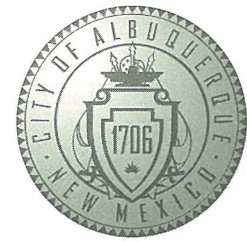


# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

February 14, 2020

Gamma Development, LLC  
9798 Coors Blvd NW #400  
Albuquerque, NM 87114

**Project #2018-001402**  
SI-2018-00171 – Site Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West; zoned R-A, located at 5001 Namaste Rd. NW, between La Bienvenida Pl. NW and the Oxbow Major Public Open Space, containing approximately 23 acres. (F-11 and F-12)

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

On February 13, 2020 the Environmental Planning Commission (EPC) voted to Approve Project 2018-NM 871001402/SI-2018-00171, Site Plan-EPC, remanded to the EPC by the City Council, based on the following Findings and subject to the following Conditions of Approval:

- www.cabq.gov<sup>1</sup>
1. This is a request for a Site Plan-EPC for Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West, located at 5001 Namaste Road NW, between La Bienvenida Place NW and the Oxbow Major Public Open Space, containing approximately 23 acres (the “subject site”).
  2. The subject site is comprised of three legally platted County assessor parcels, subdivided into six City parcels, zoned R-A, surrounded by existing single-family development, a City park to the north, the Rio Grande Bosque to the east, and designated Major Public Open Space (MPOS) to the south.
  3. The applicant proposes two cluster developments of single-family homes, consisting of 69 lots and three open-space areas, one on the subject site’s western side, one in the middle, and another spanning the southeastern corner to the eastern side of the subject site. The proposed layout is divided into Cluster A (33 lots) and Cluster B (36 lots).

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4. The EPC is reviewing the request because the subject site is over 5 acres in size and is adjacent to MPOS [Ref: IDO 14-16-6-6(H)(1)(b)(3)]. IDO Section 14-16-6-6(H) applies to any development on a site 5 acres or greater adjacent to MPOS prior to any platting action.
5. The subject site is private property in contract with the applicant and, therefore, was evaluated pursuant to the Integrated Development Ordinance (IDO) and all other applicable City Council adopted regulations as described herein.
6. The standards in IDO Section 14-16-5-2, Site Design and Sensitive Lands, apply to all site development and new subdivisions. The subject site is adjacent to MPOS so the regulations in Section 14-16-5-2 apply, particularly those found in Section 14-16-5-2(C)- Avoidance of Sensitive Lands, and in Section 14-16-5-2 (H)- Major Public Open Space Edges.
7. In addition to the requirements of the R-A Zone District, the Site Plan is subject to IDO's Use Specific Standards for Cluster Development, which address site design and common open space [Ref: 14-16(B)(2)].
8. The subject site is within the boundaries of CPO-2 [Coors Boulevard, 14-16-3-4 (C)] and VPO-2 (Coors Boulevard, 14-16-3-6 (E), and is subject to those regulations.
9. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The Comprehensive Plan has several Goals and policies intended to protect and enhance the character of existing single-family neighborhoods, areas outside of designated Centers and Corridors, parks, and MPOS.
10. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request meets the following, applicable criteria in 14-16-6-6-(H)(3), Review and Decision Criteria, Site Plan-EPC:
  - A. 14-16-6-6(H)(3)(a) The request is consistent with the following, applicable Comprehensive Plan Goals and policies:
    - i. Goal 4.1 and Policy 4.1.2. The lot sizes range from approximately 5,500 square feet to over 9,700 square feet, which is contextual with the lot sizes of adjacent subdivisions zoned R-1B, R-1C, and R-1D.
    - ii. Policy 4.1.5. The applicant has responded to the natural setting by preserving an area near the MPOS and the Bosque to retain some of the natural setting in the context of the site's R-A zoning entitlements.
    - iii. Goal 5.3, Policy 5.3.1, and Policy 7.3.4 because the subject site is in an area with existing development, infrastructure, and public facilities, the project is infill development, which is more efficient than development on the edge of the City.
    - iv. Policy 5.6.3 because lot sizes are similar to the surrounding subdivisions, they generally protect the character of the existing single-family neighborhoods. The adjacent MPOS is



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protected by the Site Plan's private open space buffer.

- v. Policy 9.2.3 because the proposed project is generally clusters residential units and provides private community open space.
- vi. Policy 11.3.3 b) because the common open space to the east adjacent to the Bosque will be undisturbed or revegetated to a natural setting.
- vii. Policy 11.3.3 c) because the request is for a development on R-A zoned land adjacent to the Bosque, which will conserve approximately 30% of the land as private open space.

- B. 14-16-6-6(H)(3)(b) The request is consistent with any applicable terms and conditions in any previously approved NR-SU or PC zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned R-A, not NR-SU or PC. The reason this project is being reviewed by the EPC is due to its location adjacent to MPOS, not as a result of the zoning district designation.

- C. 14-16-6-6(H)(3)(c) The request 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 site plan is required to comply with all provisions of the IDO applicable to the site and the site plan, including but not limited to the Coors Boulevard CPO; Coors Boulevard VPO; Major Public Open Space Edges (Open Space Superintendent approved the open space buffer instead of the single loaded street); and Cluster Development use-specific standards. Conditions of approval are needed to ensure that compliance is achieved with all applicable requirements, including the City Council Remand Instructions.

- D. 14-16-6-6(H)(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 developer will provide any necessary and additional infrastructure to include street, trail, drainage, and sidewalk systems to serve the proposed development. The applicant has also agreed to work with City Open Space and the DRB regarding improvements to the Namaste cul-de-sac and trail head area.

- E. 14-16-6-6(H)(3)(e) The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant voluntarily committed to only single-story homes on the western edge of the site (lots backing up to Tres Gracias Drive) to mitigate adverse impact on the views for neighbors to the west. The applicant has also included private common open space and recreation amenities adjacent to Major Public Open Space to mitigate adverse impacts.

12. The DRB approved a variance to IDO Section 14-16-5-3(E)(2)(a), Access and Connectivity, on December 7, 2018 (VA-2018-00173). The decision was appealed (AC-18-20) and was heard by the Land Use Hearing Officer (LUHO) on March 20, 2019. The City Council voted to accept the LUHO's recommendation and deny the appeal.
13. The EPC approved a previous version of the proposed site plan for the subject site at its March 19, 2019 hearing. The decision was appealed (AC-19-6 and AC-19-7). The City Council heard the case on August 5, 2019 and remanded it to the EPC based on findings and four remand instructions.
14. The City Council's remand instructions to the EPC are as follows:
  - A. Instruction #1: On remand, the EPC shall require the submission of a revised site plan for its consideration that clearly concentrates buildings in specific areas on the site, in identifiable clusters of no more than fifty lots each, and that otherwise satisfies the setback requirements of its condition number five. For purposes of setbacks between clusters, the relevant setback for each cluster shall not overlap. The minimum separation between clusters must include the combination of the relevant setback as applicable to each individual cluster.
  - B. Instruction #2: On remand, the EPC shall also evaluate and issue specific findings on the proposed cluster development's satisfaction of the IDO's applicable open space requirements for cluster developments, including but not limited to the ability to count drainage easements as part of its required open space designation and how the preserved common open space reasonably relates to each identifiable cluster.
  - C. Instruction #3: On remand, the EPC shall also evaluate, explain and issue a specific finding as to whether the IDO allows more than one Cluster Development on a site plan.
  - D. Instruction #4: The EPC shall conduct the remand hearing within the scope of these remand instructions as a duly noticed quasi-judicial hearing in conformance with the Open Meetings Act and shall allow all interested persons and the public to submit comments by letter or electronic mail, testify, submit written evidence, present written or oral arguments, and/or cross-examine witnesses.
15. The applicant submitted a revised site plan, dated November 25, 2019, for consideration by the EPC (the "request"). The request was deferred at the January 9, 2020 EPC hearing for one month, to the February 13, 2020 hearing, to ensure that all requirements regarding proper notice are met (City Council Remand Instruction #4). The EPC finds that notice was met (Remand Instruction #4).
16. In response to Remand Instruction C.1, The revised Site Plan – EPC shows two identifiable clusters, that concentrates buildings in specific areas of the site, with less than 50 lots in each cluster on a single site plan. The revised site plan also provides for the setbacks as referenced from the previous EPC Condition number five and demonstrates that the required setbacks for the perimeter of each cluster do not overlap.
  - A. The Zoning Enforcement Officer (ZEO) issued a Declaratory Ruling about cluster development on April 22, 2019.



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- B. The declaratory ruling states that the regulations for cluster development apply to each project site, and that the IDO does not prohibit more than one project site per application.
17. In response to Remand Instruction C.3, the IDO permits multiple cluster developments to be located on one site development plan so long as each cluster development meets all of the applicable IDO requirements because: (i) the IDO does not expressly limit site plans to a single cluster development; (ii) the CPO-2 zone states that “Cluster development design on land above the flood level shall be used to the maximum extent practicable, and the floodplain shall be used as open space” (3-4(C)(5)(a)); and (iii) it is in the best interest of the City to consider a whole project with multiple clusters rather than require multiple site plan applications.. The EPC finds that the IDO allows more than one cluster development on a site plan. (City Council Remand Instruction #3).
  18. The site plan shows the required open space and setbacks that show that City Council’s Remand Instructions #1 and #2 are fulfilled as instructed.
  19. In response to Remand Instruction C.2, the proposed open space designation is consistent with other policies as articulated in the ABC Comp Plan and CPO-2, IDO Section 14-16-3-4(C)(5)(a) Floodplain. Further, 4-3(B)(2)(d) provides that common open space be “set aside for agriculture, landscaping, on-site ponding, outdoor recreation, or any combination thereof . . .” Common open space is distinct from usable open space and may include drainage easements. The EPC finds that drainage easements (on-site ponding) can be counted as part of the required common open space (City Council Remand Instruction #2).
  20. Conditions of approval are needed to create compliance with applicable IDO requirements, to demonstrate that compliance with all applicable requirements is achieved, and to fulfill the City Council Remand Instructions, especially #1 and #2. The conditions are based on the November 25, 2019 version of the site plan.
  21. On remand, four agencies submitted comments based on the November 25, 2019 proposed site plan: the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA), the Department of Municipal Development (DMD), PNM, and the Open Space Division of the Parks and Recreation Department.
  22. The Open Space Division (OSD) has major concerns regarding the proposed site layout. OSD remains concerned about the proximity of lots on the site’s southern side to the steep, sandy bluff and potential erosion over time. OSD would like to see a significant open space area contiguous to the existing MPOS pursuant to IDO 5-2(H)(2)(a)(2) and, despite remaining concerns about the use of a drainage detention area and steep sloped areas as open space, would be open to discussing the dedication of acreage to the City as MPOS.
  23. The City Hydrology Division states “The City has no plans to stabilize the slope and does not want to be burdened with the cost of such improvements. Bank protection may be constructed to prevent lateral migration of the river, and erosion of the slope.” Subsequent to EPC review, the project shall be reviewed for technical issues such as this by the Development Review Board (DRB).



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24. In 2018, the applicant notified the La Luz Landowners Association, the Taylor Ranch Neighborhood Association, and the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet as required. Several meetings were conducted regarding the proposal, notably an initial neighborhood meeting, staff meetings with the neighbors, a facilitated meeting, and the Open Space Advisory Board meeting. During the remand period, no additional meetings were held.
25. Staff received multiple letters, comments, reviews, and reports in opposition to the proposed development. These are included in the case record. During the remand period, Staff received over 100 letters from concerned parties, some emails of opposition, and a hand-written letter. Staff did not receive any comments in support.

### CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. The Site Plan shall comply with all applicable regulations of the IDO, the Subdivision Ordinance, other applicable design regulations, and shall fulfill the City Council Remand Instructions in full.
4. Notification (Remand Instruction #4):

The applicant shall ensure that the buffer map used for notification of property owners clearly shows a 100 foot buffer plus right-of-way and that all affected parties, particularly the four properties starting at the southeastern corner of the intersection of Valle Bosque Way NW and Valle Santo Trail NW, are duly noticed as required.
5. Setbacks (Remand Instruction #1):
  - A. Setbacks at the perimeter of each cluster are required to be pursuant to the underlying R-A Zone District: Front- minimum 20 feet; Side- minimum 10 feet; Rear, minimum 25 feet. All lots shall meet the required setbacks, and the following lots shall be revised so that they comply:
    - Cluster A: Lots A-11 and A-24 through A-33
    - Cluster B: Lots B-1, B-25, B-19 through B-25, and B-26
  - B. The Cluster Setback Exhibit shall be included as a sheet (or part of a sheet) in the Site Plan and shall be scaled so that measurements are easy to verify.



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- C. The Cluster Setback Exhibit shall indicate the location of any walls for purposes of setback measurement and shall indicate a rear setback from the homes near the middle of the subject site.

6. Common Open Space (Remand Instruction #2):

- A. The calculations that produced the open space figures shall be shown, step by step, in order to determine compliance and shall be adjusted as needed to meet applicable requirements.
- B. Like the Cluster Setback Exhibit, the Common Space Exhibits and tables, etc. shall be shown on a separate sheet (or part of a sheet) for ease of reading and demonstration of compliance.
- C. A comparison of the minimum required lot size in the R-A zone (10,890 sf) and each proposed lot size is needed to figure out the "100% of the area gained through lot reductions". A table showing the size differential for each lot, and a summary total, shall be provided and clearly show if the figure for "30% of gross project site" or the figure for the area gained through lot reductions is the larger.
- D. Even after adjustments to the lot sizes, the common open space must remain a minimum of 35 feet wide between the houses pursuant to IDO Section 14-16-4-3(B)(2)(d)(2).

7. Landscaping:

Pursuant to IDO Section 14-16-5-2(C)(1)(i)), the Pinon stand in the area shown as common open space shall be preserved. If the mature pinon pine trees cannot be retained, then they will be replaced in the same general area with new trees at a ratio of three new trees for every mature tree lost.

8. Notes and Clarification:

- A. The following notes shall be added to Sheet 1 and under Maintenance on Sheet 2:
  - i. Pursuant to IDO 14-16-4-3(B)(2)(e), the common open space for each cluster shall be on a separate subdivided lot or easement.
  - ii. Pursuant to 14-16-4-3(B)(2)(f): Maintenance for common open space areas is the responsibility of the HOA for each cluster.
- B. A note shall be added to the Site Plan that states all new buildings and landscapes will comply with IDO Sections 14-16-3-6(D)(6), Colors, in Coors Boulevard VPO-1 and 14-16-5-2(H), Major Public Open Space Edges.
- C. The details for street section, free-standing entry sign, and view fence shall be moved to a separate detail sheet.
- D. A light pole detail and a wall detail shall be added to the detail sheet so that compliance with IDO Sections 3-4(C)(5)(d) and 5-7(D)(1) can be evaluated.

9. The Site Plan shall be submitted to and approved by the Development Review Board (DRB) for the following technical issues and/or requirements:

- A. Hydrology

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- i. An approved Grading and Drainage Plan & Drainage Report is required prior to approval of Preliminary Plat or Site Plan. A separate submittal is required to hydrology to include sufficient engineering analysis and calculations to determine the feasibility and adequacy of the proposed improvements.
- ii. All floodplains need to be shown on the plat and site plan.
- iii. A LOMR will be required to remove the floodplain from the lots that have the floodplain.
- iv. AMAFCA approval will be required for connection to their Channel and grading adjacent to their right of way.
- v. USACE approval will be required for any fill proposed in Waters of the US.
- vi. An infrastructure list will be needed for Preliminary Plat.
- vii. A recorded IIA is required prior to Final Plat.
- viii. A prudent setback from the Rio Grande is recommended because the slope on City Open Space is not stable and subject to lateral migration of the river. The City has no plans to stabilize the slope and does not want to be burdened with the cost of such improvements. Bank Protection may be constructed to prevent lateral migration of the river, and erosion of the slope.
- ix. Management onsite will be required for the SWQV unless a waiver is demonstrated on the G&D Plan and accepted by Hydrology.
- x. Note 4 on sheet 3 is incorrect and should be removed. Replace with a note that says "A prudent setback will be established to allow for the future construction of bank protection by the HOA on the HOA's property without any encroachment into the Open Space property or on any of the lots."

### B. Transportation Development

- i. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- ii. Infrastructure and/or ROW dedications may be required at DRB.
- iii. All work within the public ROW must be constructed under a COA Work Order.
- iv. The following comments need to be addressed prior to DRB:

Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

### C. MUNICIPAL DEVELOPMENT DEPARTMENT (DMD)- TRANSPORTATION

Per the 2040 Long Range Bikeway System Map there is a bicycle route proposed along Namaste Road and at La Bienvenida Pl. adjacent the west side of subject property.



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D. SOLID WASTE MANAGEMENT DEPARTMENT

Need site plan to (1:40) scale, with dimensions, to verify safe refuse truck access/exit. The circumference of the cul-de-sac next to RA 16/17, will need to be redesigned to allow complete/continuous turnaround for refuse truck. Clarify "Public Lift Station" noted inside cul-de-sac, noted on Pg. #4.

E. ABC WATER UTILITY AUTHORITY (ABCWUA)

- i. From the information provided it is understood that a section of the site intends to utilize a public force main to provide sanitary sewer service to the east portion of the development.
- ii. Every opportunity should be utilized to minimize the use of public force main.
- iii. Once development is desired obtain an Availability Statement for the new developments. Requests can be made at the link below:
- iv. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)  
Request shall include a zone map showing the site location, as well as a site plan indicating finish floor elevations.
- v. It should be noted that there is an existing ten inch collector line transecting the development. This line is not to be abandoned. If relocation of this line is required for the development to take place the capacity shall be maintained or improved.

F. ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Identify the AMAFCA Easement, filed for public record in Bernalillo County, NM on October 17, 1996 as Document No. 96114620, on the Site Plan for subdivision and Grading & Drainage Plan including the Storm Water Holding and Sediment Trapping Pond, Riprap bank stabilization, and grade control structure.

G. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

- i. An existing underground distribution line is located on the subject property to the existing structure to be removed. It is the applicant's obligation to abide by any conditions or terms of these easements.
- ii. It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
- iii. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

10. The EPC delegates its approval authority to the DRB for any changes to the Site Plan that meet the thresholds outlined in IDO Table 6-4-5, Allowable Minor Amendments.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 28, 2020**. 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(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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

Sincerely,

  
for Brennon William  
Planning Director

BW/CL

cc: Gamma Development, LLC, 9798 Coors Blvd NW #400 ABQ, NM 87114  
Consensus Planning, Inc., 302 Eighth St. NW, ABQ, NM 87102  
La Luz Landowners Assoc., Jonathan Abdalia, 6 Tumbleweed NW, ABQ, NM 87120  
La Luz Landowners Assoc., Kathy Adams, 5 Arco NW, ABQ, NM 87120  
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Trail NW, ABQ, NM 87120  
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr., NW, ABQ, M 87120  
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio del Sol NW., ABQ, NM 87114  
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120  
Alan Reed, 3105 Donquixote Ct. NW, ABQ, NM 87104  
Brian Hanson, 9016 Freedom Way NE, ABQ, NM 87109  
Ken Churchill, 4612 Almeria Dr., ABQ, NM 87120  
Linda Starr, 509 Aliso Dr. NE, ABQ, NM 87108  
Becky C. Davis, 500 Leeward Dr. NW, ABQ, NM 87121  
Tom Gulley, 4701 Valle Bonita Ln NW, ABQ, NM 87120  
Susan Hunter, 2529 George Dr. NE, ABQ, NM 87112  
Wendy Cox, P.O. Box 6572, ABQ, NM 87197  
Daniel Jensen, 7 Arco NW, ABQ, NM 87120  
Kevin Dullea, 4704 Almeria Dr. NW, ABQ, NM 87120  
Ann Prinz, 4611 Mijas Dr. NW, ABQ, NM 87120



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Shelley Bauer, 4616 Almeria Dr. NW, ABQ, NM 87120  
Kathy Adams, 5 Arco Ct. NW, ABQ, NM 87120  
Perrienne Houghton, 3010 20<sup>th</sup> Ave., Rio Rancho, NM 87124  
Susan Chaudoir, 40404 St. Josephs Pl, ABQ, NM 87120  
Elizabeth Haley, 6005 Chaparral Circle, ABQ, NM 87114  
Ana Medina P.H.D., 3512 Yipee Calle Ct NW, ABQ, NM 87120  
Reid McLean, 6716 Napa Rd. NE, ABQ, NM 87109  
Brillante Cloud, 7700 Compass Dr. NW, ABQ, NM 87120  
Sheena Ramos, 6420 Petirrojo Rd NW, ABQ, NM 87120  
Willa Pilar, 744 Montclair NE, ABQ, NM 87110  
E. Ward, P.O. Box 7434, ABQ, NM 87194  
Pat Gallagher, 24 Lind NW, ABQ, NM 87120  
Alexis Kaminsky, 15 Pool NW, ABQ, NM 87120  
Alexander Wine, 7000 Armeria Dr. NW, ABQ, NM 87120  
John Lopez, 12920 Calle de Sandias NE, ABQ, NM 87111  
Jon Price, 4704 Mi Cordelia, ABQ, NM 87120  
Heather Foote Jasso, 1105 Maciel Dr. NW, ABQ, NM 87104  
Sue Flynt, 8615 Brook St. NE, ABQ, NM 87113  
Chris Madrid, 6627 Rim Rock Circle NW, ABQ, NM 87120  
Santiago Acevez, 1524 Richmond Dr. NE, ABQ, NM 87106  
Walter Putnam, 4 Tennis Ct. NW, ABQ, NM 87120  
Marianne Barlow, 27 Tennis Ct. NW, ABQ, NM 87120  
Victor Lopez, 725 Arizona SE, ABQ, NM 87108  
Norm Gaume, 44 Canoncito Dr. NE, ABQ, NM 87122  
Cynthia Hall, 511 Solar Rd. NW, ABQ, NM 87107  
John A. Garcia, 4100 Wolcott NE, ABQ, NM 87109  
Seth Beecher, 1001 Royene Ct. NE, ABQ, NM 87110  
Peggy Norton, 3810 11<sup>th</sup> St. NW, ABQ, NM 87107  
Pam McBride, 5409 9<sup>th</sup> St. NW, ABQ, NM 87107  
Rene Horvath, 5515 Palomino Dr. ABQ, NM 87120  
Wendy Caruso, 5123 Sevilla AV., NW, ABQ, NM 87120  
Steve Epstein, 5515 Kettle NW, ABQ, NM 87120  
Jolene Wolfley, 7216 Carson Trl. NW, ABQ, NM 87120  
Peggy Neff, 319 Princeton Dr. SE, ABQ, NM 87106  
Jed M. Judson, 9798 Coors NW, ABQ, NM 87144  
Chris Torres, 11023 Park North St. NW, ABQ, NM 87114  
Jeffrey Borrego, 9798 Coors Blvd. ABQ, NM 87114  
Jaron Oliver, 8008 Compass, ABQ, NM 87114  
Barbara Ortiz, 8501 Ravenridge NE, ABQ, NM 87113  
Christopher Oechsler, 8008 Compass, ABQ, NM 87114  
Beth Cohen, 707 Arno St. SE, ABQ, NM 87102  
Jonathan Price, 4704 Mi Cordelia Dr. NW, ABQ, NM 87120  
Alfonso Mirabal, 17 Pool St. NW, ABQ, NM 87120  
Kenneth Funk, 4908 Camino Valle Trl. NW, ABQ, NM 87120  
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