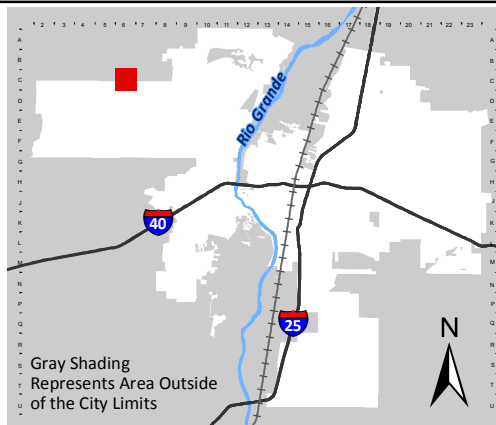


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

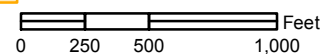


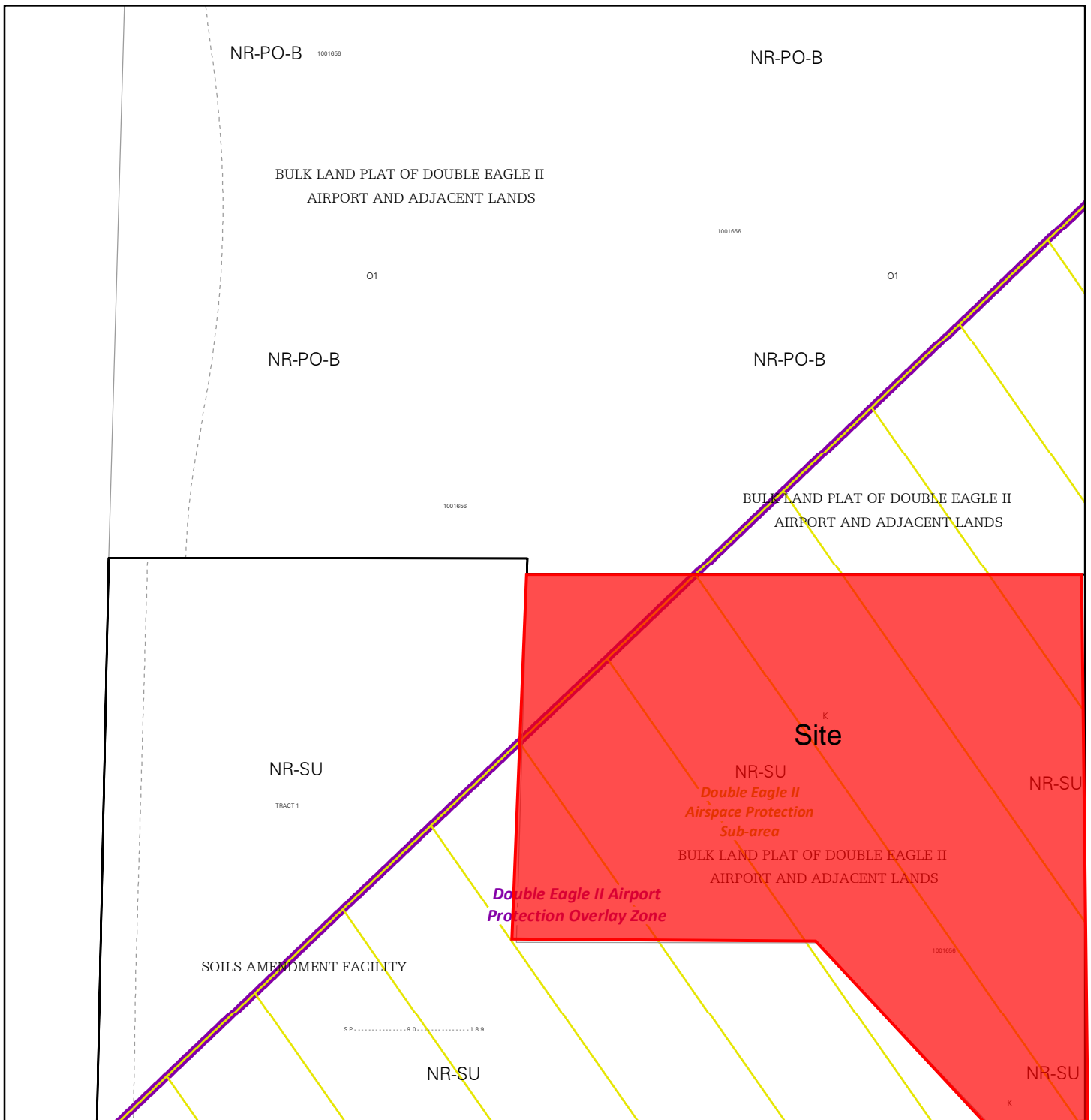
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
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Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**C-06-Z**

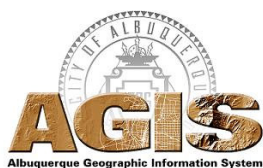
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



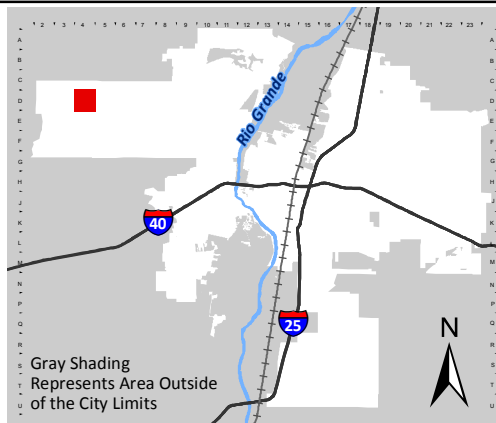


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

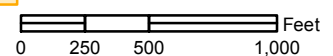


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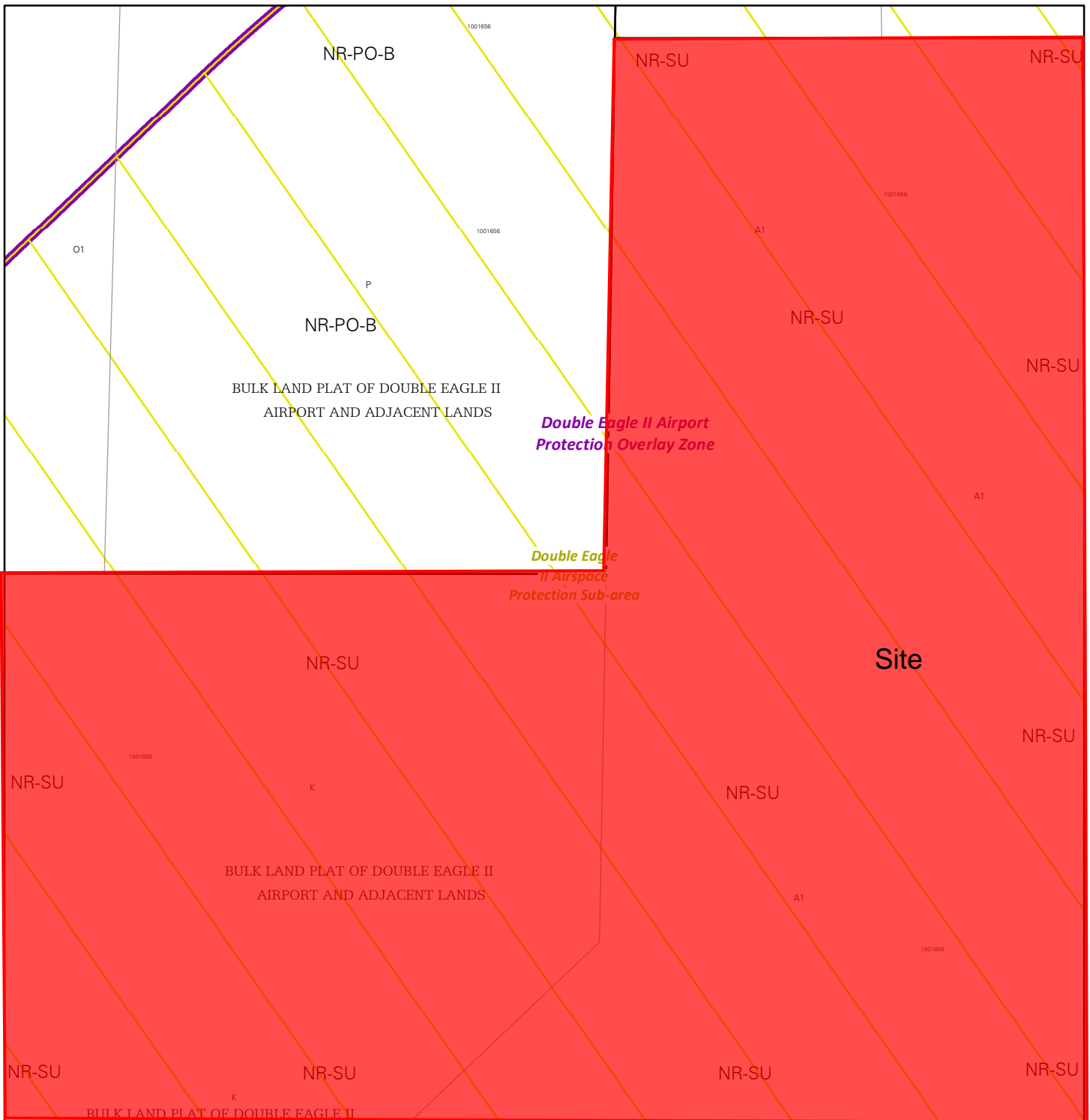


Zone Atlas Page:  
**D-04-Z**

- Easement
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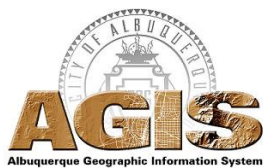




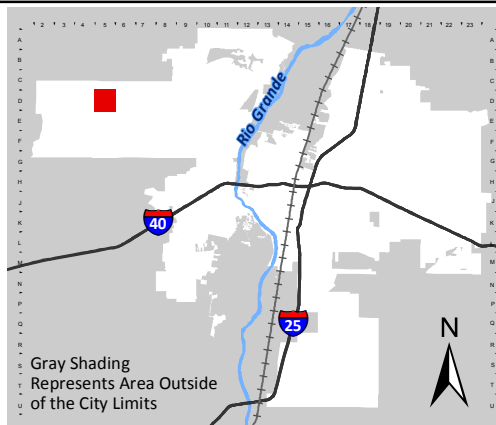


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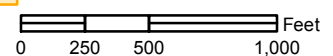


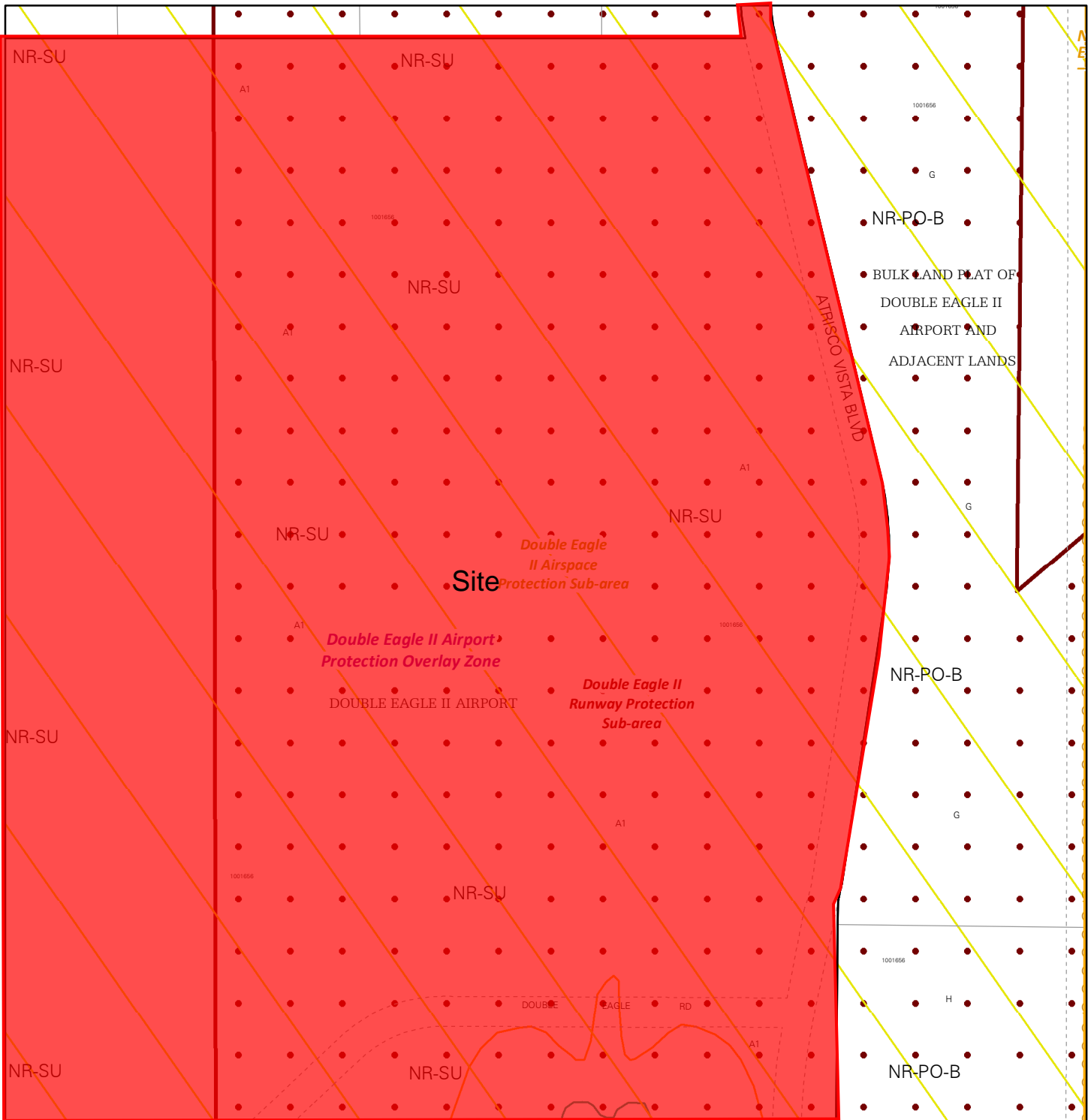
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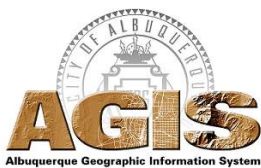
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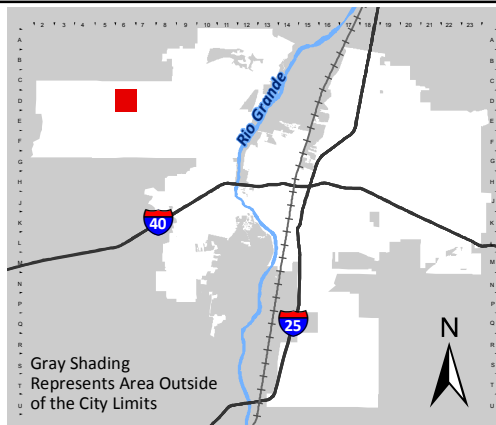


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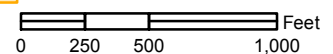


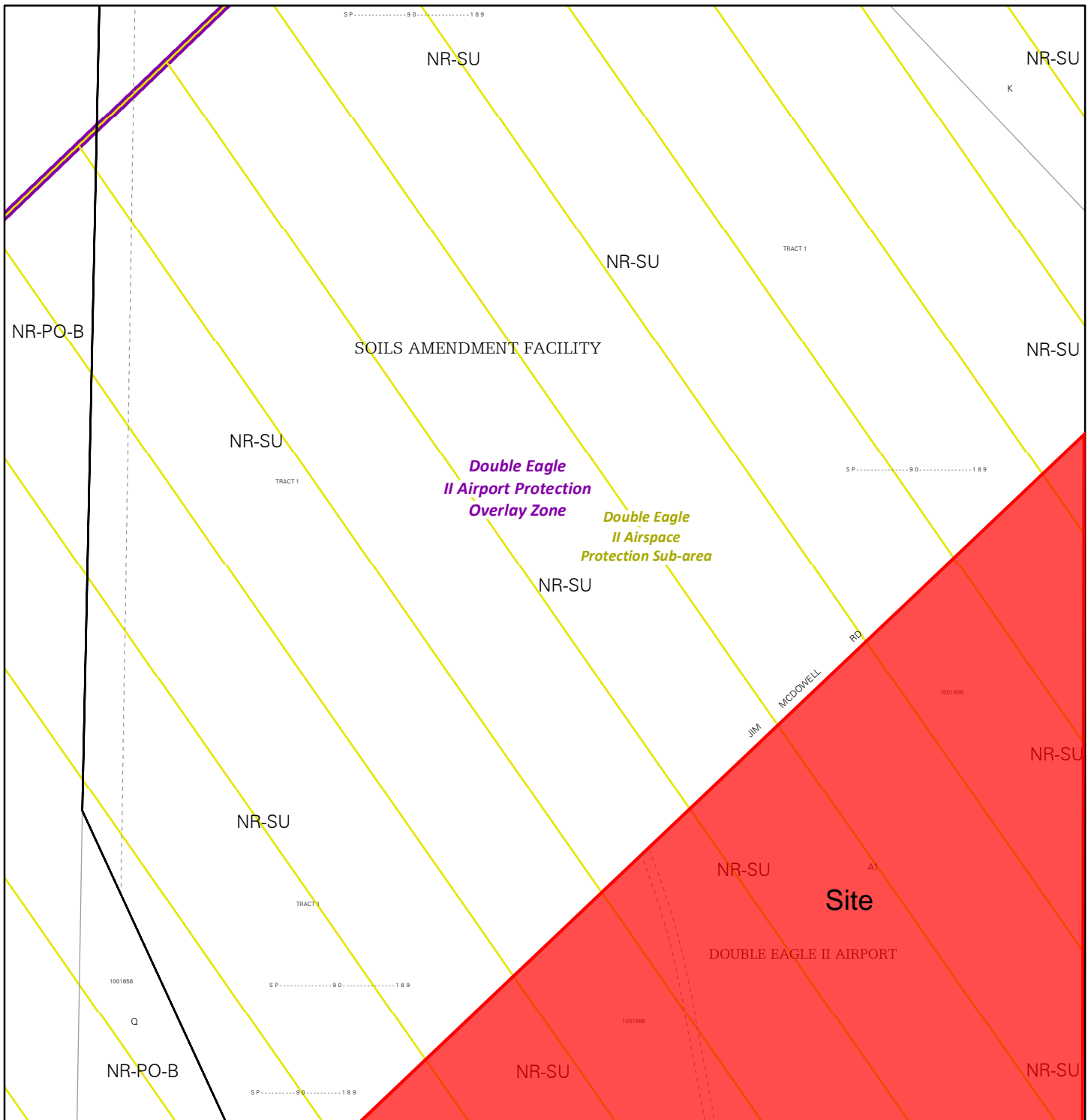
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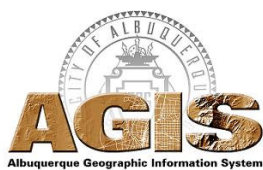
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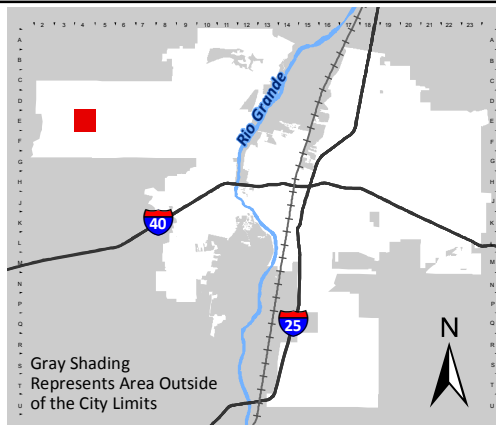


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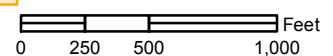


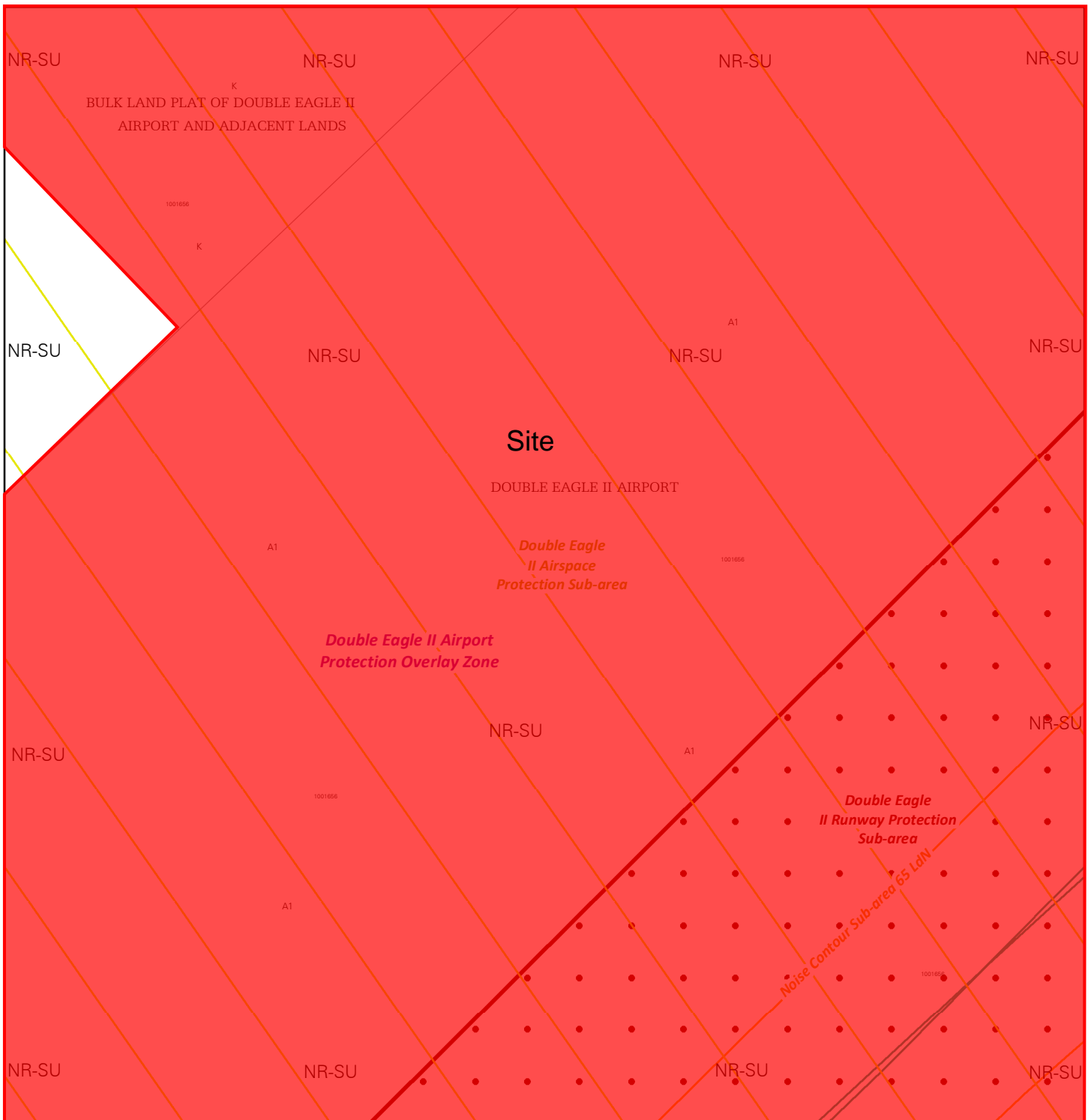
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Zone Atlas Page:  
**E-04-Z**

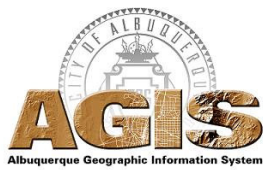
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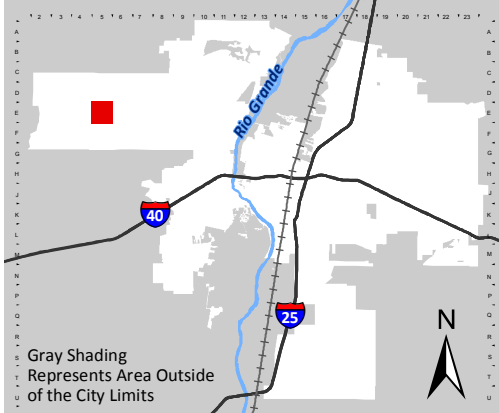


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## IDO Zone Atlas May 2018

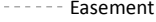









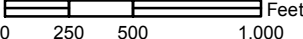
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Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-05-Z**

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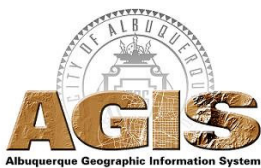


0 250 500 1,000 Feet

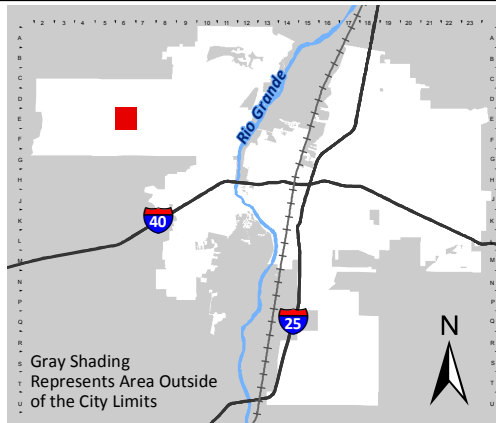


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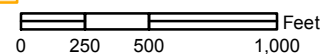


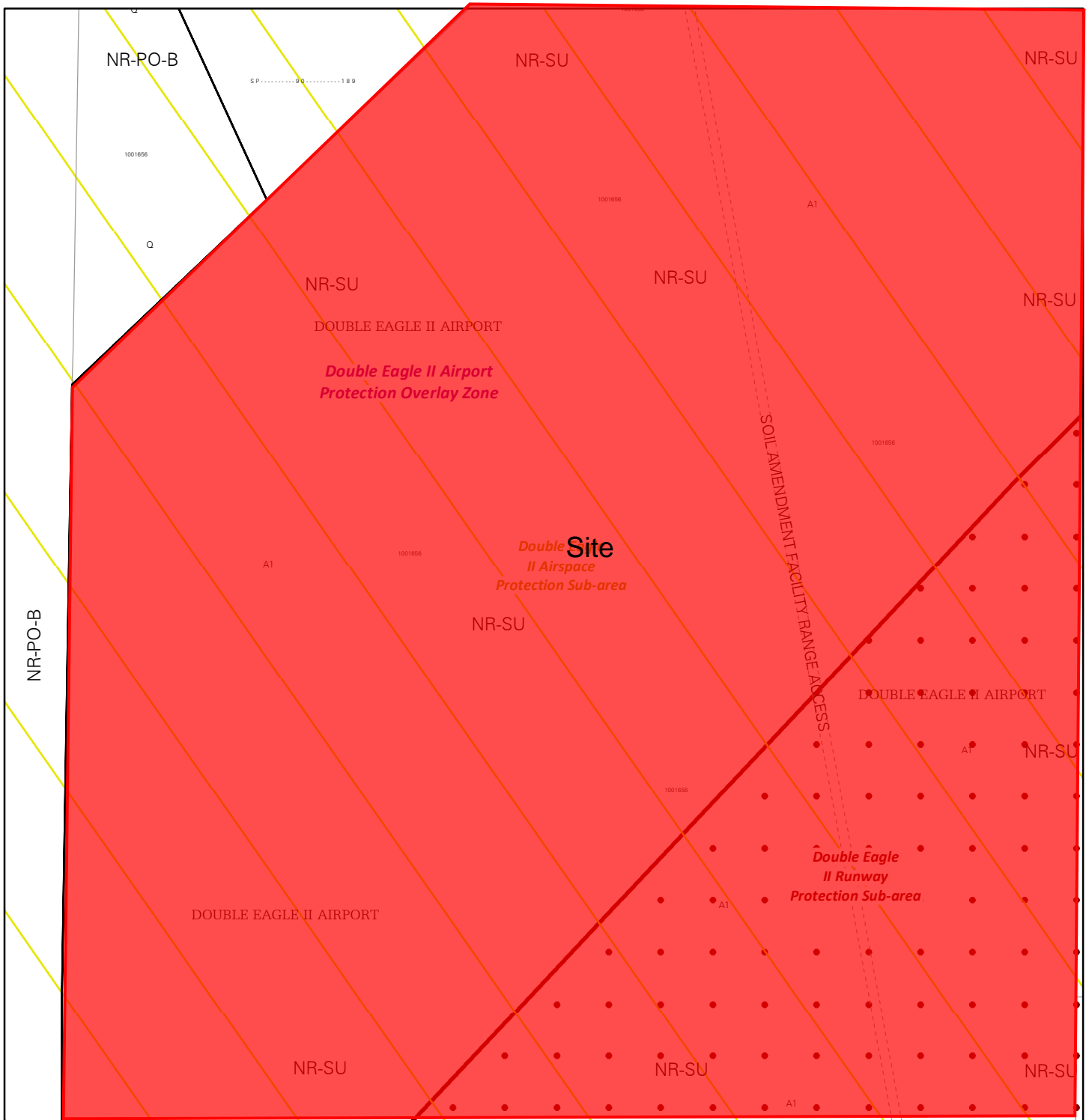
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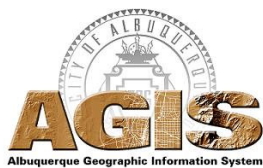
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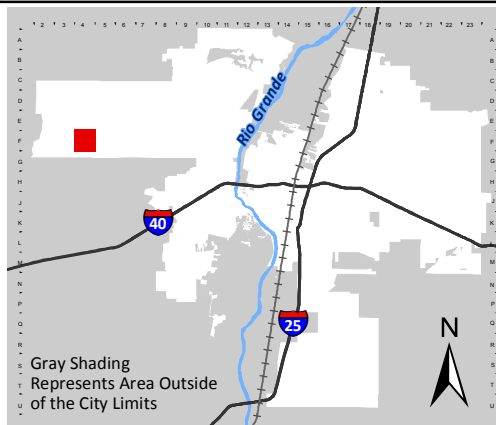


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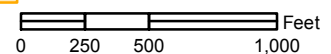


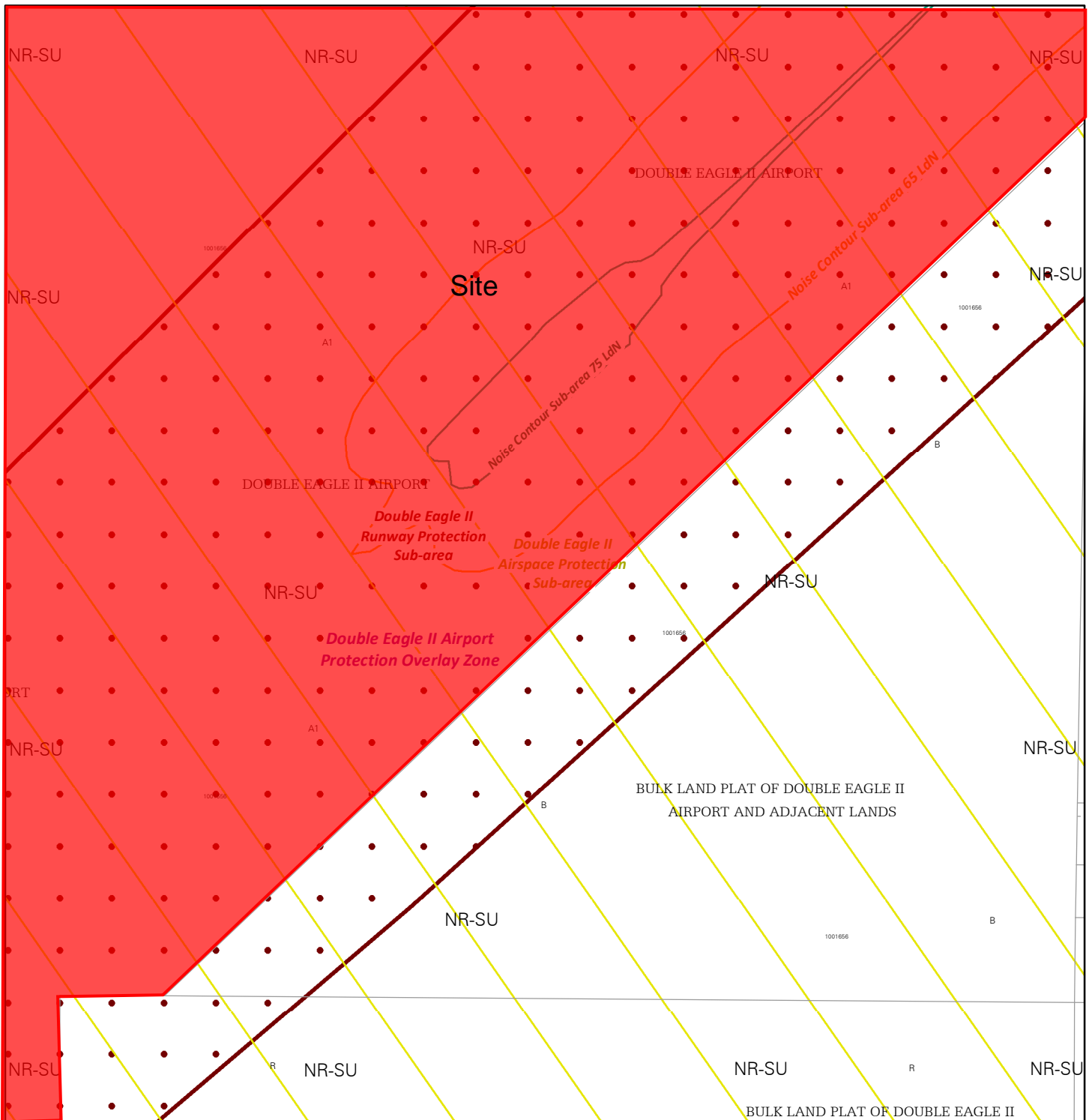
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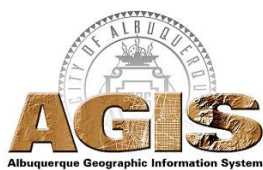
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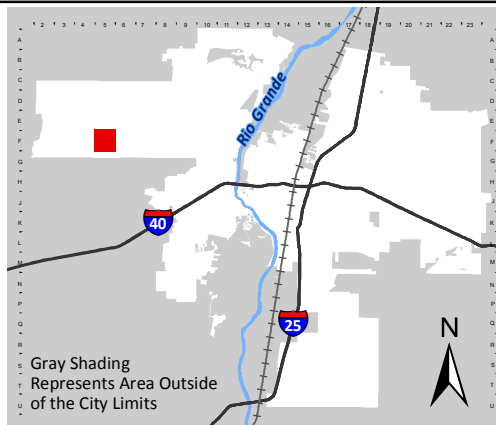


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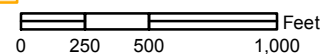


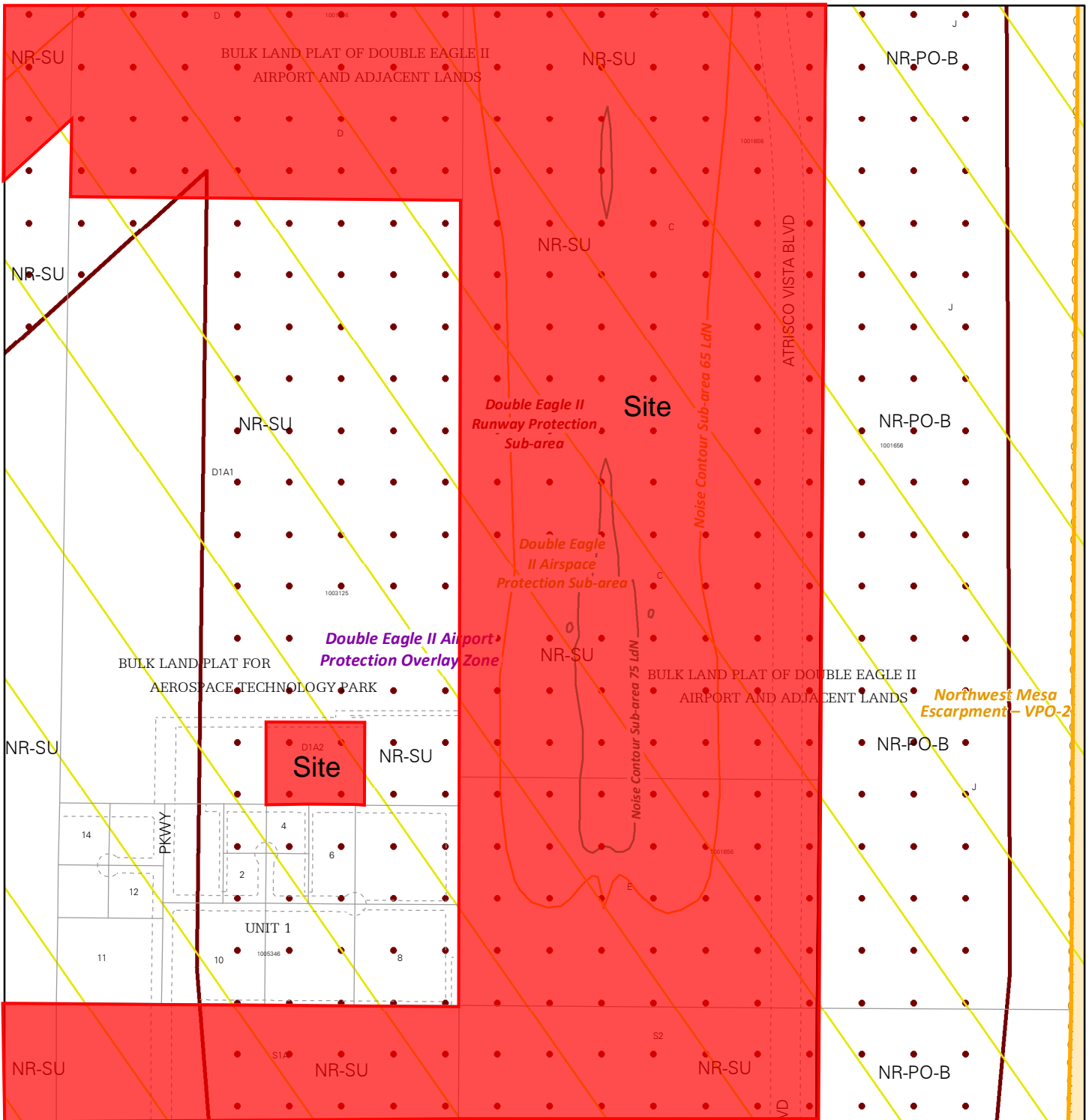
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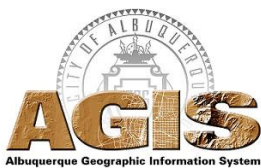
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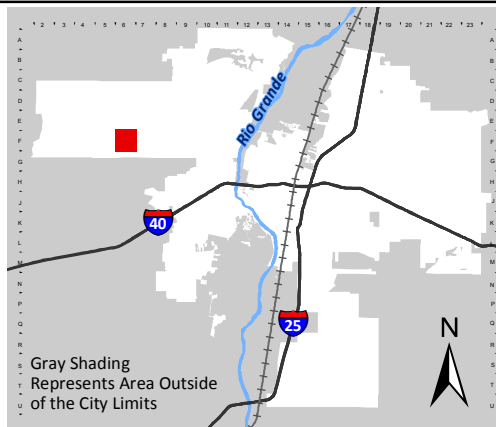


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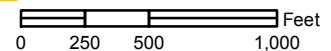


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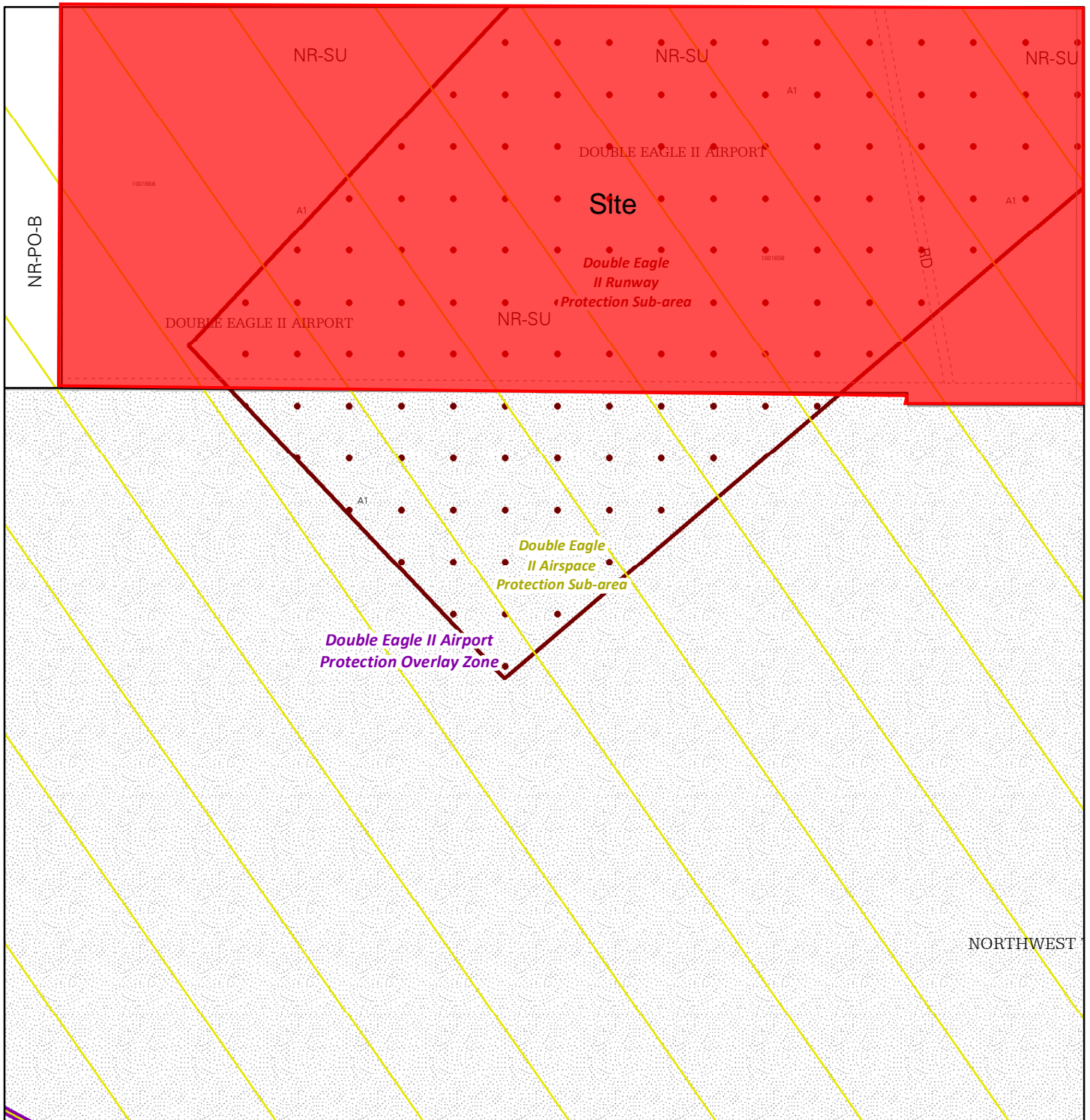


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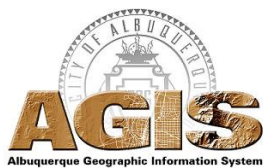




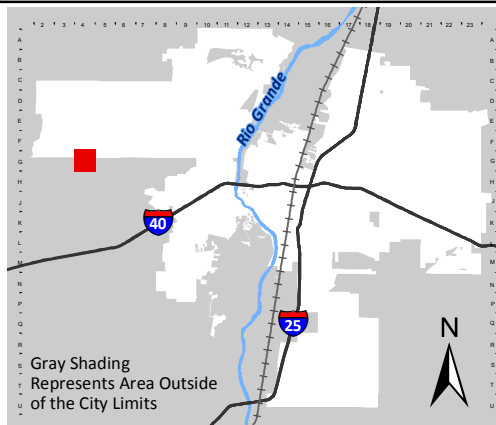


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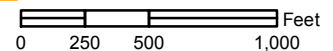


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## FORM P1: SITE PLAN – EPC

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

No Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_\_

Yes A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application* and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

02 Zone Atlas map with the entire site clearly outlined and labeled

03 Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

04 Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

05 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

06 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

06.1 Office of Neighborhood Coordination neighborhood meeting inquiry response

N/A Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

N/A Completed neighborhood meeting request form(s)

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes

07 Sign Posting Agreement

08 Required notices with content per IDO Section 14-16-6-4(K)(1)

\_\_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

08.1 Office of Neighborhood Coordination notice inquiry response

08.2 Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

N/A Proof of emailed notice to affected Neighborhood Association representatives

08.3 Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

N/A Scaled Site Plan or Master Development Plan and related drawings

*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*

N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only)

N/A Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

## VARIANCE – EPC

\_\_\_\_ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*



# MEMO

**DATE:** January 8, 2024  
**TO:** COA Planning Department  
**FROM:** Richard McCurley, Director of Aviation  
**SUBJECT:** Double Eagle II Airport 2024 Master Plan Text Amendments to allow Non- Aeronautical Uses

DS

To Whom It May Concern,

This letter authorizes Dekker Perich Sabatini LLC to represent The City of Albuquerque Aviation Department with regard to necessary entitlements for the Double Eagle II Airport Master Plan. This letter authorizes Dekker Perich Sabatini LLC to act as Aviation Department’s agent as necessary with the associated approval processes required for the proposed amendment to the Double Eagle Master Plan on the property referenced above.

Sincerely,

DocuSigned by:

Richard McCurley,  
 Director of Aviation



April 3, 2024

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

**RE: Text Amendment to the Double Eagle II Master Plan**

Dear Planning Commission Members,

Dekker Perich Sabatini, as the agent for City of Albuquerque Aviation Department, is seeking a Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical land uses including commercial, lodging, light industrial, educational, film studio, and renewable energy generation at the Double Eagle II Airport.

**Location:**

The subject site, known as Double Eagle II Airport (DEII), is located at 7401 Atrisco Vista Blvd, Albuquerque, NM 87120. Comprised of 12 parcels, the site is bounded by the Petroglyph National Monument on the east side of Atrisco Vista Blvd and the City of Albuquerque Open Space Division's Shooting Range Park to the west.

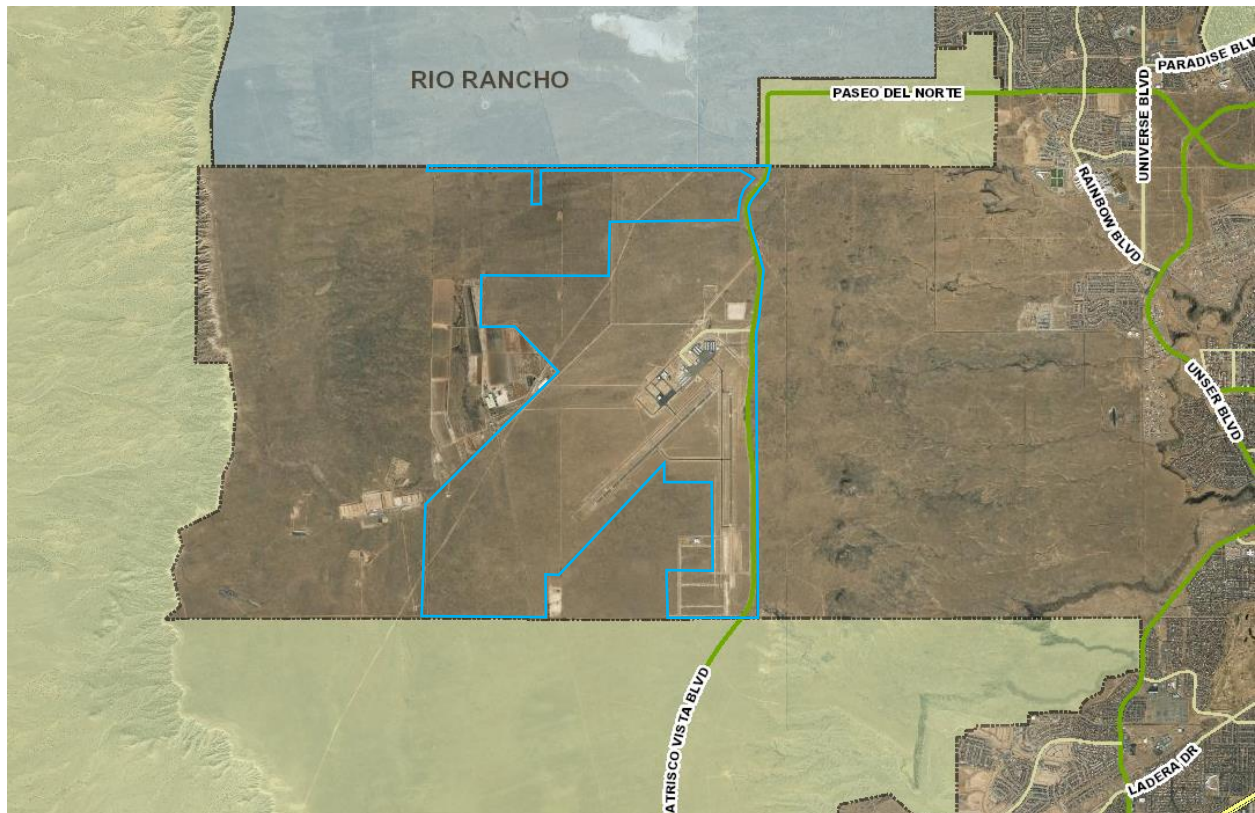


Figure 1. Location: Blue outline approximate boundary of DEII

**Parcels:**

Together, the 12 parcels are approximately 3,906.3013 AC based on City of Albuquerque [CABQMaps - Advanced Map Viewer 2.0](#). The following chart breaks down the UPC numbers, Legal Descriptions, and acreage.

Parcels	UPC #	Legal Description	Acreage
1.	100606212040020101L1	TR A-1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLEEAGLE II AIRPORT CONT 3196.8609 AC	3196.8609
2.	100606111049520101	TR F BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT ANDADJACENT LANDS CONT 51.6910 AC	51.691
3.	100606027744410145	TR S-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARKTRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENTLANDS CONT 90.3889 AC	90.3889
4.	100606008144720144	TR S-1-A PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OF AMENDEDBULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARKCONT 101.9724 AC	101.9724
5.	100406351009540116	TR K BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT ANDADJACENT LANDS CONT 352.4366 AC	352.4366
6.	100606112712430102	TR D-1-A-2 PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OFAMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGYPARK CONT 5.0406 AC	5.0406
7.	100406444017540112	TR N-1 BULK LANDS PLAT OF TRACTS N-1, O-1 & N-2 PARCELS1, 2, 3 & 4 DOUBLE EAGLE II AIRPORT AND ADJACENT LANDSCONT 33.5154 AC	33.5154
8.	100506333252510101	S'LY PORT OF PARCEL 1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 18.9764 AC	18.9764
9.	100506347052410102	S'LY PORT OF PARCEL 2 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 18.4392 AC	18.4392
10.	100606306752020101	S'LY PORT OF PARCEL 3 PLAT OF TRACT A-1 & TRACT L-1 PARCELS1-5 DOUBLE EAGLE II AIRPORT CONT 16.4607 AC	16.4607

11.	100606320251920102	S'LY PORT OF PARCEL 4 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLE EAGLE II AIRPORT CONT 13.7885 AC	13.7885
12.	100606329951620103	S'LY PORT OF PARCEL 5 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLE EAGLE II AIRPORT CONT 6.7307 AC	6.7307
Total Acreage:			3,906.3013 AC

**Zoning:**

The subject site is zoned Non-Residential Sensitive Use Zone District (NR-SU) and is within the Airport Protection Overlay Zone (APO). The NR-SU zoning designation is required for highly specialized uses such as airports, which is a permissive use within the NR-SU zone. Additionally, accessory uses may be approved if they are found to be compatible with the proposed primary sensitive use per IDO Subsection 2-5(E)(3)(b). IDO Subsection 14-16-4-1(A)(4)(b) requires those additional accessory uses to be approved and any related development standards to be documented in a Site Plan approved by the Environmental Planning Commission (EPC).

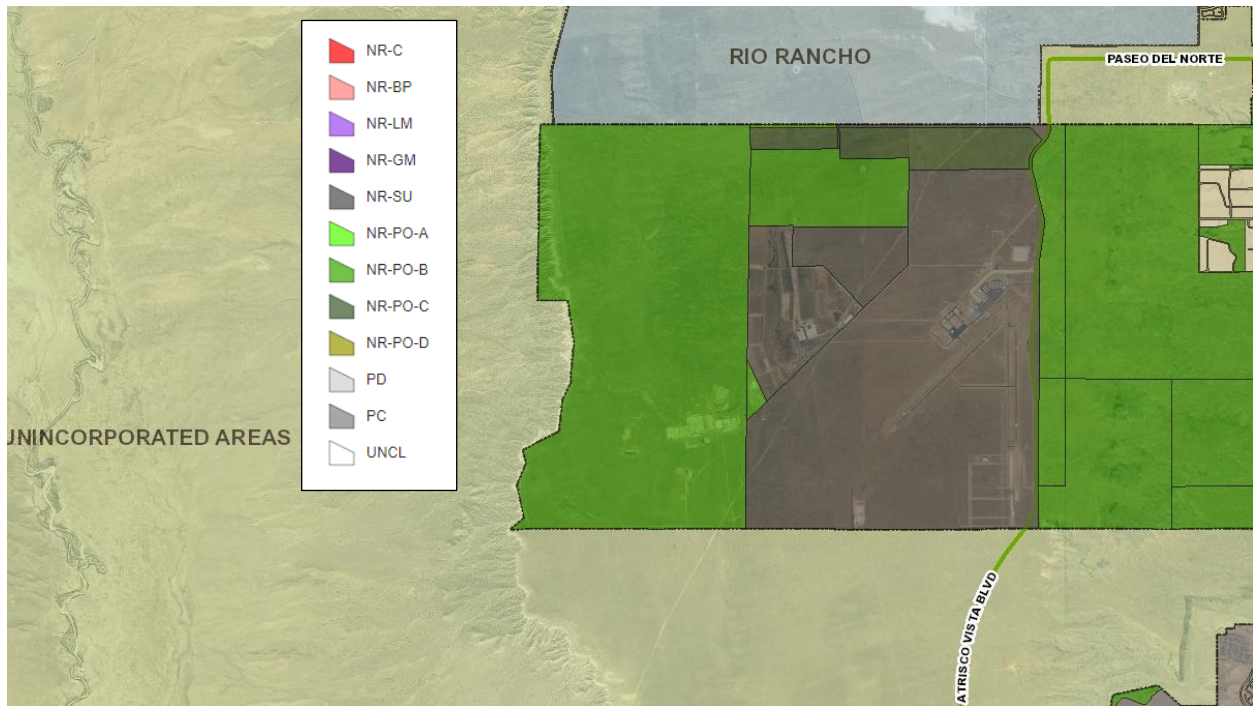


Figure 2. Zoning Map

### Surrounding Area:

Depicted on the maps below, DEII is bounded by the Petroglyph National Monument on the east side of Atrisco Vista Blvd, the City of Albuquerque Open Space Division's Shooting Range to the west, the City of Rio Rancho to the north, and Bernalillo County boundary to the east.

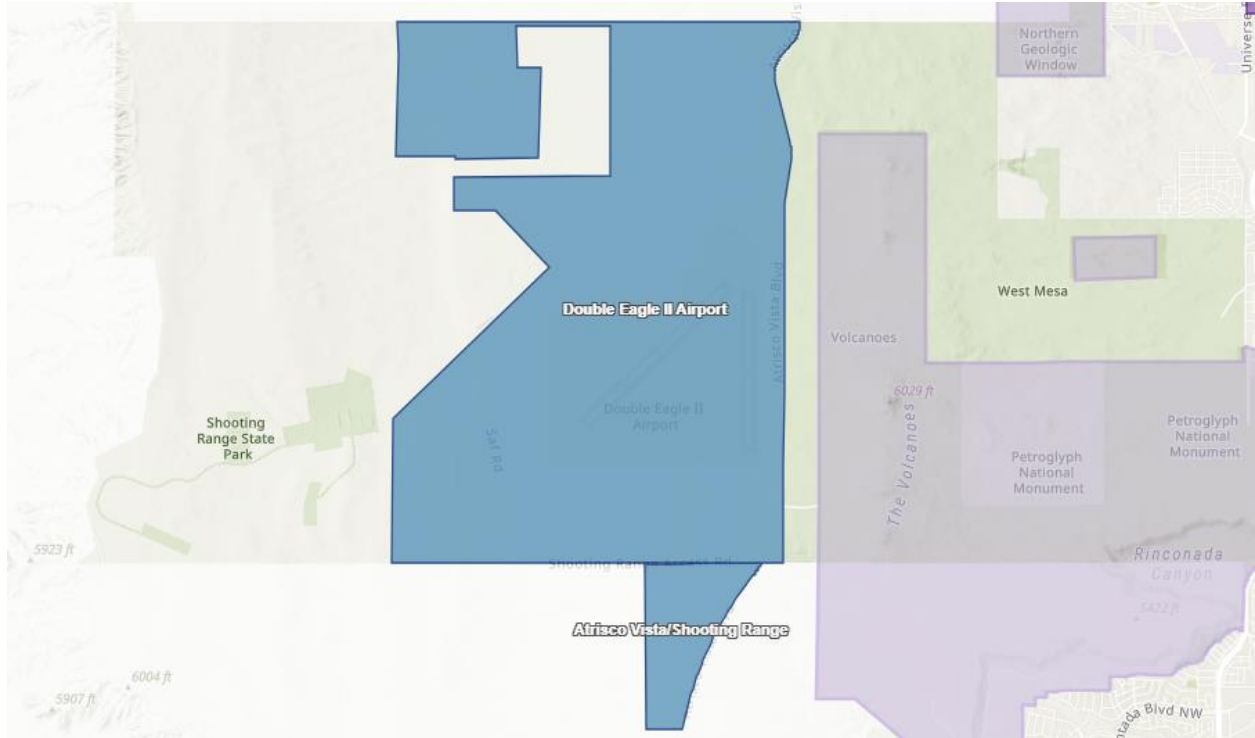


Figure 3. Surrounding Areas



Figure 4. Major Public Open Spaces

**Existing:**

The Double Eagle II Airport Master Plan was adopted in 2003 and last amended in 2018. This Master Plan outlines a 20-year development vision for the Double Eagle Airport. DEII is home to over 100 based aircrafts. In addition to general aviation aircraft, DEII is utilized by the military for training and itinerant services. With approximately 3,906.3013 AC, DEII is primed for both aviation and non-aviation development. The Airport Layout Plan contained in Chapter 6 of the approved Master Plan has previously been utilized as the governing site plan.

The current Master Plan limits permissive uses of the subject property to those directly related to aeronautical functions and wireless telecommunication facilities.

**Proposed:**

The Applicant is seeking a Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including commercial, lodging, light industrial, educational, film studio, and renewable energy generation use, as part of a Major Amendment – EPC.

The City Planning Department was not able to locate an existing approved EPC Site Plan for DEII. In the absence of an approved EPC Site Plan, the proposed text amendment will be updated per the procedures specified for a Master Development Plan per IDO Section 14-16-6-6(F).

**The proposed Text Amendments consist of the following:**

- Revise cover page to add “Amended 2024”
- Revise headers throughout the document to change the year to 2024
- Add a summary of previous plan amendments on cover sheet #3
- Revise “Table of Contents” and list of “Tables and Figures” to reflect new content, revise page numbers, and new table on pages 1-4.
- Revise the heading of Chapter 3 “Facility Requirements” to include “and appropriate land uses” on pages 3-1 through 3-34.
- Add new section “3.7 Appropriate Land Uses” with language permissively allowing non-aeronautical uses including commercial, light industrial, educational, studio uses, and renewable energy generation on pages 3-32.
- Revise numbering in Chapter 3 to reflect inserted section, pages, and tables,
- Revise the Facility Requirement tables on pages 139 and 140 of Chapter 6 “Airport Layout Plan” to include the non-aeronautical uses listed above.
- Add a new page to Chapter 6 to act as an interim site plan that better reflects the conditions of the existing airport and the location of known proposed uses such as the film studio.



This Master Plan Text Amendment request complies with the criteria of IDO 6-6(F)(3) Review and Decision Criteria for EPC Zone Map Amendments of the IDO as outlined below.

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**IDO Compliance:**

**6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.**

**Applicant Response:** The subject site of the proposed Master Development Plan Text Amendment is consistent with the ABC Comp Plan, continuing the outlined goals and policies as follows:

**G 5.1 Centers and Corridors:** *Grow as a community of strong centers connected by a multi-modal network of Corridors.*

**Applicant Response:** The subject site is located within the Developing Employment Center along a Commuter Corridor. This request would facilitate growth of the aviation transportation sector as well as connecting travelers to I-40 via Atrisco Vista Blvd. The proposed added land uses of commercial, light industrial, educational, studio uses, and renewable energy generation creates a stronger Developing Employment Center by generating future jobs and strengthening existing ones.

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

- b) *Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.*
- c) *Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.*
- f) *Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.*

*Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.*

**Applicant Response:** The proposed amendment would structure capital investment and land use regulations that direct growth to the Developing Employment Center through job creation and job diversity. By allowing a greater range of uses that are non-aeronautical, the surrounding Commuter Corridor can be better utilized by Albuquerque residents. DEII has been in operation since the 1980s and is a premium site for increasing employment density growth given its access to the I-40 Commuter Corridor and the close proximity to the proposed Paseo del Volcano Freeway. Presently, much of the DEII land is undeveloped with a proposed Aerospace Park south of DEII. The Text Amendment would be an ideal linkage of the two concepts. Furthermore, the proposed uses does not include single-family housing use which is an inappropriate use within or along an Employment Center and Commuter Corridor.

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

**Applicant Response:** With close proximity to the Petroglyph National Monument to the east and single-family homes to the north by Paseo de Norte, DEII centralizes density within a proximity that does not sprawl closer to low density residential or to a protected national monument. In addition, the proximity to I-40 via Atrisco Vista Blvd

directs more intense growth within a Commuter Corridor.

**P 5.1.5 Employment Centers:** *Create Centers that prioritize employment and foster synergy among businesses.*

- a) *Prioritize office and commercial employment in areas with good access via automobile and transit.*
- b) *Prioritize industrial employment in areas with good connectivity for freight routes."*

**Applicant Response:** DEII is located within a Developing Employment Center which is designed to prioritize uses associated with employment opportunities. The proposed Text Amendment strengthens this priority, adding non-aeronautical land uses that generate new jobs and strengthen existing employment. The synergy between the proposed uses of commercial, lodging, light industrial, educational, film studio, and renewable energy generation alongside airport can be seen successfully seen across other US airports. For example, Albuquerque International Sunport has Netflix within close proximity, or lodging located inside terminals like the Westin Hotel in Denver International Airport or the Hyatt within Dallas International Airport. Aviation transportation has a strong need for access to facilities that accommodate travelers which are presently lacking.

Furthermore, Non-aeronautical uses for airports diversify revenue sources, improve customer experiences, and attract more businesses and airport users. Today, an average of 39.4% of global airports' revenues are derived from non-aeronautical sources. (*Source: 2019 ACI Airport Economics Report.*) The Albuquerque International Sunport Master Plan identifies several areas for non-aeronautical developments such as an Aviation Center for Excellence, a business and technology center, and a solar farm. Dallas Fort Worth International Airport, Atlanta's Aerotropolis Alliance, and Memphis Aerotropolis, have all demonstrated successful implementation of incorporating non-aeronautical uses on airport properties, generating substantial revenue for the airport.

The proposed text amendment will allow for uses that spur and support development and employment opportunities within DEII Employment Center by creating new jobs and prioritizing the success of future existing jobs. The proposed uses help businesses foster synergy among themselves through shared resources and facilities.

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

**Applicant Response:** The proposed amendment would promote development within an area that has existing infrastructure and public facilities. Allowing non-aeronautical uses to be located on under-utilized lands within DEII promotes an efficient development pattern.

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

**Applicant Response:** The Text Amendment proposes new uses which would utilize existing infrastructure once parcels are planned for development. Future uses would submit Site Plans showing those access points to infrastructure.

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

**Applicant Response:** DEII is located within a designated Area of Change and an Area of Consistency, as identified in the ABC Comp Plan. Areas of Change are intended to accommodate employment opportunities and growth. The vacant land at DEII is within the Areas of Change while the runways and associated aviation uses are within the Area of Consistency. The addition of the proposed land uses to the Text Amendment would direct high intensity employment-generating uses to this Area of Change only. The proposed text amendment would encourage growth within an Area of Change by expanding the allowable uses on the DEII to include a greater variety of non-aeronautical uses. The Text Amendment would allow new developments within or close to the Areas of Consistency that strictly align with the prevailing characters and intensity of the surrounding vicinity of Developing Employment Center and Commuter Corridor.

**P 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.*

- b) *Encourage development that expands employment opportunities.*
- e) *Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.*
- h) *Encourage development in areas with a highly connected street grid and frequent transit service.*

**Applicant Response:** The proposed amendment directly promotes this policy by directing growth and development to the DEII Developing Employment Center. The proposed amendment encourages development that expands employment opportunities west of the Rio Grande which historically has had lower job opportunities and lower transit access. This Text Amendment promotes sustainable economic development for all of Albuquerque, developing a portion of the west side which the City of Albuquerque plans to connect to Rio Rancho at a future date. By creating an environment where businesses can thrive and grow, the proposal lays the groundwork for a vibrant and resilient economy that benefits residents and stakeholders alike.

**G 6.2 Multi-Modal System:** *Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.*

**Applicant Response:** DEII paired with its the proximity to I-40 is a multi-modal transportation system that helps commuting peak-hours. One of the proposed uses of film studio will eliminate peak-hour traffic for commuters on I-40 and connecting on to I-25 to get to Albuquerque Support Airport for employees that travel by air. Furthermore, the City of Albuquerque plans to add multi-trail and bike lanes along Atrisco Vista Blvd.

**P 6.2.10 Aviation:** *Provide adequate accommodations for domestic travel, shipping, and military purposes.*

**Applicant Response:** The factors considered when evaluating appropriate and compatible land uses on the DEII included noise level, overflight, safety zones as defined by the FAA, and Airspace Protection Overlay. The proposed non-aeronautical land uses have been approved by the Federal Aviation Administration as appropriate

compatible uses for the DEII property. The anticipated increase in aviation travel due to the proposed film studio use will ultimately create a demand for loading which is presently not within close proximity to DEII. The military currently uses DEII for training purposes and the uses will not impact their operations.

**G 8.1 Placemaking:** *Create places where business and talent will stay and thrive.*

**Applicant Response:** The proposed amendment will provide opportunities for both large- and small-scale businesses to establish themselves. The strategic location, ample land supply, and emphasis on high quality design creates an environment that welcomes and retains businesses and talent. The proposed amendment would provide an opportunity to concentrate businesses in a designated Employment Center.

**P 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.*

a) *Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels. [ABC]*

**Applicant Response:** The proposal would achieve this goal of diverse places by allowing for a mixed range of employment opportunities, such as lodging staff, film studio staff, serving staff. This range of employment opportunities which would support the ABC Comp Plan's vision of making the area an Employment Center.

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

a) *Maximize opportunities for economic development that furthers social, cultural, and environmental goals.*

c) *Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.*

**Applicant Response:** The proposed Master Plan Text Amendment to expand the non-aeronautical uses allowed on site makes the location more resilient, sustainable, efficient, and diverse. The proposed expanded non-aeronautical land uses maximize opportunities for a diverse, new, employment generating uses to locate on site. Supporting development projects that prioritize local job creation also generates positive economic spillover effects, as employed residents have greater purchasing power, leading to increased consumer spending and demand for local goods and services. This, in turn, can stimulate further economic growth and job creation within the community. By harnessing the potential of the local workforce, the proposal lays the foundation for a sustainable economic development and shared prosperity.

**G 11.3 Cultural Landscapes:** *Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.*

**Applicant Response:** The subject site is located within proximity to the Petroglyph National Monument. The proposed Text Amendment will not impact these cultural landscapes as described below.

**P 11.3.4 Petroglyph National Monument:** *Regulate adjacent development to protect and preserve the Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.*

b) *Preserve and protect the Monument from growth and development pressures on the West Side.*

- f) *Minimize visual impact of adjacent development through design standards related to color, reflectivity, building materials, and screening.*
- h) *Buffer MPOS and the Monument from adjacent development, preferably with a single-loaded street (i.e. a street with development only on the side not abutting the Monument) and/or landscaped areas.*
- i) *Prioritize dedication and acquisition of land abutting multi-use trails, rock outcroppings, and the Monument for parks and/or MPOS.*

**Applicant Response:** The proposed amendment would not impose any significant negative impacts on the Petroglyph National Monument. All future developments resulting from the proposed amendment would comply with the existing regulations within the IDO which are designed to protect and preserve the Petroglyph National Monument and nearby MPOS. Given the location of the site on the west side of Atrisco Vista Blvd, future development at the DEII and support future development would follow design standards of IDO Subsection 5-2(J) Major Public Open Space Edges related to color, reflectivity, building materials and screening, to ensure minimal visual impact on the Petroglyph National Monument. Future site design and development will provide appropriate edge treatments and buffers to further protect and preserve the Petroglyph National Monument and adjacent MPOS.

The proposed uses would be subject to the buffering and MPOS edge requirements of IDO Subsection 5-2(J), except where FAA Airport Overlay standards supersede. These protections include prohibition of building height bonuses, additional landscape buffer requirements, additional site lighting limits, additional wall and fencing requirements, and the incorporation of Crime Prevention Through Environmental Design (CPTED) principles to deter crime. To the extent practicable, more intense uses would be sited away from MPOS lands to minimize negative impacts to the open space.

**6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM and other adopted City regulations.**

**Applicant Response:** The subject site is not within a NR-BP zone district, however the proposed Text Amendment to add land uses does comply with all applicable provisions of the IDO, particularly those of the NR-SU zone district. Airport use is permitted in the NR-SU zoning district allowing additional accessory uses that are compatible with the proposed primary sensitive use. The proposed non-aeronautical land uses including commercial, lodging, light industrial, educational, film studio, and renewable energy generation are intended to serve the overall function and success of Double Eagle Airport II. Furthermore, this Text Amendment request does not propose site specific developments. Any future development at DEII will meet IDO requirements per 5-1(E)(2)(b), NR-SU Zone District dimensional standards shall be determined in the approval of a Site Plan – EPC as part of the approval of a Zoning Map Amendment to the NR-SU zone district.

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

**Applicant Response:** The subject site is served by existing infrastructure. The proposed Master Plan Text Amendment does not immediately impact infrastructure as no development site plans have been established at this time. Any future development, regardless of the use would require, Site Plan approval to demonstrate what infrastructure impacts are anticipated and how to meet adequate capacity in order to mitigate any

foreseen burden to systems in place.

**6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.**

**Applicant Response:** The Text Amendment proposed uses would not generate adverse impacts on the surrounding areas. The City of Albuquerque has already implemented plans to widen both Atrisco Vista Blvd and Paseo del Norte Blvd as well as the proposed Paseo del Volcan Freeway which would mitigate any future proposed development increase to traffic. The property is located within a Developing Employment Center and would positively affect the surrounding residents by providing additional jobs. These Centers are ideal for excellent access to the freight network (I-40) and are auto-oriented by nature. The land use diversifies hours of peak traffic flow and allows opportunity for the new proposed uses to support the surrounding industrial and business districts.

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**Conclusion:**

Based upon the rationale presented in this letter, we respectfully request approval of the Text Amendment in the Double Eagle II Master Plan. If you have any questions or need clarification of anything contained herein, please contact me at [willg@dpsdesign.org](mailto:willg@dpsdesign.org) or at (505) 761-9700.

Sincerely,



Will Gleason  
Dekker Perich Sabatini  
Agent for Aviation Department

RE: Double Eagle II Airport (PR-2018-001577, SI-2024-00321), Major Amendment



Rebecca Shank <RebeccaS@dpsdesign.org>  
To Sandoval, Christina M.; Jones, Megan D.; Will Gleason  
Cc Heyne, Catherine M.; Vikki Everett; Athulya Usha Menon

 You replied to this message on 4/8/2024 3:01 PM.

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hello Megan,

Thank you for that catch. Yes, "only" should definitely not be included. We can simply this be eliminating the following sentences:

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

**Applicant Response:** DEII is located within a designated Area of Change and an Area of Consistency, as identified in the ABC Comp Plan. Areas of Change are intended to accommodate employment opportunities and growth. The vacant land at DEII is within the Areas of Change while the runways and associated aviation uses are within the Area of Consistency. ~~The addition of the proposed land uses to the Text Amendment would direct high intensity employment generating uses to this Area of Change only.~~ The proposed text amendment would encourage growth within an Area of Change by expanding the allowable uses on the DEII to include a greater variety of non-aeronautical uses. ~~The Text Amendment would allow new developments within or close to the Areas of Consistency that strictly align with the prevailing characters and intensity of the surrounding vicinity of Developing Employment Center and Commuter Corridor.~~

Thank you!

DEKKER  
PERICH  
SABATINI  
Architecture  
in Progress

**Rebecca Shank**  
Urban Planning Associate  
Dekker Perich Sabatini  
505.761.9700 / dpsdesign.org

[DPS saves 309.5 million gallons of water across all LEED projects](#)

---

From: Sandoval, Christina M. <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>

Sent: Monday, April 8, 2024 1:11 PM

To: Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>; Rebecca Shank <[RebeccaS@dpsdesign.org](mailto:RebeccaS@dpsdesign.org)>; Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>

Cc: Heyne, Catherine M. <[cheyne@cabq.gov](mailto:cheyne@cabq.gov)>; Vikki Everett <[VikkiE@dpsdesign.org](mailto:VikkiE@dpsdesign.org)>; Athulya Usha Menon <[AthulyaM@dpsdesign.org](mailto:AthulyaM@dpsdesign.org)>

Subject: RE: Double Eagle II Airport (PR-2018-001577, SI-2024-00321), Major Amendment

I agree strike the in areas of change only.



**Christina Sandoval**  
planning manager  
o 505.244.7819  
m 505.718.0977  
[abgsunport.com](http://abgsunport.com)

**From:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>

**Sent:** Monday, April 8, 2024 1:05 PM

**To:** Rebecca Shank <[RebeccaS@dpsdesign.org](mailto:RebeccaS@dpsdesign.org)>; Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>; Sandoval, Christina M. <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>

**Cc:** Heyne, Catherine M. <[cheyne@cabq.gov](mailto:cheyne@cabq.gov)>; Vikki Everett <[VikkiE@dpsdesign.org](mailto:VikkiE@dpsdesign.org)>; Athulya Usha Menon <[AthulyaM@dpsdesign.org](mailto:AthulyaM@dpsdesign.org)>

**Subject:** Re: Double Eagle II Airport (PR-2018-001577, SI-2024-00321), Major Amendment

**Importance:** High

Good morning,

We are working on final touches on our staff report for the DEII Text Amendment and i notices that on page 8 of your justification letter under goal 5.6 that it is stated that the nonaeronautical land uses would become permissive in areas of change only. Is this correct? I do not think it is a good idea to tie to uses to specific areas of the Master Plan area before a site plan has been reviewed and approved. IF you tie them to area of change only, when you come back to the EPC for a site plan, bone of these uses will be allowed in areas of consistency.

How do you wish to proceed? Please let us know by Tomorrow, Tuesday.

Thanks

**Megan Jones, MCRP | MPA**

Principal Planner

Current Planning/EPC | UD&D

o 505.924.3352

e [mdjones@cabq.gov](mailto:mdjones@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)



## PRE-APPLICATION REVIEW NOTES

PA#: 24-007 Notes Provided (date): 1/25/2024

Site Address and/or Location: 7401 Atrisco Blvd NW 87120 (Double Eagle II Airport)

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request..** Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including commercial, light industrial, educational, studio uses, and renewable energy generation

### Basic Site Information

Current Use(s): Airport Size (acreage): 4500  
Zoning: NR-SU Overlay Zone(s): APO (§14-16-3-3)

### Comprehensive Plan Designations

Development Area: Both Change / Consistency Corridor(s): NA  
Center: Employment Center Near Major Public Open Space (MPOS)?: Yes

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Adding several uses to the Master Plan (see below)  
Use Specific Standards: standards specified per the Site Plan – EPC required by the NR-SU zone district

### Applicable Definition(s):

**Amendment:** Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

**Master Plan:** A Rank 3 Plan developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities.

**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). ... There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Sensitive Lands: *Please see IDO §14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

### Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan – EPC, Major Amendment / Master Plan, Major Amendment

Specific Procedure(s)\*: §14-16-6-6(I)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body: EPC (Site Plan – EPC) / City Council (Master Plan) Is this a PRT requirement? No

### Handouts Provided

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Zoning Map Amendment      | <input checked="" type="checkbox"/> Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO |
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE          | <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> Subdivision    |
| <input type="checkbox"/> Site History/Research     | <input type="checkbox"/> Transportation        | <input type="checkbox"/> Hydrology                 | <input type="checkbox"/> Fire           |

***If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.***

### Additional Notes:

- City Planning Staff has met with the Aviation Department in 2023 to discuss amending Airport Master Plans. The guidance below is consistent with the process that the Aviation Department received.
- The Double Eagle II Airport Master Plan (Master Plan) was reviewed by the EPC and decided by City Council; therefore, any future amendments would be reviewed by the EPC and a recommendation would be forwarded to City Council as the final decision-making body, pursuant to IDO §14-16-6-4(Z)(1)(b).
- The NR-SU zone district requires that a Site Plan be reviewed and decided by the EPC. The NR-SU Site Plan establishes allowable uses, design standards, and other development regulations for the Airport site as negotiated at the EPC through the application for the Site Plan.
  - The City does not have a record of the original Site Plan approved for the Double Eagle II Airport. There have been several Administrative Amendments to a Site Plan that have been approved for the airport, but these are not sufficient to establish a Site Plan as required by the NR-SU zone district for the entire subject property.
  - There should not be a Master Plan without a Site Plan. As it stands, the Master Plan only includes an “Airport Layout Drawing.”
  - The Master Plan can establish the allowable land uses for the facility, but the Site Plan must specify allowable uses. Clearly, the list of uses in the Master Plan and Site Plan need to be complementary.
  - Moving forward, the Double Eagle II Airport needs one Site Plan as required by the NR-SU zone district pursuant to IDO §14-16-2-5(E) that includes all existing development, approved future development, and proposed development. The site plans that have been approved administratively can be included as pullouts or “parts” of the site plan on separate sheets.
- The Major Amendment to the Master Plan (i.e. text amendment to add allowable land uses) and a Major Amendment to the Site Plan – EPC (i.e. substitution of partial Administrative Approvals with 1 site plan for the entire subject property, a list of allowable uses, and development standards) can be submitted simultaneously at the EPC as a two-part request.

### Applicant Questions:

1. Confirm assumption that due to the NR-SU zoning of the airport the Master Plan dictates the zoning rather than the IDO.

- a. The Master Plan can specify allowable uses (or provide general guidance about appropriate uses), but it is the Site Plan required by the NR-SU zone district that needs to specify allowable uses, design standards, and other regulations pursuant to IDO §14-16-2-5(E). Where the Master Plan and Site Plan are silent, other relevant IDO regulations would apply.
2. Verification of appropriate approval process. The applicant anticipates a major text amendment to allow non-aeronautical uses to be approved by the EPC. Subsequent site plans for the development any of the potentially permissive uses would follow the DFT process after the text amendment is approved.
  - a. No. The major amendment to the Master Plan text would be reviewed by the EPC for recommendation and decided by City Council as the original decision-making body. A Site Plan – EPC needs to be submitted for the entire Airport, similar to the one approved for the Sunport. Even after allowable uses and development standards are specified in a Site Plan – EPC, future development that is not reflected on the approved site plan would require a major amendment to be reviewed and decided by the EPC (i.e. a Major Amendment to the Site Plan – EPC). Proposed development would be shown on the site plan for the entire site and could be further detailed in separate sheets (e.g. “pullout sheets”).
3. Verification of proposed sheets / pages to amend. The applicant anticipates the need to define permissive non-aeronautical uses within Chapter 3: Facility Requirements and add those same permissive uses to the Building / Facility table of the Airport Layout Drawings in Chapter 6: Airport Layout Plan. Determine if any FAA coordination would be required for the proposed text amendment.
  - a. Planning suggests a text amendment to clean up the entire existing Master Plan. We suggest creating a new land use chapter to incorporate the general land uses to be allowed on the subject property. The Site Plan – EPC would specify individual land uses from Table 6-1-1 in the IDO that would be allowed permissively. The proposed amendment to Chapter 3, Facility Requirements doesn’t seem to fit well with allowable land uses, unless the title is changed and a new section is added specific to land uses and development standards.
  - b. The Airport Layout Drawing is currently an exhibit. This exhibit should be updated to reflect the existing airport, and the table can be updated as proposed. A separate Site Plan – EPC needs to be approved, which will have a greater level of detail and can have multiple pullout sheets as needed.
  - c. FAA standards require that airport master plans be approved by the FAA. Please work with the City Aviation Department on that parallel process. If what the FAA needs for the Airport Layout Drawing conflicts with what’s needed for the purposes of showing the entire site for the Master Plan, then a new exhibit should be created for the Master Plan.
4. Determine any applicable city requirements related to sensitive land use considerations that would be triggered by the proposed text amendment.
  - a. The subject property is greater than 5 acres and is adjacent to/within 330 feet of Major Public Open Space, which would also require a Site Plan – EPC, even if the site were not zoned NR-SU. A sensitive land analysis is required with the Site Plan – EPC application. See IDO §14-16-5-2(C).
5. Determine applicable neighborhood notification requirements.
  - a. Table 6-1-1 requires a Pre-submittal Neighborhood Meeting to be offered to affected Neighborhood Associations per §14-16-6-4(B) for Site Plan – EPC. Please contact the ONC for a list of affected Neighborhood Associations. Please note the timing requirements in the IDO. Often, a City Department will schedule the meeting with the Alternative Dispute Resolution office and send the date and time to the affected Neighborhood Associations. More information is available on this Planning webpage: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
  - b. Table 6-1-1 establishes required notice for the Site Plan – EPC. Email notice to Neighborhood Associations per §14-16-6-4(K)(2) is required. Please contact the ONC for a list of affected Neighborhood Associations that may need to be notified. Mailed notice to property owners within 100 feet of the subject property per

§14-16-6-4(K)(3)(c) is required. Proof of all required notice must be provided with the Site Plan – EPC application. A posted sign is required. The sign(s) may be picked up when you submit the Site Plan – EPC application. More information is available on this Planning webpage: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>

## STAFF INFORMATION

March 27, 2024

TO: Will Gleason, Dekker Perich Sabatini

FROM: Catherine Heyne, Planner  
Megan Jones, Principal Planner  
City of Albuquerque Planning Department

TEL: (505) 924-3310; cheyne@cabq.gov

RE: Double Eagle II Airport, Major Amendment (PR # 2018-001577, Case # SI-2024-00321)

---

We've completed a first review of the DEII Master Development Plan request, and have a few questions and suggestions for the process. Following this review, we will be available to answer any questions. Please provide the following:

⇒ A revised justification letter and revisions discussed in the project memo (one electronic copy),  
**by 11 AM on April 3, 2024.**

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

#### **A. Process**

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for April is the 18th. Final staff reports will be available one week prior, on April 11<sup>th</sup> at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.
- C. You will be emailed a copy of all received Agency Comments once the deadline for submission closes (April 1) and will forward any late ones to you. Comments from agencies requiring an action will be listed as a condition of approval.

#### **B. Introduction**

- A. Although we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. Legal description
  - This is what we have for the legal description based on the 2023 Amendment: all or a portion of Tracts A, C, D-1-A-2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, located at 7401 Atrisco Vista Blvd. NW, at the intersection of Atrisco Vista Blvd. NW and Shooting Range Access Rd., zoned NR-SU, approximately 4500 acres. We will double check to verify that this is correct.

- The Maps presented throughout the submission all show different area boundaries (e.g., Zone Atlas Map Section (p. 5-18), pp. 26, ~ 53, 159).
    - Can you please confirm project boundaries?
    - Confusion may be reduced by including map legends.
  - The Justification Letter and Application indicated approximately 3807 acres; however, the parcel totals presented in table form on page 4 (DOUBLE EAGLE II MP Parcel Info) of the collated submission approximate 4500 acres.
    - Please help us confirm these calculations.
- C. It is our understanding that this request is to amend the existing text of the Double Eagle II Airport Master Plan to allow non-aeronautical uses as part of a Major Amendment – EPC. Since an existing approved EPC Site Plan for the DEII has not been located, the proposed text amendment will be updated per the procedures specified for a Master Development Plan, IDO Section 14-16-6-6(F).
- D. Please tell us about the proposed Major Amendment. What is important for us to know at this stage?

**C. Application/ Project Letter**

- A. On the Development Review Application Form under Lot or Tract No: Please add “See next page for specifics” and then title the following page.
- B. In the introductory letter to property owners (March 7, 2024), you mentioned that these uses are including, but not limited to commercial, lodging, light industrial, educational, film studio, and renewable energy generation (p. 53).
- The uses that you are proposing in the request must match the uses provided in the tables. Please remove the wording “, but not limited to”.
- C. Page 3-22 of the Master Plan indicates that there is not sufficient space for hangars during the entire forecast period. How will additional uses have adequate space?

**D. Master Development Plan Major Amendment**

- A. It appears that the master plan pages that would be amended are clearly outlined in Table 1 (Proposed Amendments to Double Eagle II Airport Master Plan) as well as the redlined version of the Master Plan.
- Typos: there was a minor typo on the Cover Sheet (i.e., Pages 3-23 & 3-24) and p.7 of Table 1 in the added Text for the new Section 3.7, 4<sup>th</sup> paragraph (e.g., “...land uses are that are appropriate...”. They are also found in a few other places. Now would be a good time to review the document and update any typos and grammatical errors.
  - For those rows that continue to the next page (e.g., p. 6, p. 8), please indicate that these are continued from the previous page and fill in the appropriate column information.

- Thank you for including the added Wireless Telecommunication Facilities amended language to the Proposed Change.

## 5) Notification & Neighborhood Issues

Notification requirements for a Major Amendment are explained in Section 14-16-6-4(K) Public Notice (IDO, p. 409). The required notification consists of: 1) an offer of neighborhood meeting (6-4(B), 2) An emailed letter to neighborhood representatives indicated by the ONC (6-4(K)(2)), 3) a mailed letter (first-class) to property owners within 100 feet of the subject site (6-4(K)(3)), and 4) a yellow sign posting (6-4(K)(4)).

- A. The notification to property owners appears complete; there are no Neighborhood Associations to notify.
- B. We cannot verify property owners within the provided Buffer Map with the ONC response (document p. 48 – “RE Property Owner Mailed Notice List 1”).
- C. A pre-application facilitated meeting was not requested or held, is this correct?
- D. Have any community representatives or members of the public contacted you so far?
- E. The sign posting period is 15 days prior to and after the 04/18/24 EPC hearing date, not counting that date (**Wednesday, April 3, 2024 to Friday, May 3, 2024**). The Sign Posting Agreement was included, but the dates of posting, appropriate signatures, and project number should be added.
  - Please update this form and resubmit.
  - Please provide photo evidence of the signs once they are posted. See IDO 6-4(K)(4) for more information.

## 6) Justification/Review and Decision Criteria 6-6(F)(3)

- A. **Criterion (a):** The Master Development Plan is consistent with the ABC Comp Plan, as amended.

Responding to the review and decision 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:

- Making sure to answer all parts of the question.
  - For example, please respond to all statements within the Goal or Policy when it includes an “and”, e.g., P 5.1.5 “...prioritize employment and foster synergy...”
- Re-phrasing the requirement itself in the response by tailoring the response to match the wording of the Goal or Policy.
  - Please expand on many of the responses to Goals and Policies. It is important not to simply restate the Goal, Policy, or Sub-policy, but make supporting statements as to how the allowing additional uses would be consistent with the presented Goals/Policies.



- Review for Goal/Policy applicability. Several included policies don't seem to be applicable to this request, e.g., G 5.4 is asking about residential growth; G 6.1 is looking for how the allowance supports maintaining a transportation system, etc.

- B. **Criterion (b):** This request is not within a NR-BP zone district. The overall response needs to be strengthened as it seems disjunct.
- C. **Criterion (c):** The overall response needs to be tightened as the response seems contradictory, and the second sentence is an opinion.
- D. **Criterion (d):** This response seems contradictory. The first argument is that "proposed uses would not generate adverse impacts" but then later the response addresses the minimization of negative impacts. Please strengthen.

## 7) Exhibits, etc.

- A. **Table 1, Cover Sheet:** the text in the Proposed Change column indicates that a site plan is included; however, since this isn't an approved site plan, please update this reference to something like "Conceptual Site Plan" or "Site Plan Exhibit" (also in reference to map on p. 136).

## NOTIFICATION

**From:** [Office of Neighborhood Coordination](#)  
**To:** [Rebekah Longstreet](#)  
**Subject:** 7401 Atrisco Vista Blvd\_Public Notice Inquiry Sheet Submission  
**Date:** Monday, February 26, 2024 11:54:41 AM  
**Attachments:** [image001.png](#)  
[Double Eagle Airport\\_Zone Atlas Map.pdf](#)

---

Dear Applicant:

As of February 26, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

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

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

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

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

---

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Monday, February 26, 2024 10:31 AM  
**To:** Office of Neighborhood Coordination <rebekahl@dpsdesign.org>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

---

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Rebekah Longstreet

Telephone Number

509-845-9738

Email Address

[rebekahl@dpsdesign.org](mailto:rebekahl@dpsdesign.org)

Company Name

Dekker Perich Sabatini

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport

Physical address of subject site:

7401 Atrisco Vista Blvd, Albuquerque, NM 87120

Subject site cross streets:

Atrisco Vista Boulevard and Double Eagle Road

Other subject site identifiers:

Double Eagle Airport

This site is located on the following zone atlas page:

C-4, C-5, C-6, D-4, D-5, D-6, E-4, E-5, E-6, F-4, F-5, F-6, G-6, G-4

Captcha

x

## Rebekah Longstreet

---

**From:** PLNBufferMaps <plnbuffermaps@cabq.gov>  
**Sent:** Wednesday, February 28, 2024 1:24 PM  
**To:** Rebekah Longstreet  
**Subject:** RE: Property Owner Mailed Notice List  
**Attachments:** Double Eagle II Airport.pdf; Double Eagle II Airport - 8.5x11 - Scale in Feet.pdf; Double Eagle II Airport - Labels.csv; Double Eagle II Airport - Labels.docx

February 28, 2024

Ms. Longstreet:

Good afternoon. Attached is your Buffer Map with all associated documents for the address provided.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,



**MISA K. BLOOM**

*(she / hers)*

associate planner

urban design & development

o 505.924.3662

e mbloom@cabq.gov

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Rebekah Longstreet <RebekahL@dpsdesign.org>

**Sent:** Monday, February 26, 2024 1:10 PM

**To:** PLNBufferMaps <plnbuffermaps@cabq.gov>

**Subject:** Property Owner Mailed Notice List

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

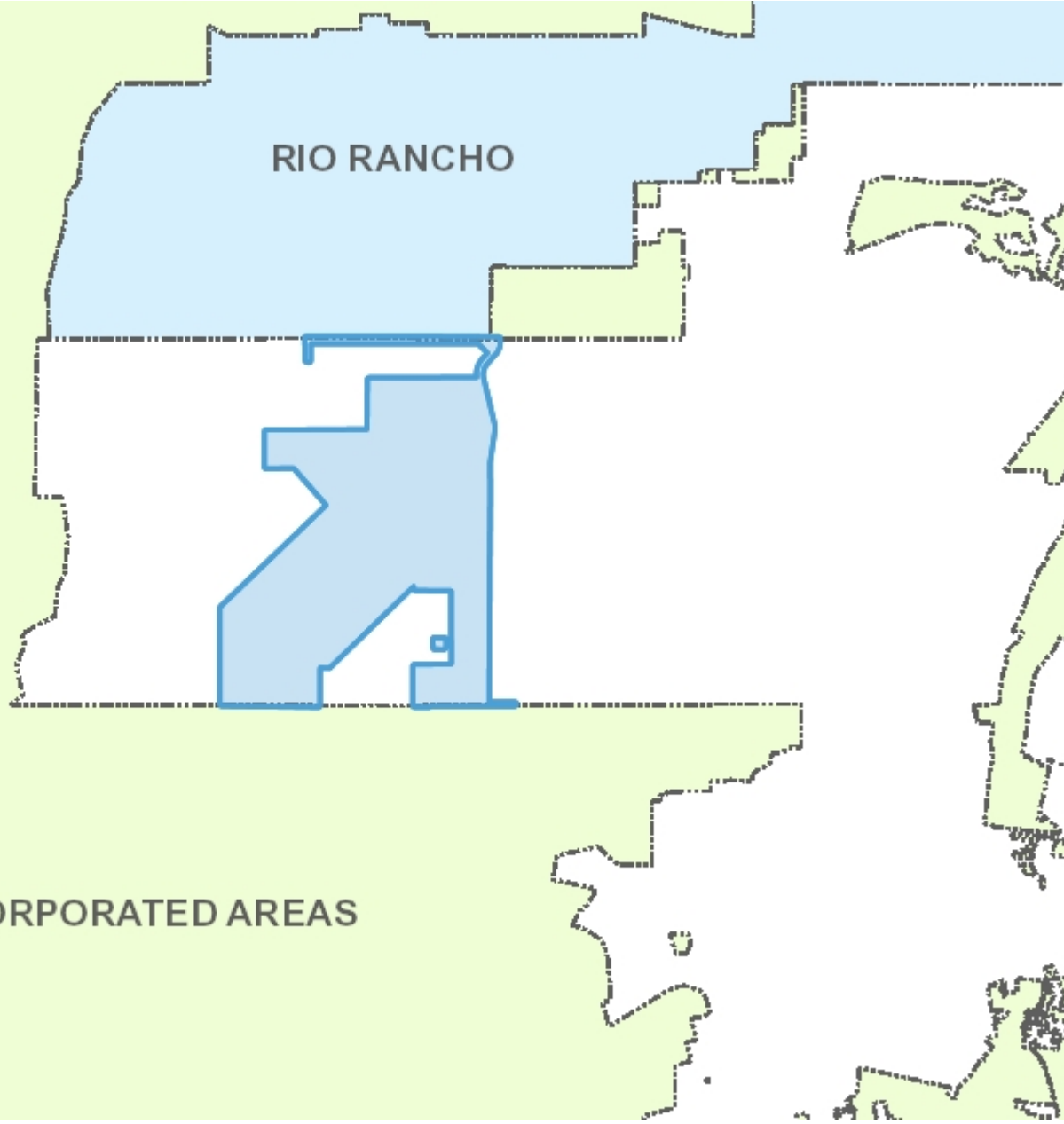
Good morning,

This request is for a property owner address list for mailed notices for a major amendment to a master development plan for the Double Eagle Airport site. The site's address is 7401 Atrisco Vista Blvd, Albuquerque, NM 87120 and the legal description is Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport. The attached zone atlas map indicates the subject property.

Thank you!



# Double Eagle II Airport



## Legend

- Bernalillo County Parcels
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

## Notes

Buffer: 115 Ft.  
 ROW: Atrisco Vista Blvd NW; 15 Ft.

18,643 0 9,322 18,643 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 2/28/2024 © City of Albuquerque

1: 111,859

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

3 KI LLC  
400 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104-1451

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103

ALBUQUERQUE INTERNATIONAL  
AIRPORT C/O CITY OF ALB DIRECTOR OF  
AVIATION  
PO BOX 9948  
ALBUQUERQUE NM 87119-1048

CITY OF ALBUQUERQUE ATTN: REAL  
PROPERTY DIVISION  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

WEST MESA AVIATION  
7401 ATRISCO VISTA BLVD NW  
ALBUQUERQUE NM 87120-6601

PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE NM 87109

SAFE-TEE HANGARAGE I LLC  
4916 GLENWOOD HILLS DR NE  
ALBUQUERQUE NM 87111-2963

UNITED STATES OF AMERICA  
901 ATRISCO VISTA BLVD NW  
ALBUQUERQUE NM 87120-0000

UNITED STATES OF AMERICA  
901 ATRISCO VISTA BLVD NW  
ALBUQUERQUE NM 87120-0000

AERO WEST C/O BODE AERO SERVICES  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006

ALBUQUERQUE AIR CENTER INC C/O T J  
DEAN  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006

ALBUQUERQUE INTERNATIONAL  
AIRPORT C/O CITY OF ALBUQ DIRECTOR  
OF AVIATION  
PO BOX 9948  
ALBUQUERQUE NM 87119-1048

DOUGHTY DANIEL H & ELIZABETH  
CHRISTINE CO TRUSTEES DOUGHTY  
TRUST  
139 BIG HORN RIDGE DR NE  
ALBUQUERQUE NM 87122-1903

KHIMJI HASSAN J TRUSTEE KHIMJI RVT &  
KHIMJI ARIF& RALPH TAZMIN & DALE  
6400 CAMEL DR NE  
ALBUQUERQUE NM 87113-1867

PNM  
2401 AZTEC RD NW MS 2140  
ALBUQUERQUE NM 87107

STATE OF NEW MEXICO  
PO BOX 1148  
SANTA FE NM 87504

UNITED STATES OF AMERICA C/O  
PETROGLYPH NATL MONUMENT  
6001 UNSER BLVD NW  
ALBUQUERQUE NM 87120-2069

UNITED STATES OF AMERICA C/O  
PETROGLYPH NATL MONUMENT  
6001 UNSER BLVD NW  
ALBUQUERQUE NM 87120-2069

ALBUQUERQUE 50 LLC  
8716 SPANISH RIDGE AVE SUITE 110  
LAS VEGAS NV 89148-1396

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

BODE AERO SERVICES INC  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006

ESTRELLA EAST LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044

MECHENBIER CONSTRUCTION  
8500 WASHINGTON ST NE SUITE A-5  
ALBUQUERQUE NM 87113-1861

RANCH JOINT VENTURE ATTN: W L  
ROGERS  
PO BOX 101149  
FORT WORTH TX 76185-1149

STATE OF NEW MEXICO COMMISSIONER  
OF PUBLIC LANDS  
PO BOX 1148  
SANTA FE NM 87504-1148

UP II LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044

UP II LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044



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: Master Development Plan
Decision-making Body: Environmental Planning Commission
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120
Name of property owner: CITY OF ALBUQUERQUE
Name of applicant: Dekker Perich Sabatini, Will Gleason
Date, time, and place of public meeting or hearing, if applicable:
April 18, 2024 at 8:30 am
Address, phone number, or website for additional information:
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Handwritten signature of Will Gleason

(Applicant signature)

3/7/2024

(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 Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN 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.

March 7<sup>th</sup>, 2024

Re: Public Notice of EPC Submittal and Hearing  
Proposed Text Amendment to the Double Eagle II Master Plan  
Major Development Plan Amendment - EPC

Dear Property Owner,

Dekker Perich Sabatini, as the agent for City of Albuquerque Aviation Department, is seeking a Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not limited to commercial, lodging, light industrial, educational, film studio, and renewable energy generation uses.

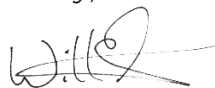
Per notification received from the Office of Neighborhood Coordination (ONC), no impacted neighborhood association are within the notification boundary. Therefore, a neighborhood meeting was not conducted.

The request is for an amendment to the existing Master Plan (ie. Development Plan) for Double Eagle Airport. The approximately 3,906.3013 acres subject site is zoned for Non-Residential Sensitive Use (NR-SU) and accommodates aviation related uses. The proposed text amendment to the Double Eagle II Master Plan would allow non-aeronautical uses including, but not limited to commercial, lodging, light industrial, educational, film studio uses, and renewable energy generation.

**As required by IDO Table 6-1-1, the EPC Public Hearing date will be April 18, 2024, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque.** You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

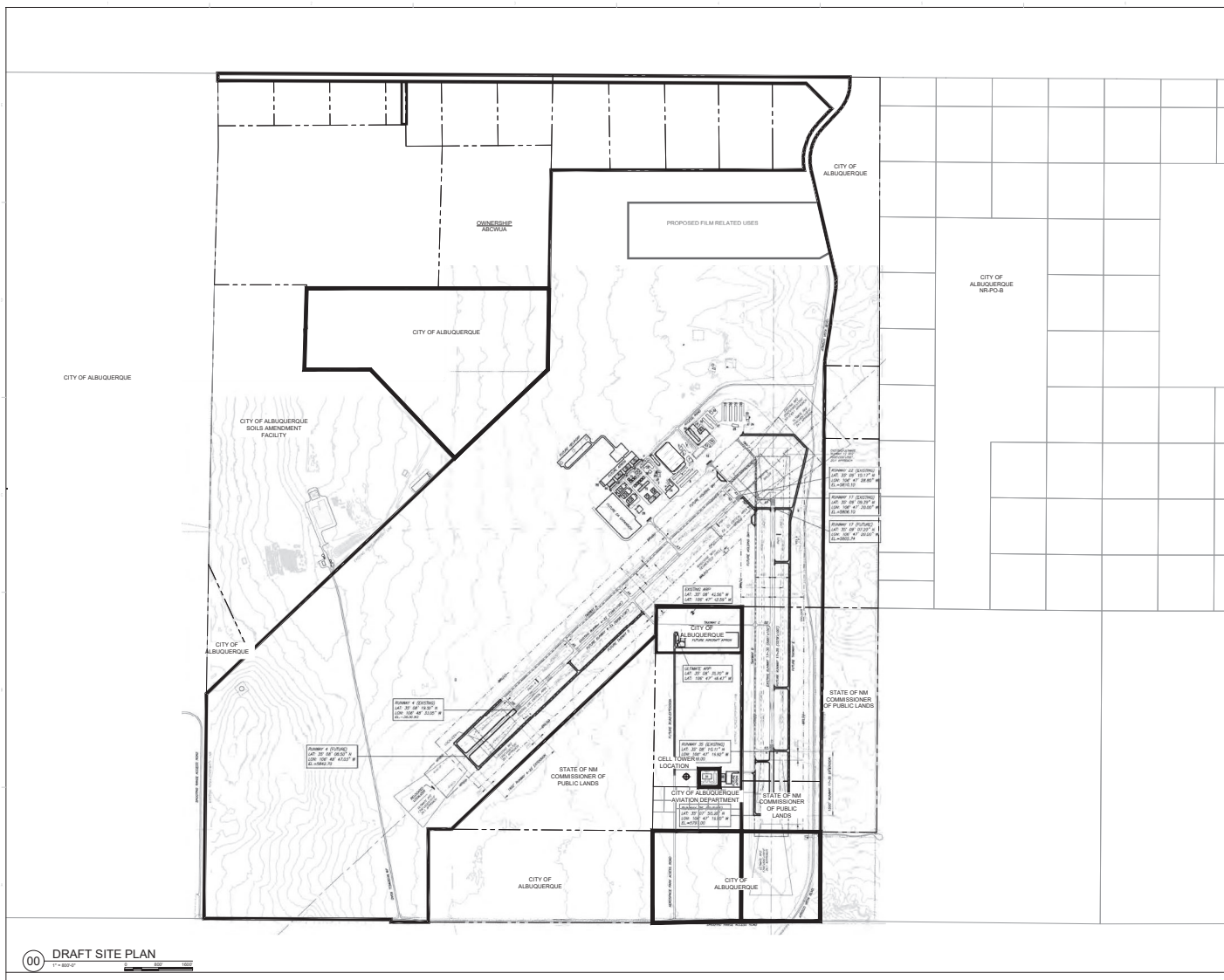
Enclosed is the site plan which shows the proposed airport layout. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at [willg@dpsdesign.org](mailto:willg@dpsdesign.org) or 505(761-9700).

Sincerely,



Will Gleason, AICP  
Principal, Dekker Perich Sabatini  
Agent for City of Albuquerque Aviation Department

**Attachments: Required EPC Notice of Hearing Form, Site Plan**



**DEKKER  
PERICH  
SABATINI**  
Architecture  
in Progress



Double Eagle Airport  
Master Plan  
7401 Paseo del Vietnam NW  
Albuquerque, NM 87121

REVISIONS
△
△
△
△
△

ISSUED BY	DATE
REVIEWED BY	9/29/2009
PROJECT NO.	23-0000
DRAWING NAME	DRAFT SITE PLAN

00 DRAFT SITE PLAN  
1"=200'

SHEET NO. A000

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: WEST MESA AVIATION

Mailing Address\*: 7401 PASEO DEL VOLCAN BLVD NW

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS

Mailing Address\*: PO BOX 1148

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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



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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: SAFE-TEE HANGARAGE I LLC

Mailing Address\*: 4916 GLENWOOD HILLS DR NE

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: CITY OF ALBUQUERQUE

Mailing Address\*: PO BOX 1293

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: BODE AERO SERVICES INC

Mailing Address\*: PO BOX 19006

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.



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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ALBUQUERQUE INTERNATIONAL AIRPORT C/O CITY OF ALB  
DIRECTOR OF AVIATION

Mailing Address\*: PO BOX 9948

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ALBUQUERQUE AIR CENTER INC C/O T J DEAN

Mailing Address\*: PO BOX 19006

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acre
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ALBUQUERQUE AIR CENTER INC C/O T J DEAN

Mailing Address\*: PO BOX 19006

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ALBUQUERQUE 50 LLC

Mailing Address\*: 8716 SPANISH RIDGE AVE SUITE 110

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,806.55 Acre
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: AERO WEST C/O BODE AERO SERVICES

Mailing Address\*: PO BOX 19006

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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



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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: 3 KI LLC

Mailing Address\*: 400 RIO GRANDE BLVD NW

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: WEST MESA AVIATION

Mailing Address\*: 7401 ATRISCO VISTA BLVD NW

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ALBUQUERQUE BERNALILO COUNTY WATER UTILITY AUTHORITY

Mailing Address\*: PO BOX 1293

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: CITY OF ALBUQUERQUE ATTN: REAL PROPERTY DIVISION

Mailing Address\*: PO BOX 1293

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: DOUGHTY DANIEL H & ELIZABETH CHRISTINE CO TRUSTEES  
DOUGHTY TRUST  
Mailing Address\*: 138 BIG HORN RIDGE DR NE

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ESTRELLA EAST LLC

Mailing Address\*: 6900 E CAMELBACK RD SUITE 607, SCOTTSDALE AZ 87113-1861

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
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Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: ESTRELLA WEST LLC

Mailing Address\*: 6900 E CAMELBACK RD SUITE 607, SCOTTSDALE AZ 87113-1861

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
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  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
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<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: KHIMJI HASSAN J TRUSTEE KHIMJI RVT & KHIMJI ARIF & RAPLH  
TAZMIN & DALE  
Mailing Address\*: 6400 CAMEL DR NE

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical  
uses including but not commercial, light industrial, educational, studio uses,  
and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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



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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: MECHENBIER CONSTRUCTION

Mailing Address\*: 8500 WASHINGTON ST NE SUITE A-5

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: PARADISE WEST INC

Mailing Address\*: 7423 LANTERN RD NE

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: UNITED STATES OF AMERICA C/O

Mailing Address\*: PETROGLYPH NATL MONUMENT, 6001 UNSER BLVD NW

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: PNM

Mailing Address\*: 2401 AZTEC RD NW MS 2140

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
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  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: RANCH JOINT VENTURE ATTN: L ROGERS

Mailing Address\*: PO BOX 101149, FORT WORTH TX 76185-1149

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: STATE OF NEW MEXICO

Mailing Address\*: PO BOX 1148, SANTA FE NM-87504

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: UNITED STATES OF AMERICA

Mailing Address\*: 901 ATRISCO VISTA BLVD NW

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Text amendment to the Double Eagle II Airport Master Plan

Summary of project/request<sup>1</sup>\*:

Text Amendment to the Double Eagle II Master Plan to allow non-aeronautical uses including but not commercial, light industrial, educational, studio uses, and renewable energy generation

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: April 18 at 8:30 am

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
By contacting agent, Will Gleason at willg@dpsdesign.org or at (505)761-9700

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4 and G6
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,806.55 Acre
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

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Mailed to a Property Owner**

Date of Notice\*: 3/7/24

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

Property Owner within 100 feet\*: UP II LLC

Mailing Address\*: 6900 E CAMELBACK RD SUITE 607, SCOTTSDALE AZ 85251-8044

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

1. Subject Property Address\* 7401 Atrisco Vista Blvd NW, Albuquerque, NM 87120  
Location Description Double Eagle II Airport, see attached zone atlas maps
2. Property Owner\* CITY OF ALBUQUERQUE
3. Agent/Applicant\* *[if applicable]* Dekker Perich Sabatini, Will Gleason
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
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  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
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Deviation(s)             Variance(s)             Waiver(s)

Explanation\*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No  
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
As of February 26th, 2024 there are no neighborhood associations to notify.

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

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- b. Access and circulation for vehicles and pedestrians.\*
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<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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



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

- 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 the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] approximately 3,906.3013 Acres
  2. IDO Zone District NR-SU
  3. Overlay Zone(s) [if applicable] (APO)-Airport Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Aviation related uses
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

WEST MESA AVIATION  
7401 PASEO DEL VOLCAN BLVD NW  
ALBUQUERQUE NM 87121-6601



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

DOUGHTY DANIEL H & ELIZABETH  
CHRISTINE CO TRUSTEES DOUGHTY TRUST  
139 BIG HORN RIDGE DR NE  
ALBUQUERQUE NM 87122-1903



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

UNITED STATES OF AMERICA  
901 ATRISCO VISTA BLVD NW  
ALBUQUERQUE NM 87120-0000



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

CITY OF ALBUQUERQUE  
ATTN: REAL PROPERTY DIVISION  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ESTRELLA WEST LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

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

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

STATE OF NEW MEXICO  
PO BOX 1148  
SANTA FE NM 87504



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

AERO WEST C/O BODE AERO SERVICES  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

PNM  
2401 AZTEC RD NW MS 2140  
ALBUQUERQUE NM 87107



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ALBUQUERQUE 50 LLC  
8716 SPANISH RIDGE AVE SUITE 110  
LAS VEGAS NV 89148-1396



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

UP II LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044



UNITED STATES POSTAGE  
PITNEY BOWES  
\$001.360  
02 1P  
0000692056 MAR 07 2024  
MAILED FROM ZIP CODE 87109

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

UNITED STATES OF AMERICA C/O  
PETROGLYPH NATL MONUMENT  
6001 UNSER BLVD NW  
ALBUQUERQUE NM 87120-2069



UNITED STATES POSTAGE  
PITNEY BOWES  
\$001.360  
02 1P  
0000692056 MAR 07 2024  
MAILED FROM ZIP CODE 87109

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

WEST MESA AVIATION  
7401 ATRISCO VISTA BLVD NW  
ALBUQUERQUE NM 87120-6601



UNITED STATES POSTAGE  
PITNEY BOWES  
\$001.360  
02 1P  
0000692056 MAR 07 2024  
MAILED FROM ZIP CODE 87109

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103



UNITED STATES POSTAGE  
PITNEY BOWES  
\$001.360  
02 1P  
0000692056 MAR 07 2024  
MAILED FROM ZIP CODE 87109

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

KHIMJI HASSAN J TRUSTEE KHIMJI RVT &  
KHIMJI ARIF & RALPH TAZMIN & DALE  
6400 CARAMEL DR NE  
ALBUQUERQUE NM 87113-1867



UNITED STATES POSTAGE  
PITNEY BOWES  
\$001.360  
02 1P  
0000692056 MAR 07 2024  
MAILED FROM ZIP CODE 87109

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

SAFE-TEE HANGARAGE I LLC  
4916 GLENWOOD HILLS DR NE  
ALBUQUERQUE NM 87111-2963



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ALBUQUERQUE INTERNATIONAL AIRPORT  
C/O CITY OF ALBUQ DIRECTOR OF AVIATION  
PO BOX 9948  
ALBUQUERQUE NM 87119-1048



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ALBUQUERQUE AIR CENTER INC C/O T J DEAN  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

RANCH JOINT VENTURE ATTN: W L ROGERS  
PO BOX 101149  
FORT WORTH TX 76185-1149



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

3 KI LLC  
400 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104-1451



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS  
PO BOX 1148  
SANTA FE NM 87504-1148



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

MECHENBIER CONSTRUCTION  
8500 WASHINGTON ST NE SUITE A-5  
ALBUQUERQUE NM 87113-1861



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

BODE AERO SERVICES INC  
PO BOX 19006  
ALBUQUERQUE NM 87119-0006



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ESTRELLA EAST LLC  
6900 E CAMELBACK RD SUITE 607  
SCOTTSDALE AZ 85251-8044



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE NM 87109



SIGN POSTING

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- 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 are best for attaching signs to a post or backing; the sign tears out less easily.

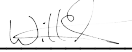
4. TIME

Signs must be posted from April 3, 2024 To May 3, 2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Will Gleason  4/1/2024  
(Applicant or Agent) (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** SI-2024-00321





**REQUEST**

The City of Albuquerque Department of Planning Commission will hold a public hearing on the proposed development plan for the site located at the intersection of [illegible] and [illegible] in the City of Albuquerque, NM. The hearing will be held on [illegible] at [illegible] PM. The public is invited to attend the hearing and provide input on the proposed development plan. For more information, please contact the City of Albuquerque Department of Planning Commission at [illegible] or visit the City's website at [illegible].



**REQUEST**

IMPROVEMENT OF A WATER TREATMENT PLANT FOR THE TOWNSHIP OF  
BENTON, MISSOURI, PLAN TO ADDION WITH REGULATORY USES, BOUNDARY COMPLETION,  
LOADING, LIGHT, BOUNDARY, GOVERNMENT, ENVIRONMENTAL, AND FEASIBILITY STUDY  
CONSTRUCTION, 1993.

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing on WATER TREATMENT PLANT IMPROVEMENT PROJECT  
on APRIL 18, 2024 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 APRIL 1, 2024 to MAY 3, 2024

by DEE-KEE BRECH-SPEITZ, NINA GILGSON 505-241-9300  
applicant/agent phone

REFER TO FILE # 21-1074-00051

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



**REQUEST**

APPLICANT: [Name]  
THE PROJECT: [Project Name]  
THE LOCATION: [Address]  
LEGAL DESCRIPTION: [Description]  
APPLICABLE ZONING ORDINANCE: [Code]  
APPLICABLE VARIANCE: [Type]  
The City of Albuquerque Environmental Planning Commission will hold a public hearing on 2/28/2024 at 10:00 AM in Room 300 at 1000 Central Avenue, NE.  
Persons who wish to appear at such a hearing, for information on this case or other instructions on filing written comments, call the Planning Department at 505-243-3000 or contact the applicant.  
Required to be posted from 2/28/2024 to 3/11/2024  
by [Name] at [Address]  
City of Albuquerque  
**REFER TO FILE #** [File Number]



**REQUEST**

AMENDMENT FOR A MASTER PLAN DEVELOPMENT FOR THE  
DOUBLE DITCH II AIRPORT MASTER PLAN TO ALLOW NON-AGRICULTURAL  
LAND-USE TYPES: COMMERCIAL, LOGGING, LIGHT INDUSTRIAL, EDUCATIONAL,  
FILM STUDIOS, AND RENEWABLE ENERGY GENERATION 1986

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing on EN ZCDM 61416 - ITEM 11 (AIR 2024 06/17/2024 92835  
on 22 JUL 19, 2024 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 APR 24 2024 to APR 30 2024  
by TRICIA SPELCH SAPIRIN - HILL (505) 924-3860 924-3860  
applicant agent phone  
REFER TO FILE# 51-2024-000321

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

AGENCY MEETING NOTES


## Agenda

Project No.: 23-0000.00  
Project: **Double Eagle II Master Plan Text Amendment**  
Date: April 11, 2024  
Time: 10:00 AM  
Place: In-Person and via Teams  
**Attendance:** Petroglyphs National Monument: Nancy Hendricks, Superintendent  
City of Albuquerque Open Space: Colleen McRoberts, Superintendent  
Dekker Perich Sabatini: Rebecca Shank  
City of Albuquerque Aviation: Christina Sandoval, Planning Manager

### Discussion Items:

1. Project Overview:
  - a. DPS, as the agent for City of Aviation DEII, submitted a Site Plan EPC for the approval of the Double Eagle Master Plan Amendment. The amendment proposes to update the text to incorporate non-aeronautical land uses including commercial, lodging, light industrial, and education, film studio, and renewable energy generation as allowed used within the DEII Airport Site Plan boundary.
  - b. No applications have been submitted to date for any developments for these additional land uses. There is an opportunity for a ground lease with a film studio to date which will only move forward to next steps if the use is permissible within DEII Master Plan.
  - c. Assuming this application is approved and the DEII Master Plan is amended to allow the above-mentioned uses, future developments for those uses are still required to submit Site Plan DFT for approval with the City.
  - d. All future developments must meet FAA and IDO regulations.
2. Petroglyph National Monument (PNM) Concerns:
  - a. Lighting – concerns any future developments will have visual impacts if it's too flashy, bright, high, etc.
    - i. Response: Specific to the proposed film studio use, they do not wish to have much lighting in the parking lot to allow more flexibility for filming in the parking lot. Furthermore, any uses are subject to the existing DEII Master Plan lighting requirements, as conditioned with FAA. New developments must meet IDO standards where they do not conflict with FAA conditions.
  - b. Visual Impacts: Particularly concerned with color of buildings. White, for instance, is a bad use of color for PNM visually.
    - i. Response: DEII Master Plan currently does not have design conditions for developments. The airport overall is more concerned with function over aesthetics as a necessity of operation. Specific to the proposed film studio use, whatever colors that are best for PNM are agreeable. At a future date, discussion of colors best for PNM that can be incorporated into a new DEII Master Plan design conditions are welcome.
3. City Open Space Concerns:
  - a. Drainage: there is an existing “pond” that is along the northeast property line for drainage. Though a pond is good for wildlife, how will they access it? Can a buffer for the pond be added for a wildlife safety crossing?
    - i. Response: The retention pond is technically temporary, with the overall goal to route drainage to the dam. When the new DEII Master Plan is under construction and City provides requirements, additional public outreach would be beneficial to plan out the pond and drainage.
4. DEII Long Range Plans:
  - a. AECOM is negotiating a contract to prepare a new DEII Master Plan that would incorporate long range goals, non-aeronautical use specifications, and design concepts for new developments. After the contract is engaged (3-4 months

estimate), the new Master Plan will involve more public outreach and take approximately 1-2 years to complete.

5. Roadway Expansions:
  - a. Long Range Planning for Paseo del Norte and Atrisco Vista Blvd from two lanes to four lanes is proposed by 2040. Atrisco Vista Blvd is an easement with DEII. Currently, it's still unknown how DEII will handle the easement, whether through land grants, parcel subdividing, etc.
  - b. PNM expects there will be traffic issues with access to the proposed location of the film studio and suggested a roadway connection within DEII boundary, not Atrisco Vista Blvd.
  - c. There could be straightening of Atrisco Vista Blvd, at this time, DEII and PNM are not sure what NMDOT will do, but as of this morning, all have been made aware that funding has been granted for Atrisco Vista Blvd.
  - d. Further discussion will happen as new developments are submitted for Site Plan DFT and when the DEII Master Plan is under construction.
6. Site Plan EPC Hearing:
  - a. April 18<sup>th</sup> at 8AM, virtual
  - b. To join online with video: [Zoom Link](#)
  - c. To call in: 301-715-8592
    - i. Meeting ID: 226 959 2859
7. EPC Agenda: Not available yet, will post here:  
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
8. Site Plan EPC Application:
9.  [DEII Master Plan Text Amendment Application Package - 04032024.pdf](#)

**END OF AGENDA**


## Rebecca Shank

---

**From:** Rebecca Shank  
**Sent:** Thursday, April 11, 2024 12:41 PM  
**To:** 'Hendricks, Nancy E'  
**Cc:** 'Christina M. Sandoval'; Will Gleason  
**Subject:** RE: [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment  
**Attachments:** AG-2024-04-11-PNM Meeting.pdf

Hello Nancy,

Thank you so much for meeting today with myself and Christina. As promised, attached is memorandum summarizes our meeting this morning. The information below includes the hearing info and the application.

- Site Plan EPC Hearing:
  - April 18<sup>th</sup> at 8AM, virtual only
  - To join online with video: [Zoom Link](#)
  - To call in: 301-715-8592, Meeting ID: 226 959 2859
- EPC Agenda: Not available yet, will post soon here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- Site Plan EPC Application:
-  [DEII Master Plan Text Amendment Application Package - 04032024.pdf](#)

If you could please forward this information over to Colleen McRoberts and James Lewis with the City of Open Space, any anyone one else from this morning's meeting you see fit, that would be greatly appreciated.

Any other questions, please do not hesitate to reach out.

Thank you,

**DEKKER  
PERICH  
SABATINI**  
**Architecture  
in Progress**

**Rebecca Shank**  
Urban Planning Associate  
Dekker Perich Sabatini  
505.761.9700 / dpsdesign.org

[DPS saves 309.5 million gallons of water across all LEED projects](#)

---

**From:** Rebecca Shank  
**Sent:** Tuesday, April 9, 2024 10:20 AM  
**To:** Hendricks, Nancy E <Nancy\_Hendricks@nps.gov>; Will Gleason <WillG@dpsdesign.org>  
**Cc:** Christina M. Sandoval <cmsandoval@cabq.gov>  
**Subject:** RE: [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment

Thanks for confirming, Nancy! I just sent out a meeting invite and will see you on the 11<sup>th</sup> at 10am.

Thank you,



---

**From:** Hendricks, Nancy E <[Nancy\\_Hendricks@nps.gov](mailto:Nancy_Hendricks@nps.gov)>  
**Sent:** Tuesday, April 9, 2024 10:08 AM  
**To:** Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>  
**Cc:** Christina M. Sandoval <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>; Rebecca Shank <[RebeccaS@dpsdesign.org](mailto:RebeccaS@dpsdesign.org)>  
**Subject:** Re: [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment

Hi Will -

This is great! We will be meeting at the Petroglyph HQ building - which is at 6001 Unser Blvd NW. This is not the Visitor Information Center - sometimes google sends folks to the wrong place.

The HQ is at the corner of Unser and Montano - the parking lot is behind the building.

See you Thursday!  
Nancy

---

**From:** Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>  
**Sent:** Monday, April 8, 2024 11:13 AM  
**To:** Hendricks, Nancy E <[Nancy\\_Hendricks@nps.gov](mailto:Nancy_Hendricks@nps.gov)>  
**Cc:** Christina M. Sandoval <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>; Rebecca Shank <[RebeccaS@dpsdesign.org](mailto:RebeccaS@dpsdesign.org)>  
**Subject:** RE: [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment

Nancy,  
Yes we can meet on April 11<sup>th</sup> at 10:00 a.m. It would be Christina Sandoval and Rebecca Shank from DPS. I am happy to send out an invite if you can confirm the time and place.

Thanks,  
Will

---

**From:** Hendricks, Nancy E <[Nancy\\_Hendricks@nps.gov](mailto:Nancy_Hendricks@nps.gov)>  
**Sent:** Tuesday, March 26, 2024 8:18 AM  
**To:** Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>  
**Cc:** Christina M. Sandoval <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>  
**Subject:** Re: [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment

Thanks Will -

Christina - I'm not sure of the appropriate process - if we need to formally ask for a facilitated meeting or if we can just request additional information at a meeting to occur prior to the April 18 hearing.

I'm booked solid through April 10 and my schedule is very busy after that time. We have a meeting with the City Open Space staff on April 11 at 10 am and could tag on a discussion on the Double Eagle plans if that date would work.

Thanks  
Nancy

---

**From:** Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>  
**Sent:** Monday, March 25, 2024 4:19 PM  
**To:** Hendricks, Nancy E <[Nancy\\_Hendricks@nps.gov](mailto:Nancy_Hendricks@nps.gov)>  
**Cc:** Christina M. Sandoval <[cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)>  
**Subject:** [EXTERNAL] RE: Double Eagle II Proposed Master Plan Amendment

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

Hello Nancy,

Our submittal to the City is to amend the list of allowable uses at Double Eagle II Airport – the amendment will not include any specific site plans for where these uses would occur. This would be a separate submittal to the City for a specific project, such as for a film studio. But we would be happy to meet with you prior to the EPC hearing to discuss. I am copying Christina Sandoval, who is managing this process from the City’s Aviation department.

Thanks,  
Will

**DEKKER  
PERICH  
SABATINI**  
**Architecture  
in Progress**

**Will Gleason**, AICP, LEED AP  
Client Focus Leader / Principal  
Dekker Perich Sabatini  
505.761.9700 / [dpsdesign.org](http://dpsdesign.org)  
[Keep up with DPS news and updates on LinkedIn](#)

---

**From:** Hendricks, Nancy E <[Nancy\\_Hendricks@nps.gov](mailto:Nancy_Hendricks@nps.gov)>  
**Sent:** Monday, March 25, 2024 11:46 AM  
**To:** Will Gleason <[WillG@dpsdesign.org](mailto:WillG@dpsdesign.org)>  
**Subject:** Double Eagle II Proposed Master Plan Amendment

Hello Mr. Gleason,

We are interested in obtaining more information about the proposed Master Plan amendment at Double Eagle II Airport to help us determine how future development at Double Eagle, if the amendment is approved, could affect the viewsheds/cultural landscape of Petroglyph National Monument.

While I received the package of information from the city, including the Site Plans, they do not provide me with any information on how close to the Monument the proposed development would occur. Do you have any additional information. Or, if possible, I would be interested in meeting with you or your staff (or Double Eagle staff) to better understand the implications of the proposed amendment, and also to understand the other improvements that the airport is planning for in the future.

Please email me at your earliest convenience if you are able to meet prior to the April 18 EPC hearing.

Thank you,

*Nancy*

**Nancy Hendricks**

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

505-899-0205

Check out [The NPS App - Digital \(U.S. National Park Service\)](#)

[Employee Suggestions, Kudos, Comments, and Safety Hazard / Near Miss Reporting](#)

PROPOSED TEXT AMENDMENTS

Table 1: Proposed Amendments to Double Eagle II Airport Master Plan

Page #	Proposed Change	Existing Exhibit	Proposed Change
1	Revise cover page to add "Amended 2024"		

**Table 1: Proposed Amendments to Double Eagle II Airport Master Plan**

Page #	Proposed Change	Existing Exhibit	Proposed Change
Throughout	Revise header to change year from 2018 to 2024	<p style="text-align: center;">TABLE OF CONTENTS   2018</p> <p>Table of Contents</p> <p>Chapter 1 – Inventory</p> <p>1.0 Inventory ..... 1-1</p> <p>1.1 Background Studies ..... 1-1</p> <p>    Albuquerque Metropolitan Transportation Plan ..... 1-1</p> <p>    Albuquerque Comprehensive Plan ..... 1-2</p> <p>1.2 Airport Background ..... 1-3</p> <p>    Airport Location ..... 1-4</p> <p>    Airport History ..... 1-5</p> <p>    Airport Management and Ownership ..... 1-5</p> <p>    Aeronautical Role ..... 1-5</p> <p>    Airport Activity ..... 1-8</p> <p>1.3 Existing Facilities ..... 1-8</p> <p>    Runways ..... 1-8</p> <p>    Taxiways ..... 1-9</p> <p>    Fixed Base Operator ..... 1-11</p> <p>    Aircraft Parking and Automobile Parking ..... 1-11</p> <p>    Automobile Access ..... 1-11</p> <p>    Fuel Facilities ..... 1-12</p> <p>1.4 Airspace and NAVAIDS ..... 1-12</p> <p>    Navigational Aids (NAVAIDS) ..... 1-15</p> <p>    Part 77 Surfaces ..... 1-17</p> <p>    Air Traffic Control Tower ..... 1-18</p> <p>Chapter 2 – Forecast of Aviation Activity</p> <p>2.0 Forecast of Aviation Activity ..... 2-1</p> <p>2.1 Overview Airport Market Area ..... 2-2</p> <p>    Definition of AEG Airport Market Area ..... 2-2</p> <p>    Paseo Del Volcan Freeway (Proposed) ..... 2-2</p> <p>2.2 National Aviation Trends ..... 2-4</p> <p>    General Aviation (GA) Trends ..... 2-4</p> <p style="text-align: right;">Page   1</p>	<p style="text-align: center;">TABLE OF CONTENTS   2024</p> <p>Table of Contents</p> <p>Chapter 1 – Inventory</p> <p>1.0 Inventory ..... 1-1</p> <p>1.1 Background Studies ..... 1-1</p> <p>    Albuquerque Metropolitan Transportation Plan ..... 1-1</p> <p>    Albuquerque Comprehensive Plan ..... 1-2</p> <p>1.2 Airport Background ..... 1-3</p> <p>    Airport Location ..... 1-4</p> <p>    Airport History ..... 1-5</p> <p>    Airport Management and Ownership ..... 1-5</p> <p>    Aeronautical Role ..... 1-5</p> <p>    Airport Activity ..... 1-8</p> <p>1.3 Existing Facilities ..... 1-8</p> <p>    Runways ..... 1-8</p> <p>    Taxiways ..... 1-9</p> <p>    Fixed Base Operator ..... 1-11</p> <p>    Aircraft Parking and Automobile Parking ..... 1-11</p> <p>    Automobile Access ..... 1-11</p> <p>    Fuel Facilities ..... 1-12</p> <p>1.4 Airspace and NAVAIDS ..... 1-12</p> <p>    Navigational Aids (NAVAIDS) ..... 1-15</p> <p>    Part 77 Surfaces ..... 1-17</p> <p>    Air Traffic Control Tower ..... 1-18</p> <p>Chapter 2 – Forecast of Aviation Activity</p> <p>2.0 Forecast of Aviation Activity ..... 2-1</p> <p>2.1 Overview Airport Market Area ..... 2-2</p> <p>    Definition of AEG Airport Market Area ..... 2-2</p> <p>    Paseo Del Volcan Freeway (Proposed) ..... 2-2</p> <p>2.2 National Aviation Trends ..... 2-4</p> <p>    General Aviation (GA) Trends ..... 2-4</p> <p style="text-align: right;">Page   1</p>

Table 1: Proposed Amendments to Double Eagle II Airport Master Plan

Page #	Proposed Change	Existing Exhibit	Proposed Change
Cover Sheet #3	Add summary of previous plan amendments on a new sheet	None	<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: right; margin: 0;">HISTORIC PLAN AMENDMENTS   2024</p> <p><b>Plan Amendments</b></p> <p>Plan Amendments are changes to the originally adopted plan, necessary for a variety of factors. This page is intended to provide a record of amendments that have occurred.</p> <p><b>2023</b></p> <p>Text amendment to add Wireless Telecommunication Facility (WTF) as a land use in the master plan and airport layout. Specific amendments included:</p> <ul style="list-style-type: none"> <li>• Page 3-23 and 3-24 updated to include Wireless Telecommunications Facility land use language.</li> <li>• Revised Sheet C-103 and C-104 Airport Layout Drawings Building/Facility Table to include Wireless Telecommunication Facility Building and Tower in Building/Facility Table.</li> </ul> <p><b>2024</b></p> <p>Text amendment to incorporate Commercial, Lodging, Light Industrial, Educational, Film Studio, and Renewable Energy Generation, as allowable uses on airport properties. Specific amendments included:</p> <ul style="list-style-type: none"> <li>• Cover updated to include Amended 2024.</li> <li>• Page headers updated to change year from 2018 to 2024 throughout.</li> <li>• Table of Contents updated to reflect new content and revised page numbers.</li> <li>• Title of Chapter 3, Facility Requirements revised to be Facility Requirements and Appropriate Land Uses.</li> <li>• New Section 3.7 added to include narrative regarding airport land use planning and table of appropriate land uses.</li> <li>• Numbering of Table 3.19 changed to Table 3.20 to reflect addition of Appropriate Land Use Table.</li> <li>• Renumbered header of Facility Requirements summary section from 3.7 to 3.8.</li> <li>• Revised page numbers of Chapter 3 to include inserted pages.</li> <li>• Revised Sheet C-103 and C-104 Airport Layout Drawings Building/Facility Table to add Commercial, Lodging, Light Industrial Educational, Film Studio, and Renewable Energy Generation land uses.</li> <li>• Add site plan on p. 136.</li> </ul> </div>

Table 1: Proposed Amendments to Double Eagle II Airport Master Plan

Page #	Proposed Change	Existing Exhibit	Proposed Change
1-4	Revise Table of Contents and list of Tables and Figures to reflect new content, revised page numbers, and new table.		
3-1	Revise title of Chapter 3: Facility Requirements <u>and Appropriate Land Uses</u>	<p>Chapter Three: Facility Requirements</p>	<p>Chapter Three: Facility Requirements and Appropriate Land Uses</p>
3-1 through 3-34	Revise Chapter 3 Headers and page numbers	<p>Chapter 3 – Facility Requirements   2018</p>	<p>Chapter 3 - Facility Requirements and Appropriate Land Uses   2024</p>



Table 1: Proposed Amendments to Double Eagle II Airport Master Plan



Page #	Proposed Change	Existing Exhibit	Proposed Change																																																																								
3-23 and 3-24	Incorporate previously approved Wireless Telecommunication Facilities amendments language.	<p>Chapter 3 – Facility Requirements   2018</p> <p><b>Table 3.14</b> General Aviation Building Area Requirements</p> <table border="1"> <thead> <tr> <th>Functional Area</th> <th>Area Per Peak Hour Pilot/Passenger</th> </tr> </thead> <tbody> <tr> <td>Waiting Lounge</td> <td>15.0 SF</td> </tr> <tr> <td>Public Convenience</td> <td>2.0 SF</td> </tr> <tr> <td>Concession Area</td> <td>5.0 SF</td> </tr> <tr> <td>Circulation, Storage, HVAC</td> <td>25.0 SF</td> </tr> <tr> <td>TOTAL</td> <td>47.0 SF</td> </tr> </tbody> </table> <p><small>Source: FAA, Aviation Demand and Airport Facility Requirement Forecast for Midsize Air Transportation Hubs (Washington, D.C., 2007)</small></p> <p>The FAA's approach for calculating general aviation terminal requirements uses operational peaking characteristics to determine size of terminal areas. The method relates general aviation peak hour pilots and passengers to the functional areas within the terminal to produce overall building size. Using the standards in Table 3.5, the recommended general aviation terminal function size for each design year is presented in Table 3.15. The number of peak hour passengers shown in the table was derived by assuming 2.5 passengers and pilots per general aviation design hour operations.</p> <p><b>Table 3.15</b> General Aviation Terminal Building Requirements</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Design Hour Operations</th> <th>Peak Hour Pilots and Passengers</th> <th>Terminal Function Size (SF)</th> </tr> </thead> <tbody> <tr> <td>Existing 2015</td> <td></td> <td></td> <td>26,000</td> </tr> <tr> <td>2020</td> <td>10</td> <td>25</td> <td>1,375</td> </tr> <tr> <td>2025</td> <td>11</td> <td>27</td> <td>1,336</td> </tr> <tr> <td>2030</td> <td>12</td> <td>30</td> <td>1,430</td> </tr> <tr> <td>2035</td> <td>13</td> <td>33</td> <td>1,551</td> </tr> </tbody> </table> <p><small>Source: G.A. Engineers, Inc.</small></p> <p>Approximately twenty-five percent of the existing FBO Conventional Box Hangar is utilized for general aviation terminal use. With roughly 4,000 square feet available, the current hangar meets the needs for the anticipated demand. If additional needs are required, this facility will be reevaluated for adequacy. With the excess space available in the building based on the terminal building use requirements, it is assumed that the facility will accommodate the Airport's future equipment storage needs.</p> 	Functional Area	Area Per Peak Hour Pilot/Passenger	Waiting Lounge	15.0 SF	Public Convenience	2.0 SF	Concession Area	5.0 SF	Circulation, Storage, HVAC	25.0 SF	TOTAL	47.0 SF	Year	Design Hour Operations	Peak Hour Pilots and Passengers	Terminal Function Size (SF)	Existing 2015			26,000	2020	10	25	1,375	2025	11	27	1,336	2030	12	30	1,430	2035	13	33	1,551	<p>Chapter 3 – Facility Requirements   2024</p> <p><b>Table 3.14</b> General Aviation Building Area Requirements</p> <table border="1"> <thead> <tr> <th>Functional Area</th> <th>Area Per Peak Hour Pilot/Passenger</th> </tr> </thead> <tbody> <tr> <td>Waiting Lounge</td> <td>15.0 SF</td> </tr> <tr> <td>Public Convenience</td> <td>2.0 SF</td> </tr> <tr> <td>Concession Area</td> <td>5.0 SF</td> </tr> <tr> <td>Circulation, Storage, HVAC</td> <td>25.0 SF</td> </tr> <tr> <td>TOTAL</td> <td>47.0 SF</td> </tr> </tbody> </table> <p><small>Source: FAA, Aviation Demand and Airport Facility Requirement Forecast for Midsize Air Transportation Hubs (Washington, D.C., 2007)</small></p> <p>The FAA's approach for calculating general aviation terminal requirements uses operational peaking characteristics to determine size of terminal areas. The method relates general aviation peak hour pilots and passengers to the functional areas within the terminal to produce overall building size. Using the standards in Table 3.5, the recommended general aviation terminal function size for each design year is presented in Table 3.15. 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It may include antennas of all kinds including microwave dishes, horns, and</p> 	Functional Area	Area Per Peak Hour Pilot/Passenger	Waiting Lounge	15.0 SF	Public Convenience	2.0 SF	Concession Area	5.0 SF	Circulation, Storage, HVAC	25.0 SF	TOTAL	47.0 SF	Year	Design Hour Operations	Peak Hour Pilots and Passengers	Terminal Function Size (SF)	Existing 2015			26,000	2020	10	25	1,375	2025	11	27	1,336	2030	12	30	1,430	2035	13	33	1,551
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Table 1: Proposed Amendments to Double Eagle II Airport Master Plan


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			<p data-bbox="998 359 1263 380">Chapter 3 - Facility Requirements and Applicable Land Use 2024</p> <p data-bbox="987 684 1274 779">                     other types of equipment for the transmission or reception of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings or enclosures, parking areas, and/or other accessory development. The proposed addition of a WTR must comply with IUC Section 4-3E(1) Wireless.                      Telecommunications facilities (WTR) requirements and administration process. The ground lease area should be at least 8,000 square feet for accommodate future lease holders. (April 2023 Major Amendment to include a Wireless Telecommunication Facility as a Future Building Facility and allowable use.)                 </p>  <p data-bbox="1222 1087 1274 1108">Page 1334</p>

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3-32	Add new section 3.7 Appropriate Land Uses	None	<p style="text-align: right;">Chapter 3 - Facility Requirements and Appropriate Land Uses 2024</p> <p><b>3.7 Appropriate Land Uses</b></p> <p>The purpose of land use planning on the airport property is to coordinate uses to ensure compatibility with the airport primary functions and to ensure the continued safe operations of the airport while meeting applicable FAA design standards. The four factors to consider when evaluating appropriate and compatible land uses on the airport property are noise level, overflight, safety zones as defined by the FAA, and airspace protection of part 77 surfaces as defined by Federal aviation regulations.</p> <p>The Double Eagle II Airport property includes opportunities for future aeronautical and non-aeronautical development. Aeronautical uses are activities that involve or are related to the operation of aircraft, including airfield operations and aviation development. Non-aeronautical uses include uses and development that are compatible with aviation activities, but do not require access to runway and taxiway systems. Aeronautical uses will remain the primary use to ensure adequate facilities are available to meet aviation demands. Non-aeronautical uses are appropriate for areas that are unlikely to be used for aeronautical uses. These may include areas which are inaccessible by aircraft and land areas that are not needed for aeronautical use based on forecasted demand.</p> <p>The Aviation Department operates as an enterprise fund; operations are funded by revenues generated by the airport, rather than from the City's general funds. Non-aeronautical uses that are compatible with primary airport operations can be an effective way to generate additional enterprise fund revenues. These uses will be sited at appropriate locations where they will have minimal impact on overall airport operations.</p> <p>The following table specifies the aeronautical and non-aeronautical land uses that are appropriate for on-airport development and compatible with existing and future build-out of Double Eagle II:</p> <table border="1" data-bbox="1052 982 1421 1207"> <caption>Table 3.19 Appropriate Land Uses</caption> <thead> <tr> <th>Land use</th> <th>Definition</th> </tr> </thead> <tbody> <tr> <td><b>Aeronautical Uses</b> Airfield Operations</td> <td>The use of land for the safe and efficient movement of aircraft to and from the airfield, including runways, taxiways, runway safety area, runway object free area, runway obstacle free zone, runway protection zone on airport property, taxiway safety area, taxiway object free area, navigational aid critical areas, and the runway visibility zone.</td> </tr> <tr> <td>Aviation Development</td> <td>The use of land for aviation related activities that require access to runway and taxiway systems, including aircraft hangars, passenger terminal areas, air cargo operations facilities, general aviation areas, and airport support services.</td> </tr> <tr> <td><b>Non-Aeronautical Uses</b> Wireless Telecommunication Facility</td> <td>As defined by the IDO.</td> </tr> <tr> <td>Commercial</td> <td>As defined by the IDO.</td> </tr> </tbody> </table> <p style="text-align: right;">Page   3-24</p>	Land use	Definition	<b>Aeronautical Uses</b> Airfield Operations	The use of land for the safe and efficient movement of aircraft to and from the airfield, including runways, taxiways, runway safety area, runway object free area, runway obstacle free zone, runway protection zone on airport property, taxiway safety area, taxiway object free area, navigational aid critical areas, and the runway visibility zone.	Aviation Development	The use of land for aviation related activities that require access to runway and taxiway systems, including aircraft hangars, passenger terminal areas, air cargo operations facilities, general aviation areas, and airport support services.	<b>Non-Aeronautical Uses</b> Wireless Telecommunication Facility	As defined by the IDO.	Commercial	As defined by the IDO.
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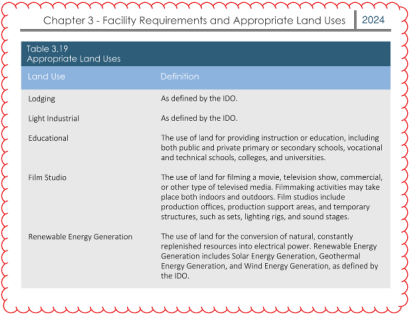
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3-34	Revise table numbering in Chapter 3 to reflect inserted Appropriate Land Uses table	<p>Table 3.19 provides a summary of facility requirements throughout the planning period.</p> <table border="1" data-bbox="548 1062 945 1140"> <caption>Table 3.19 Summary of Facility Requirements</caption> <thead> <tr> <th>Facility</th> <th>Planning Period Requirements</th> <th>Justification</th> </tr> </thead> <tbody> <tr> <td>Runway 4/22</td> <td>This runway needs to be maintained in order to meet wind requirements.</td> <td>Runway length and width are adequate and is needed for wind coverage.</td> </tr> </tbody> </table>	Facility	Planning Period Requirements	Justification	Runway 4/22	This runway needs to be maintained in order to meet wind requirements.	Runway length and width are adequate and is needed for wind coverage.	<p>Table 3.20 provides a summary of facility requirements throughout the planning period.</p> <table border="1" data-bbox="1036 1062 1451 1140"> <caption>Table 3.20 Summary of Facility Requirements</caption> <thead> <tr> <th>Facility</th> <th>Planning Period Requirements</th> <th>Justification</th> </tr> </thead> <tbody> <tr> <td>Runway 4/22</td> <td>This runway needs to be maintained in order to meet wind requirements.</td> <td>Runway length and width are adequate and is needed for wind coverage.</td> </tr> </tbody> </table>	Facility	Planning Period Requirements	Justification	Runway 4/22	This runway needs to be maintained in order to meet wind requirements.	Runway length and width are adequate and is needed for wind coverage.
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Table 1: Proposed Amendments to Double Eagle II Airport Master Plan

Page #	Proposed Change	Existing Exhibit	Proposed Change																																																																																																																																																																																																																																																																
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Please find the approved DEII Airport Master Plan here:

[https://documents.cabq.gov/planning/MasterPlans/  
Double\\_Eagle\\_II\\_Airport\\_Master\\_Plan.pdf](https://documents.cabq.gov/planning/MasterPlans/Double_Eagle_II_Airport_Master_Plan.pdf)