



## Environmental Planning Commission

Agenda Number: 1  
Project #: 2020-003558  
Case: RZ-2020-00008  
Hearing Date: May 21, 2020

### Staff Report

<b>Agent</b>	High Mesa Consulting Group
<b>Applicant</b>	Rio Grande Credit Union
<b>Request</b>	<b>Zoning Map Amendment</b>
<b>Legal Description</b>	Lot 12-A, Block 5, and all or part Lot 1-A, Block 5 of the Romero Addition (being a replat of Lots 1 thru 12 Block 5).
<b>Location</b>	Located on Rosemont NW between 4 <sup>th</sup> St NW and 5 <sup>th</sup> St NW.
<b>Size</b>	Approximately 0.98 Acres
<b>Existing Zoning</b>	R-1A
<b>Proposed Zoning</b>	MX-T & MX-M

### Staff Recommendation

APPROVAL of Project # 2020-003558  
RZ-2020-00008 based on the Findings  
beginning on Page 22.

*Leslie Naji*  
*Senior Planner*

### Summary of Analysis

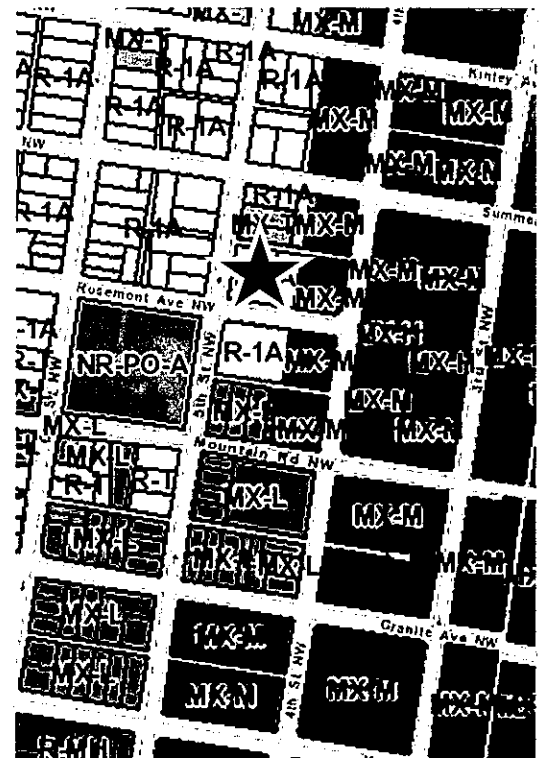
The request is for a zoning map amendment for an approximately 0.98-acre site located on Rosemont Ave. NW, between 4<sup>th</sup> St NW and 5<sup>th</sup> St NW. The western Lot 12-A is currently zoned R-1A for which MX-T is requested. To the east, Lot 12-A has a split zoning with the 4<sup>th</sup> St frontage being MX-M and a western portion of the lot being zoned R-1A. This request is to make the entire Lot 1-A zoned MX-M.

The subject site is in an Area of Change, as designated in the ABC Comp Plan. The western lot is currently vacant; the eastern lot is the Rio Grande Credit union and its parking. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected neighborhood association, Wells Park Neighborhood Association, were notified as required. No comments have been received.

Staff recommends Approval.

### Map



**ENVIRONMENTAL PLANNING COMMISSION**  
**Project #: 2020-003558, Case #: RZ-2020-00008**  
**Hearing Date: May 21, 2020**  
**pg. 3**

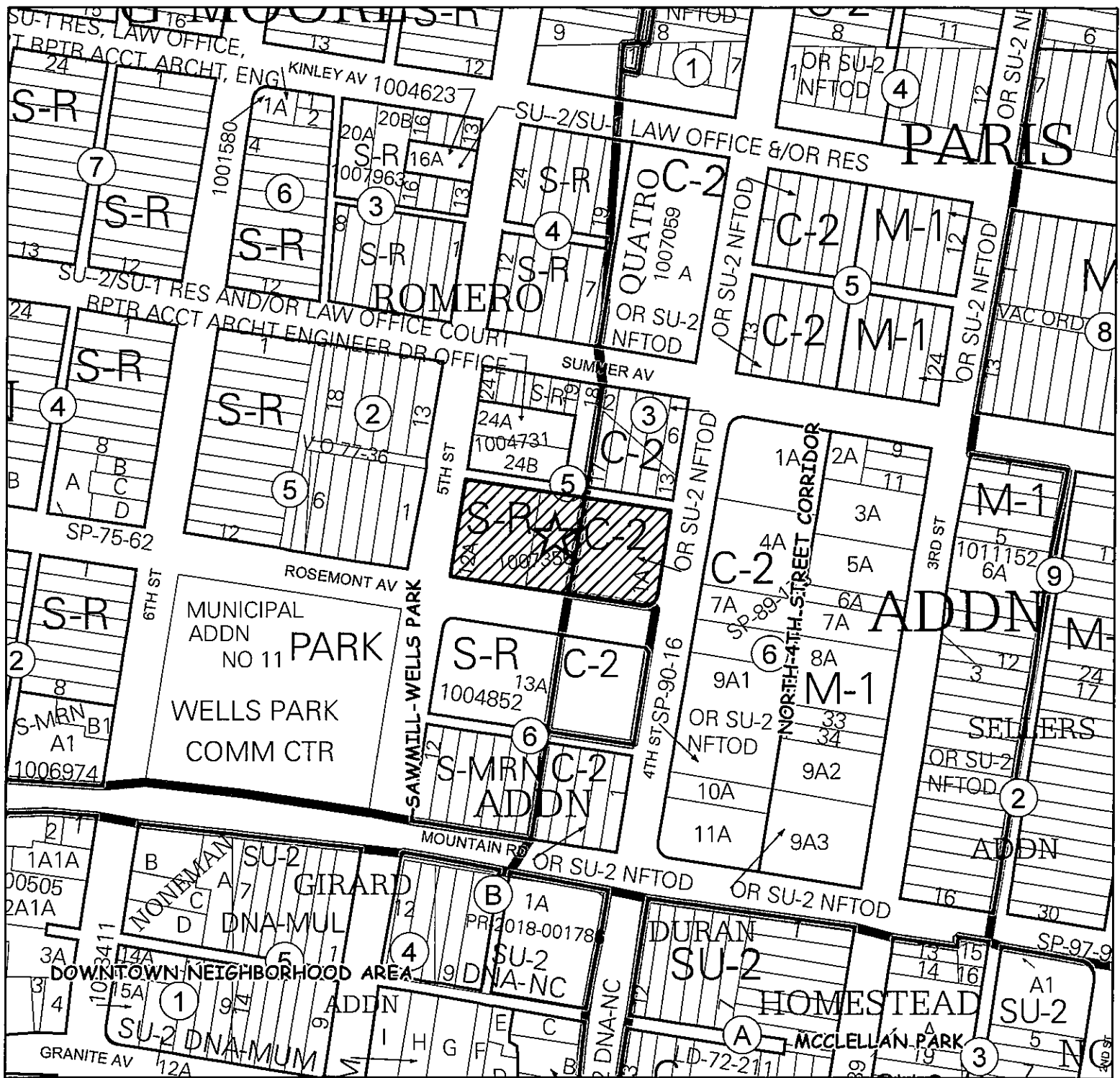
Hearing Date:  
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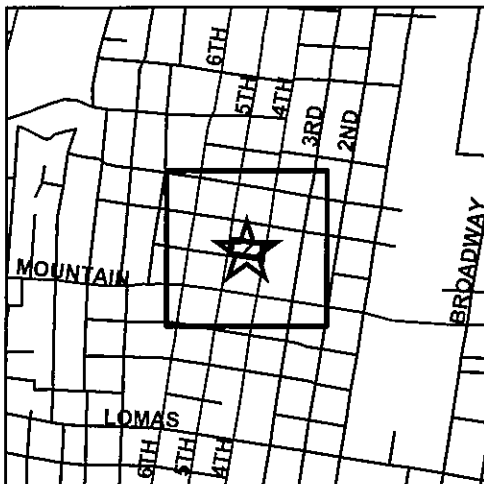
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## OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:

5/21/2020

Project Number:

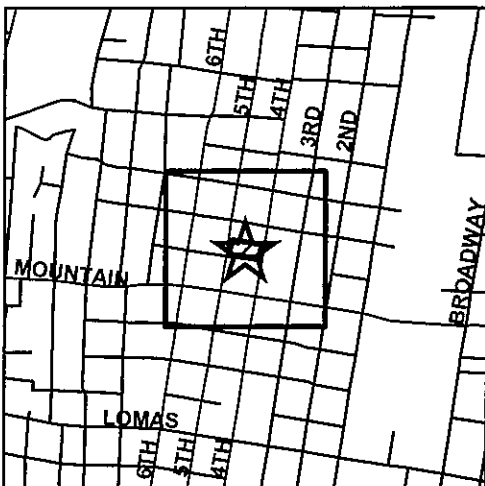
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## IDO ZONING MAP

Note: Gray shading  
indicates County.



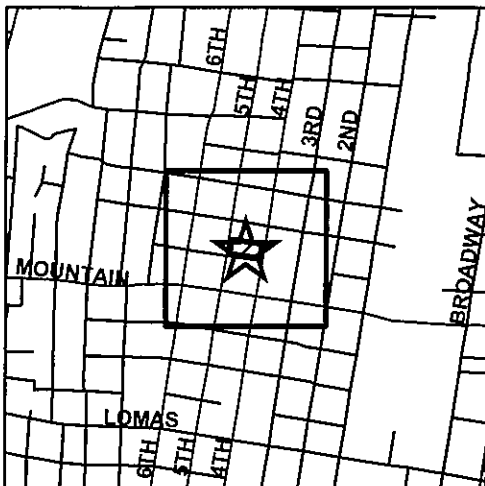
1 inch = 200 feet

Hearing Date:  
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## HISTORY MAP

Note: Gray shading  
indicates County.



1 inch = 200 feet

Hearing Date:

5/21/2020

Project Number:

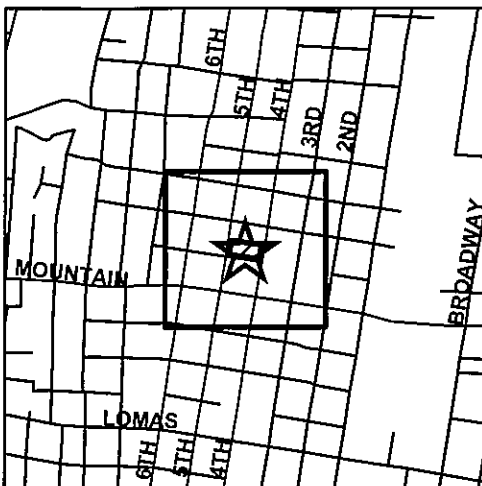
PR-2020-003558

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## LAND USE MAP

Note: Gray shading  
indicates County.

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

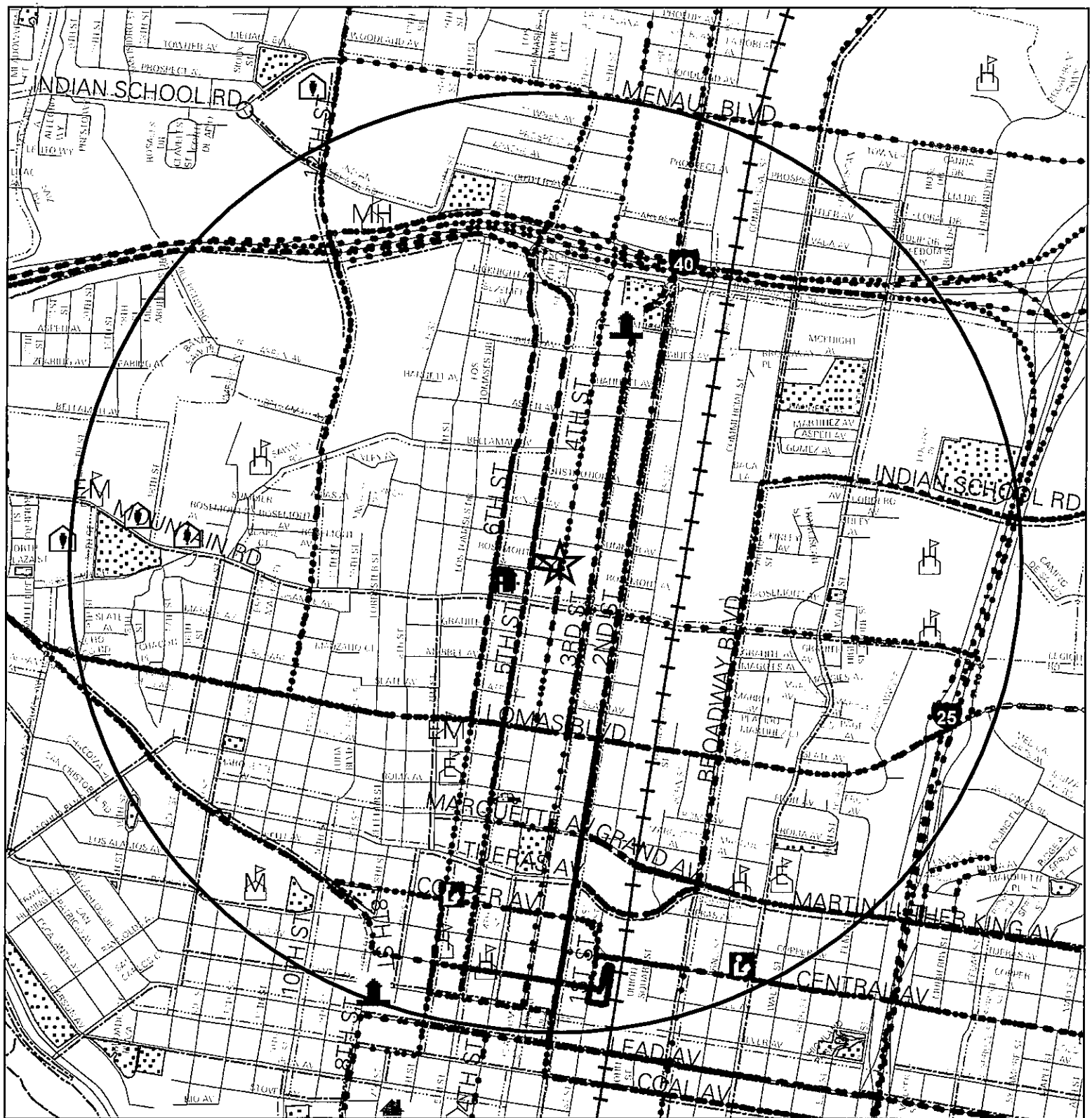


1 inch = 200 feet

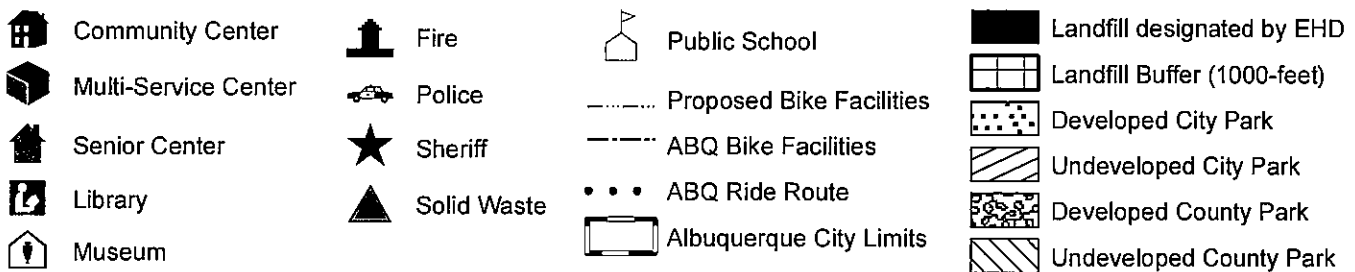
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## Public Facilities Map with One-Mile Buffer



## STAFF REPORT



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## ***I. Introduction***

	<b><i>IDO Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	R-1A	Area of Change	Vacant / Parking Lot/Commercial Services
<b><i>North</i></b>	MX-T/R-1A	Area of Change	Commercial Services
<b><i>East</i></b>	MX-M	Area of Change	Commercial Services
<b><i>South</i></b>	R-1A	Area of Change	Commercial Services
<b><i>West</i></b>	R-1A	Area of Consistency	Vacant

## ***Proposal***

The request is for a zoning map amendment for an approximately 0.98-acre site located on Rosemont Ave. NW, between 4th St NW and 5th St NW. The western Lot 12-A is currently zoned R-1A for which MX-T is requested. To the east, Lot 12-A has a split zoning with the 4th St frontage being MX-M and a western portion of the site being zoned R-1A. This request is to make the entire Lot 1-A zoned MX-M.

The subject site is in an Area of Change, as designated in the ABC Comp Plan. The western lot is currently vacant; the eastern lot is the Rio Grande Credit union and its parking. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected neighborhood association, Wells Park Neighborhood Association, were notified as required. No comments have been received.

## ***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless its decision is appealed. If so, the Land Use Hearing Office (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

### ***History/Background***

The project site was originally a block of 12 relatively small lots before it was replatted into its current lot configuration.

### ***Context***

The subject site includes 2 lots and consists of a 0.98-acres-site with the existing credit union building fronting 4<sup>th</sup> Street and the parking to the side and to the rear going west. The western portion of the site is vacant and is the subject of the zone change application to MX-T. To the west is a vacant block zoned R-1A. To the north the zoning is MX-T with converted offices and to the south, zoned R-1A is a conditional accessory use parking lot for the building facing 4<sup>th</sup> St.

### ***Roadway System***

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

### ***Comprehensive Plan Corridor Designation***

The site is located within a Major Transit Corridor and along both a Main Street Corridor and a Multi-Modal Corridor (4<sup>th</sup> Street) as designated by the ABC Comp Plan.

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

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. Northbound 5<sup>th</sup> St. is a proposed bike lane.

### ***Transit***

Fixed Route 10 connects the Alvarado Transit Center to The Raymond Sanchez Community Center. Fixed Route 8 connects the Alvarado Transit Center to the Spanish Bit Transit Center by way of Menaul Boulevard.

Fixed Route 10 has a northbound stop at 4th and Summer and a southbound stop at 4th and Mountain. Fixed Route 8 has a northbound stop on 5th Street at Mountain and a south-bound stop at 6th Street and Mountain.

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

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## II. Analysis of City Plans and Ordinances

### *Integrated Development Ordinance (IDO)*

#### *Pre-IDO Zoning*

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was Lot 12-A: S-R and Lot 1A: S-R & C-2.

#### *Existing Post-IDO Zoning*

Current Zoning for the project site is Lot 12A: R-1A and Lot 1A: R-1A & MX-M.

#### *Proposed Zoning*

The proposed zoning for the site is to change Lot 12-A from R-1A to MX-T and Lot 1A from R-1A & MX-M to all be MX-M.

#### *Character Protection Overlay*

There are no applicable historic or character protection overlays on the site.

### *Definitions*

#### **Infill Development**

An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

#### **Parking Lot**

Any off-street outdoor area for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons.

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

Note: Applicant's justification language is in *italics*.

Staff's comments are in ***bold Italics***

Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change additional residents, services, and jobs can be accommodated in locations ready for new development. The Goals and Policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

*Chapter 4: Community Identity*

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

*Applicant Response: The proposed MX-T zone would allow a variety of appropriate uses to serve as a transition to protect the residential zoning to the west. The various residential and commercial uses permissive under MX-T along with the transitional aspects and related Use-Specific Standards would complement the surroundings and further Policies 4.1.2 and 4.1.4 by serving to “Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design”, and to “Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.”, respectively. The transitional zone will provide for a mix of less intense uses that will ensure cohesive development, that are appropriate in scale, and that will protect the residential uses to the west by being located on the border between an Area of Change and an Area of Consistency. This will serve to enhance and protect the neighborhood with a transition and buffer.*

*Staff: The subject site had, until 2008, been a heavy commercial site. At no time was it a residential site. Although there are still a small number of residential properties along the east side of Fifth St. to the north of the site, the east side of Fifth St. has long been a mixed-use area. One block over is the Fourth St Corridor and both 4<sup>th</sup> and 5<sup>th</sup> streets are areas of change. The west side of Fifth St. is a vacant block zone R-1A. The rezoning of Lot 12-A of the subject site from R-1A to MX-T would aid in a better transition of uses to the single-family area west of the site, not only from the MX-M on Fourth St., but also will allow for more appropriate uses and building character along the predominantly commercial east side of Fifth St.*

*The zone change from R-1A to MX-M for the western part of Lot 1-A will be providing consistency across the site as the already developed site is zoned MX-M for the eastern majority. Unifying the entire site under one zone will provide cohesiveness for the site both under its current use and any future development that might take place on the site.*

**GOAL 5.1 Centers & Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

- 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.

*Applicant Response: The site is located within the 4th Street Corridor which is a Main Street Corridor. The site is undeveloped and the proposed zone change will encourage infill in a manner that could encourage employment density through the mixed-use development opportunities in a compact and established developed area.*

*Staff: Fifth Street is not a designated corridor; however, it is a major transit route, the No.8 - Menaul line. The requested zone change will allow for more than single-family residences along the transit route. It will open the possibility for employment opportunities as well as greater housing density in an area of change.*

- e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.

*Applicant Response: The proposed MX-T zone will allow for residential development options that will further Policy 5.1.1(e). There are several housing options under MX-T that include single family, cluster, cottage, duplex, townhouse, live-work, and multi-family.*

*Staff: Applicant's response is sufficient.*

- f) Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

*Applicant Response: The proposed MX-T zone will allow for multi-family residential development and mixed-use options that will further Policy 5.1.1(f). The change from R-1A to MX-T will promote the best use of the land as multi-family, mixed use, or low intensity commercial, as opposed to single family residential.*

*Staff: Applicant's response is sufficient.*

- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

*Applicant Response: There are several housing options under MX-T that include single family, cluster, cottage, duplex, townhouse, live-work, and multi-family that*

*could be developed. The surrounding area is developed and has supporting infrastructure, making this an infill area. The site lies in close proximity to 4th Street and would support and benefit from transit route 10 that runs along nearby 4th Street.*

***Staff: The change in zoning to MX-T will still support development of residential; however, the vacant block across the street provides ample opportunity for single-family development. MX-T can accommodate greater housing density along the transit corridor.***

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

- b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street development and abutting single-family residential areas.

*Applicant Response: This proposed amendment would provide a transition zone separating the existing 4th Street Main Street Corridor development to the east and the existing single-family residential area to the west, thereby furthering Policy 5.1.9(b).*

***Staff: Applicant's response is sufficient.***

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

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

- b) Encourage development that expands employment opportunities.

*Applicant Response: The various commercial uses permissive under MX-T, when implemented, will allow for commercial development that offers employment opportunities.*

***Staff: In this area of change where transition from residential to commercial has been taking place over more than a decade, the additional opportunities provided through MX-T zoning, will direct growth along this corridor.***

- c) Foster a range of housing options at various densities.

*Applicant Response: The range of low-density residential multi-family housing options permissive under MX-T will be consistent with and further Policy 5.6.2(c) by allowing housing options such as single family, cluster, cottage, duplex, townhouse, live-work, and multi-family.*

**Staff: Applicant's response is sufficient.**

- d) Encourage higher density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

*Applicant Response: The proposed MX-T zoning would further Policy 5.6(d) by allowing for higher density housing options as described by the preceding along with mixed use commercial options. The site lies in close proximity to 4th Street would support and benefit from transit route 10 and the existing commercial uses that run along and front nearby 4th Street.*

**Staff: In addition to the major corridor along 4<sup>th</sup> St., 5<sup>th</sup> St. also has a major transit route. MX-T would support this policy of mixed-use development and higher-density housing along a transit route.**

- 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.

*Applicant Response: The various commercial uses permissive under MX-T would encourage job creation by allowing development of businesses with related employment opportunities. The inherent transitional aspects of the zone as compared to the existing MX-M to the east would provide buffering as an intermediate transitional zone, thereby protecting the residential uses. The related restrictions contained within the Use-Specific Standards will further the protective aspects.*

**Staff: The site is currently surrounded by non-residential land uses or zones. As such, should the site remain single-family, it would not have adequate buffer or transition protections. Rezoning the site as a transition zone, MX-T, better supports this policy.**

- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

*Applicant Response: The limitations on the intensity and uses under MX-T compared to the more intense MX-M zone along 4th Street would further Policy*



5.6.2(f). *The proposed change will ensure transitional development between the 4th Street corridor and the existing residential uses and zoning west of 5th Street. The less intense transitional uses would result in less noise, lighting, traffic, air quality, etc. than the more intense existing adjacent uses to the east.*

**Staff:** *Applicant's response is sufficient.*

- g) Encourage development where adequate infrastructure and community services exist.

*Applicant Response: The site lies within a developed area with existing fully developed street, drainage, and utility infrastructure. The proposed change would allow for development that takes advantage of the existing infrastructure with several nearby community service organizations such as the YDI Neutral Corner (1215 4th Street), St. Martin's Hospitality Center (1201 3rd Street). There is also a range of community service opportunities and functions at the Johnny Tapia Wells Park Community Center that lies diagonally across the street to the southwest.*

**Staff:** *The request furthers this goal and policy because it directs growth and redevelopment to a site designated as an Area of Change. The applicant has provided the required policy-based response and has adequately demonstrated that the request would generally further and not conflict with a preponderance of applicable Goals and policies.*

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

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

*Applicant Response: The proposed MX-T transition zone lies immediately on the border between an Area of Change and an Area of Consistency and would further Policy 5.6.4(a) by providing "appropriate transitions between uses of different intensity or density and between non-residential and single-family neighborhoods to protect the character and integrity of existing residential areas". The inherent transitional aspects of the proposed zone with less intense uses as compared to the existing MX-M to the east would provide buffering as an intermediate transitional zone, thereby protecting the existing residential uses to the east. The*

*related restrictions contained within the Use-Specific Standards will further the protective aspects.*

***Staff: Applicant's response is sufficient.***

- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*Applicant Response: The proposed change will ensure transitional, less intense development between the 4th Street corridor and the existing residential uses and zoning west of 5th Street and will further Policy 5.6.4(b) to "minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic". The less intense transitional uses would result in less noise, lighting, traffic, air quality, etc. impacting nearby residents than the more intense existing adjacent uses to the east.*

***Staff: The zone change from R-1A to MX-T would provide a buffer and transition from 4<sup>th</sup> St. to 5<sup>th</sup> St. It would also allow low intensity development along the east side of 5<sup>th</sup> St. as an appropriate transition to future single family-residential west of 5<sup>th</sup> St.***

### **III. Zoning Map Amendment (Zone Change)**

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

#### **Justification & Analysis**

The subject site is currently zoned R-1A (Single-family residential) and MX-M (Mixed Use- Medium Intensity). The requested zoning is MX-T (Mixed-Use – Transition) for Lot 12-A that is currently R-1A and MX-M (Mixed-Use-Medium Intensity) for the portion of Lot 1-A currently zoned R-1A. The reason for the request is that, although

the allowable uses within the MX-M zone and MX-H zone are almost identical, MX-H does not allow for the outside display of cars even though both MX-M and MX-H allow for the sale and renting of light vehicles. The applicant intends to lease the subject site for light vehicle sales and rental uses. In order to have outdoor display or storage of vehicles, a downzone to MX-M would be required. The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

**Note:** Applicant's Justification is in indented *italics*, Staff's Analysis ***bold italic*** text.

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

*Applicant's Response: IDO 14-16-2-4(A) States that "the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses." This request will provide such a transition between existing MX-M and R-1A. In addition, the proposed MX-T zone will further serve to provide a documented transition zone to ease the transition between the change in development intensity between the "Area of Change" in which it lies and the adjacent (to the west) "Area of Consistency". This is consistent with the last paragraph of the introduction to 5.1.2 of the Comprehensive Plan to "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" and will further many applicable Policies of Goals 5.6 and 4.1 of the Comp Plan [as described previously].*

***Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.***

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

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

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

*Applicant: This does not apply as the site is located entirely within an "Area of Change", and not an "Area of Consistency".*

*Staff: The subject site is not located within an Area of Consistency; the applicant's justification of Criterion B is sufficient.*

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*Applicant: With respect to Criterion 1, it appears that there may have been an error when the existing R1-A was applied to the western portion of Lot 1-A given that the existing Credit Union with drive-through teller use was already developed at that time. The proposed change to MX-M for the requested portion of Lot 1-A would result in a condition appropriate and consistent with the existing land use, and thereby more advantageous to the community (Criterion 3). The requested amendment to MX-T for Lot 12-A would be more advantageous to the community (Criterion 3) by furthering Goals 5.6 and 4.1 as described by the preceding response to 6-7(F)(3)(a).*

*If approved, the proposed amendment would be more advantageous to the community by encouraging the promotion and implementation of infill development in a manner consistent with the surrounding patterns of land use, development intensity, and by providing a transition zone for protection of the R-1A zoning to the west.*

*Staff: Though there is not a typographical error with the zoning as it stands, the designation of lots 12A and part of 1A as R-1A is the result of the boundaries of the 1998 Sawmill/Wells Park Sector plan boundaries. The eastern boundary of the sector plan was through the middle of the block between 4<sup>th</sup> and 5<sup>th</sup> streets, regardless of actual property lines. This accounts for the double zoning of lot 1A with 4<sup>th</sup> St. frontage being MX-M and the western portion of the lot falling within the SWP Sector Plan. With the dissolution of the sector plans and the adoption of the Integrated Development Ordinance (IDO), Lot 1A could have opted in to the Phase 2 zone conversion process. Both properties were flagged as being possibly eligible for the zone conversion process based on available land use data. The eastern parcel qualified based on a floating zone line (to convert the R-1A portion to MX-M). As that was not done, this current request for zone conversion from R-1A to MX-M for the western portion of lot 1A would be more advantageous to the community as articulated by the ABC Comp Plan.*

*At the time of the adoption of the IDO, zone uses were carried over from the previous sector plan zoning from the previous zoning district to a new IDO zoning district that most closely matched the allowed uses. Floating zone lines, which do not correspond to platted lot lines, were also carried over into new IDO Zoning Map. The SWP Sector Development Plan was adopted in January of 1996. At that time, everything south of Bellamah and north of Mountain and between 5<sup>th</sup> St and 15<sup>th</sup> St. was zoned residential. Even at that time, much of 5<sup>th</sup> St. had commercial land uses, including lot 12A. Since that time, much of the residential properties along 5<sup>th</sup> St have either been demolished or converted to office or commercial uses. Along the stretch of 5<sup>th</sup> St, between Bellamah and Mountain, there are only five single-family residences on the east side of the street. In support of Criterion 2 there has been significant change in the character of the neighborhood to warrant the zone change to MX-T.*

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

*Applicant: The proposed zone changes are consistent with the surrounding zoning and uses and do not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. IDO 14-16-2-4(A) States that "the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses." The proposed MX-T zoning would enhance the surrounding property, neighborhood, and community by providing a transition zone separating MX-M from R-1A along with the protection it affords. Furthermore, the Use-Specific Standards will*

*reinforce and assure that additional protection, restrictions, and review procedures are met, as they may apply to future development.*

IDO Zoning Comparison: R-1 vs. MX-T		
Use	R-1	MX-T
<b>RESIDENTIAL</b>		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached	P	P
Dwelling, townhouse		P
Dwelling, live-work		P
Dwelling, multi-family		P
Assisted living facility or nursing home		P
Community residential facility, small	P	P
Community residential facility, medium		P
Community residential facility, large		P
Group home, small		P
Group home, medium		C
Sorority or fraternity		C
<b>CIVIC &amp; INSTITUTIONAL</b>		
Adult or child day care facility		P
Elementary or middle school	C	P
High school	C	P
Museum or art gallery		P
Sports field		CV
University or college		CV
Vocational school		P
<b>COMMERCIAL</b>		
Veterinary hospital		C
Other pet services		C
Auditorium or theater		A
Bar		C
Health club or gym		P
Restaurant		C
Tap room or tasting room		C
Other indoor entertainment		C
<b>LODGING</b>		
Bed and breakfast	CA	P

Hotel or motel		P
<b>MOTOR VEHICLE-RELATED</b>		
Paid parking lot		C
Parking structure		CA
<b>OFFICES AND SERVICES</b>		
Bank		P
Club or event facility		C
Medical or dental clinic		P
Office		P
Personal and business services, small		P
Research or testing facility		P
<b>OUTDOOR RECREATION &amp; ENTERTAINMENT</b>		
Other outdoor entertainment	CA	A
<b>RETAIL SALES</b>		
Bakery goods or confectionery shop		CV
Farmers' market		T
General retail, small		A
Liquor retail		C
<b>TRANSPORTATION</b>		
Park-and-ride lot		C
Transit facility		C
<b>INDUSTRIAL USES</b>		
Artisan manufacturing		C
Wind energy generation		A
Freestanding WTF		P
Roof-mounted WTF		A
Recycling drop-off bin facility		A
<b>ACCESSORY &amp; TEMPORARY</b>		
Automated Teller Machine (ATM)		A
Dwelling unit, accessory w/o kitchen	CA	A
Family home daycare	CA	A
Hobby breeder	A	
Independent living facility		A
Mobile vending cart		A
Outdoor dining area		CA
Open air market		T
Park-and-ride facility, temporary		T
Seasonal outdoor sales		T
Temporary use not listed		T

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*Staff: The MX-T zone has many more uses than R-1. Of those permissive uses, the majority include higher density housing and offices, clinics and banks. Those uses which might be harmful to the community are bar, liquor sales and artisan manufacturing. All of these are conditional uses and would require review by the ZHE and would allow for neighborhood input.*

- E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*Applicant: This is an infill site. The surrounding public streets are fully developed with curb and gutter, sidewalks, and utilities. As demonstrated by the TIS form included with this submittal, this change does not warrant traffic study or potential subsequent improvements. The City's existing infrastructure will serve the site well and have adequate capacity (Criterion 1). Any additional requirements that may result from future plan review will be addressed by the developer at no cost to the City.*

*Staff: The applicant's justification is sufficient and shows that the City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1).*

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

*Applicant: This justification is not completely based upon the property's location on a major street. As demonstrated by the preceding sections, there are several ways in which the requested change will further Comp Plan Goals and Policies.*



*Staff: The justification for the request is not solely based on the property's location on a major street although it is a factor. The basis is connected more to current property ownership and providing better customer support through the incorporation of the site to the west.*

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

*Applicant: This justification is not completely or predominantly based upon the cost of land or economic considerations. In addition to providing an appropriate transition zone for Lot 12-A, the applicant's goals for this request are to 1) apply to correct designation to the current use of developed Lot 1-A, and to 2) provide are suitable zoning uses for their adjacent undeveloped Lot 12-A. Although we recognize that this is not binding or a condition or consideration in the evaluation of this zone map amendment request, the applicant's current plan is to eventually construct a surface parking lot on Lot 12-A to serve their existing site and nearby office spaces. This use would be less intense (and less profitable) than many or most of the permissive uses under MX-T.*

*Staff: The applicant has sufficiently justified this criterion. The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve as a transition zone between the MX-M to the east and the R-1A to the west, while also maintaining the context and scale and the surrounding land uses.*

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

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

*Applicant: The request does not apply a zone district different from surrounding zone districts to one small area or premises or to a strip of land along a street. As such, it does not constitute a "spot zone" or a "strip zone". Rather, it provides an appropriate transition zone consistent with the surrounding neighborhood that furthers the previously cited goals and policies of the Comp Plan.*

*Staff: The applicant has sufficiently justified this criterion. The request would not result in a spot zone as the property to the north is currently zoned MX-T.*

#### **IV. Agency & Neighborhood Concerns**

##### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application from 2/3/2020 to 2/11/2020. Few agency comments were received. Long Range Planning states:

The request is for a Zoning Map Amendment from R-1A to MX-T and MX-M. The requested zone change will address an existing floating zone line for the lot with the existing bank use and establish a transitional zone that allows for an expansion of the bank's parking area. The zone change request from R-1A to MX-T was justified according to the criteria in Subsection 14-16-6-7(F)(3) as being consistent with applicable Comp Plan goals and policies and being more advantageous to the neighborhood and community.

##### ***Neighborhood/Public***

The applicant notified property owners within 100 feet as required by the IDO for a Zone Map Amendment-EPC application. The applicant also notified the affected neighborhood association, the Wells Park Neighborhood Association.

The original request, as put forward to the Wells Park Neighborhood Association when asking if they would like to schedule a neighborhood meeting, was for the entire area to be zoned MX-M. They proposed that the corner lot of Rosemont be zoned MX-T rather than MX-M and allowed that if that were the requested zoning, a neighborhood meeting would not be necessary.

As the zone request was changed from MX-M to MX-T per the Neighborhood Association's request, a neighborhood meeting was not held.

#### **V. Conclusion**

The request is for a zoning map amendment for an approximately 0.98-acre site located on Rosemont Ave. NW, between Fourth Street NW and Fifth Street NW. The request includes two lots, Lot 1-A which has the Rio Grande Credit Union and is zoned MX-M and R-1A and Lot 12-A which is currently vacant and zoned R-1A. The applicant wants to change the subject site's Lot 1-A zoning to be MX-M for the entire lot. The request includes and change for Lot 12-A from R-1A to MX-T to enable the expansion of parking for the credit union.

The zoning map amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3). The request generally furthers the Comprehensive Plan Goals and policies. The request for MX-M on Lot 1-A would facilitate

cohesiveness of the site, while the zone change for Lot 12-A to MX-T would provide a transition between the Fourth St. Corridor and the residential areas to the west of Fifth St. The site is located along a Transit Route and is located within an Area of Change as designated by the Comprehensive Plan.

Property owners within 100 ft and the affected neighborhood association, the Wells Park Neighborhood Association, was notified as required.

Staff recommends approval.

***Findings, Zoning Map Amendment (Zone Change)***

***Project #: 2020-003558, RZ: 2020-00008***

1. This is a for a zoning map amendment for an approximately 0.98-acre site consisting of Lot 12-A, Block 5, and all or part Lot 1-A, Block 5 of the Romero Addition (being a replat of Lots 1 thru 12 Block 5) located on Rosemont Ave. NW, between Fourth Street NW and Fifth Street NW.
2. The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City.
3. The subject site is zoned R-1A (Single-family Residential) and MX-M (Mixed-Use Medium Intensity). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.
4. The applicant is requesting a zone change to from R-1A to MX-M (Mixed-Use Medium Intensity) for the western portion of Lot 1-A in order to have consistent zoning across the entire lot. The applicant is also requesting a zone change for Lot 12-A from R-1A to MX-T. The purpose of the MX-T zone district (Mixed-Use Transition) is to provide a transition between residential neighborhoods and more intense commercial areas.
5. The subject site is located within an Area of Change, along a Main Street Corridor, and within a Major Transit Corridor as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.
6. There is MX-M zoning to the east of the site. Lots to the north of the subject site are zoned MX-T and to the west are lots zoned R-1A. To the south is zoned R-1A residential with land use of commercial services.
7. 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.
8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

The rezoning of Lot 12-A of the subject site from R-1A to MX-T would aid in a better transition of uses to the single-family area west of the site, not only from the MX-M on Fourth St., but also will allow for more appropriate uses and building character along the predominantly commercial east side of Fifth St.

9. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

GOAL 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

The request furthers this policy by allowing for greater housing density and commercial services within the Fourth St. Main Street Corridor and along a major transit corridor. of the property so it can continue to provide needed employment and commercial services along a Major Transit Corridor. The requested zone change will allow for more than single-family residences along the transit route. It will open the possibility for employment opportunities as well as greater housing density in an area of change.

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

This proposed amendment would provide a transition zone separating the existing 4th Street Main Street Corridor development to the east and the existing single-family residential area to the west.

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 proposed zone change is for a location between MX-M and R-1. As the 5<sup>th</sup> St. pattern of development has changed, the requested MX-T will provide a necessary transition from the 4<sup>th</sup> St. Main Street Corridor, allowing the residential area to the west to be maintained.

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 various commercial uses permissive under MX-T would encourage job creation by allowing development of businesses with related employment opportunities. The inherent transitional aspects of the zone as compared to the existing MX-M to the east would provide buffering as an intermediate transitional zone, thereby protecting the residential uses. The related restrictions contained within the Use-Specific Standards will further the protective aspects.

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

The site is in an Area of Change abutting an Area of Consistency. The zone change to MX-T will provide a transition to the residential area to the west and allow for more suitable development on the site.

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

- A. Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.
- B. Criterion B: The proposed amendment is located wholly in an Area of Change, so this criterion does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Change. The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The designation of lots 12A and part of 1A as R-1A is the result of the boundaries of the 1998 Sawmill/Wells Park Sector plan boundaries. The eastern boundary of the sector plan was through the middle of the block between 4<sup>th</sup> and 5<sup>th</sup> streets, regardless of actual property lines. This accounts for the double zoning of lot 1A with 4<sup>th</sup> St. frontage being MX-M and the western portion of the lot falling within the SWP Sector Plan. With the dissolution of the sector plans and the adoption of the Integrated Development Ordinance (IDO), Lot 1A could have opted in to the Phase 2 zone conversion process. The eastern parcel qualified based on a floating zone line (to convert the R-1A portion to MX-M). As that was not done, this current request for zone conversion from R1-A to MX-M for the western portion of lot 1A would be more advantageous to the community as articulated by the ABC Comp Plan.

At the time of the adoption of the IDO, zone uses were carried over from the previous sector plan zoning. The SWP Sector Development Plan was adopted in January of 1996. At that time, everything south of Bellamah and north of Mountain and between 5<sup>th</sup> St and 15<sup>th</sup> St. was zoned residential. Even at that time, much of 5<sup>th</sup> St. had commercial land uses, including lot 12A. Since that time, much of the residential properties along 5<sup>th</sup> St have either been demolished or converted to office or commercial uses. Along the stretch of 5<sup>th</sup> St, between Bellamah and Mountain, there are only five single-family residences on the east side of the street.

In support of Criterion 2 there has been significant change in the character of the neighborhood to warrant the zone change to MX-T.

- D. Criterion D: The MX-T zone has many more uses than R-1. Of those permissive uses, the majority include higher density housing and offices, clinics and banks. Those uses which might be harmful to the community are bar, liquor sales and artisan manufacturing. All of these are conditional uses and would require review by the ZHE and would allow for neighborhood input.
  - E. Criterion E: The proposed zone change will not require major and unprogrammed capital expenditures by the City. The subject site has access to roadways, sewer, water, and storm water facilities with adequate capacity to serve the development made possible by the request. Any extensions of these services, if required, for any specific development proposal will be the sole responsibility of the developer.
  - F. Criterion F: The justification for the request is not solely based on the property's location on a major street although it is a factor. The basis is connected more to current property ownership and providing better customer support through the incorporation of the site to the west.
  - G. Criterion G: The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve as a transition zone between the MX-M to the east and the R-1A to the west, while also maintaining the context and scale and the surrounding land uses.
  - H. Criterion H: The request does not apply a zone district different from surrounding zone districts to one small area or premises or to a strip of land along a street. As such, it does not constitute a "spot zone" or a "strip zone". Rather, it provides an appropriate transition zone consistent with the surrounding neighborhood that furthers the previously cited goals and policies of the Comp Plan.
- 10. The applicant's policy analysis adequately demonstrates that the request generally furthers a preponderance of applicable Goals and Policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
  - 11. The affected neighborhood organization the District 7 Coalition of Neighborhood Associations was notified of the application and asked if they requested a meeting. This was declined based on a change in the zone change requested to MX-T. Property owners within 100 feet of the subject site were also notified as required.
  - 15. As of this writing, Staff has received no letters in support or opposition of this request; however, correspondence with the Neighborhood Coalition provided by the applicant showed them in favor of the change to MX-T for the lot at Rosemont and Fifth St.

***Recommendation – RZ-2020-00001, May 21, 2020***

***APPROVAL of Project #: 2020-003558, RZ-2020-00008, a request for Zoning Map Amendment from R-1A to MX-M for all or part of Lot 1-A, Block 5 of the Romero Addition (being a replat of Lots 1 thru 12 Block 5) and Zone Map Amendment from R-1A to MX-T for all of Lot 12A, Block 5 (being a replat of Lots 1 thru 12 Block 5), an approximately 0.98-acres site based on the preceding Findings.***

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***Leslie Naji  
Senior Planner***

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

1. Mike Athens, CEO Rio Grande Credit Union, 301 Rio Grande Blvd. SE, Albuquerque, NM 87105
2. Graeme Means, High Mesa Consulting Group, 6010-B Midway Park Blvd. SE, Albuquerque, NM 87109
3. Mike Prando, Wells Park NA, 611 Bellamah NW, Albuquerque NM 87102
4. Doreen McKnight, Wells Park NA, 1426 7th Street NW, Albuquerque NM 87102



# ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

## ***PLANNING DEPARTMENT***

### ***Zoning Enforcement***

### ***Office of Neighborhood Coordination***

### ***Long Range Planning***

PR-2020-003558

Address: Rosemont Ave NW, between 4th Street and 5th Street

IDO Zoning: R-1A and MX-M

Requested Zoning: MX-T and MX-M

Request: Zoning Map Amendment - EPC

#### ***Background***

The subject site is 0.56-acre site located north of Mountain Road NW at the northeast corner of Rosemont Ave. NW and 5th Street NW. The site is located in an Area of Change. Per the criteria in 6-7(F)(1)(a) of the Integrated Development Ordinance (IDO), the Environmental Planning Commission (EPC) will review and decide this request.

The applicant, High Mesa Consulting Group (on behalf of Rio Grande Credit Union), requests a Zoning Map Amendment from R-1A (Residential – Single-family) to MX-T and MX-M (Mixed-use – Transition and Mixed-use - Medium). The applicant intends to expand the parking area for this site across both lots. This request would address an existing floating zone line for the eastern lot with the existing bank use and to change the zoning of the remainder of their property to a zone that would allow for an expansion of the parking area.

#### ***Discussion***

The western portion of the site was previously zoned S-R (Sawmill Residential) under the Sawmill-Wells Park Sector Development Plan. The eastern portion of the site was previously zoned “C-2 or SU-2 for NFTOD” under the North Fourth Street Corridor Plan. Under the IDO, the S-R zone was converted to R-1A, to match its single-family land use entitlements, and the “C-2 or SU-2 for NFTOD” zone was converted to MX-M, to match its moderate intensity commercial and residential use development entitlements.

The amended Justification Letter dated March 24, 2020 describes the discussion with members of the Wells Park Neighborhood Association, which requested that the application be amended from a request of MX-M to request MX-T for the western-most parcel. The application was amended to reflect this request, with the added justification that the MX-T zone provides a transition to the R-1 property to the west, and it matches the zoning on this block on the north side of the alley.

In accordance with IDO Subsection 6-7(F)(3) Review and Decision Criteria, the applicant has discussed the request’s consistency with the health, safety, and general

welfare of the City by furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan. The response given for criterion 6-7(F)(3)(a) also responds to criterion 6-7(F)(3)(d), in that there is extensive discussion of the uses allowed in the MX-T zone. There is little to no discussion of the MX-M zone, and how the Comp Plan policies apply to that request. Additional analysis of how the requested zone change from R-1A to MX-M is consistent with adopted policies and how the uses in that zone will not harm the neighborhood or community would enhance this request. Staff notes that the request is not in conflict with any applicable goals or policies.

The applicant has also demonstrated that the existing zoning is inappropriate because the requested zone districts are more advantageous to the community. The request addresses an existing floating zone line and addresses the nonconforming use for the portion of the parcel with R-1A zoning. The applicant claim that the request fixes a typographical or clerical error is not accurate; the floating zone line was intentionally established through adoption of the Sawmill-Wells Park Sector Development Plan that was based on older ownership and platting. The request establishes a transitional zone district for the western parcel that allows the bank to use their entire property without introducing more intense uses that are allowed on the portion of the lot facing 4th Street.

The applicant has demonstrated that the requested zone does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community (see responses to 6-7(F)(3)(a) and 6-7(F)(3)(d)).

**Conclusion**

The request is for a Zoning Map Amendment from R-1A to MX-T and MX-M. The requested zone change will address an existing floating zone line for the lot with the existing bank use and establish a transitional zone that allows for an expansion of the bank's parking area. The zone change request from R-1A to MX-T was justified according to the criteria in Subsection 14-16-6-7(F)(3) as being consistent with applicable Comp Plan goals and policies and being more advantageous to the neighborhood and community. Additional analysis of how the requested zone change from R-1A to MX-M is consistent with adopted policies and how the uses in that zone will not harm the neighborhood or community would be helpful to support of the zone change request for the eastern parcel.

**City Engineer**

**Transportation Development**

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

No Comment

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

**POLICE DEPARTMENT**

Planning

No Comment

**SOLID WASTE MANAGEMENT DEPARTMENT**

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

No Comment

**PARKS AND RECREATION**

Planning and Design

No Adverse Comment

Open Space Division

No Adverse Comment

City Forester

**ENVIRONMENTAL HEALTH DEPARTMENT**

Air Quality Division

Environmental Services Division

**WATER UTILITY AUTHORITY**

Project #2020-003558/RZ-2020-00008 –  
Zoning Map Amendment (Zone Change)

No adverse comment to the proposed zone map amendment.

Once Lot 12-A b desires service request an availability statement at the link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Request shall include City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No Adverse Comments

### ***ALBUQUERQUE PUBLIC SCHOOLS***

### ***MID-REGION COUNCIL OF GOVERNMENTS***

***MRMPO*** has no adverse comments.

### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

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

## PICTURE PAGES

NEIGHBORHOOD COMMENTS

*May 21, 2020*



Figure 1: Looking west from edge of split-zoned lot towards vacant corner lot.



Figure 2: Looking north across western portion of the subject site.

*May 21, 2020*

Figure 3: Looking  
southeast across the  
subject site.



Figure 4: Looking east  
along Rosemont.



*May 21, 2020*

Figure 5: Looking southwest across the intersection of Fifth St. and Rosemont from southwest corner of the site.



Figure 6: Looking west across Fifth St. across from the site.

*May 21, 2020*



Figure 7:  
Looking north  
from northern  
edge of the site.

Figure 8: Looking north  
along Fifth St. one block  
north of the subject site.



## ZONING

Please refer to the Integrated Development Ordinance  
for specifics of the MX-T and MX-M zones

## APPLICATION 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 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 checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<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, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Rio Grande Credit Union c/o Mike Athens, President/CEO		Phone: 505-366-5061
Address: 301 Rio Bravo Blvd SE		Email: mike@riograndecu.org
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): High Mesa Consulting Group		Phone: 505-345-4250
Address: 6010-B Midway Park Blvd NE		Email: gmeans@highmesacg.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners: Rio Grande Credit Union	This is correct

### BRIEF DESCRIPTION OF REQUEST

A request for Zone Map Amendment - EPC to change Lot 12-A, Block 5, Romero Addition from R-1A to MX-T and to change the westerly portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-M

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

Lot or Tract No.: Lot 12-A and a Portion of Lot 1-A	Block: 5	Unit: And MX-M
Subdivision/Addition: Romero Addition	MRGCD Map No.:	UPC Code: 101405821033321201 101405822333421202
Zone Atlas Page(s): J-14	Existing Zoning: R-1A and MX-M	Proposed Zoning: MX-T
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 0.56 ac.

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: Rosemont Ave NW Between: 4th Street NW and: 5th Street NW

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

PA#19-324

Signature: J. Graeme Means	Date: 03/25/2020
Printed Name: J. Graeme Means	<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 #		

## Form Z: Policy Decisions

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

**A single PDF file of the complete application including all plans and 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 on a CD.**

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- ☒ Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- \_\_\_ Plan, or part of plan, to be amended with changes noted and marked
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **AMENDMENT TO IDO TEXT**

- \_\_\_ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing


☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - ☒ Proof of emailed notice to affected Neighborhood Association representatives
  - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- \_\_\_ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- \_\_\_ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- \_\_\_ Petition for Annexation Form and necessary attachments
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- \_\_\_ Board of County Commissioners (BCC) Notice of Decision

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>		
Signature: <u>J. Graeme Means</u>		Date: 03/25/2020
Printed Name: <u>J. Graeme Means</u>		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
Project Number:	Case Numbers	
	-	
	-	
	-	
	-	
Staff Signature:		
Date:		

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Rio Grande Credit Union DATE OF REQUEST: 03/23/2020 ZONE ATLAS PAGE(S): J-14

CURRENT:

ZONING R-1A

PARCEL SIZE (AC/SQ. FT.) 0.976 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 1-A and 12-A BLOCK # 5

SUBDIVISION NAME Romero Addition

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [x]: From R-1A To MX-M/MX-T

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION\* [ ] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [x]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *J. Dora Meen*  
High Mesa Consulting Group

DATE 03/23/2020

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [x] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required : a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

*MP* PE

3-23-2020

TRAFFIC ENGINEER

DATE

Required TIS must be completed prior to a pplying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER

DATE

Revised January 20, 2011



March 19, 2020

City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: EPC Zoning Map Amendment Request  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

To Whom It May Concern:

Rio Grande Credit Union is the owner of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition. We hereby authorize High Mesa Consulting Group to make Environmental Planning Commission submittals, and to coordinate and act as our agent for this subject request. If you have any questions or concerns, please feel free to contact me at (505) 366-5061 or via email at [mike@riograndecu.org](mailto:mike@riograndecu.org).

Sincerely,

Mike Athens  
President/CEO

xc: J. Graeme Means, HMCG



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-324 Date: 11/12/19 Time: 1:30 pm

Address: 1211 4th St NW

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: WHITNEY PHELAN

Code Enforcement: CARL GARCIA

Fire Marshall: \_\_\_\_\_

Transportation: MOJGAN MAADANDAR

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Change in circulation patterns and pave a new parking lot on

**SITE INFORMATION:**

Zone: RIA & MX-M Size: .98 acres

Use: BANK & PARKING Overlay Zone: CPO-11 Pg 101

Comp Plan Area Of: CHANGE Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: MAIN STREET & MAJOR ST. MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

**PROCESS:**

Type of Action: ZONE MAP AMENDMENT & MINOR SUBDIVISION

Review and Approval Body: EPC + DRB Is this PRT a requirement? YES

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-324 Date: 11/12/19 Time: 1:30pm  
Address: 1211 4th St NW

NOTES:

- COMBINE LOTS - REPLAT MINOR SUBDIVISION Pg 399  
(6-6(1))
- ZONE MAP AMENDMENT CRITERIA  
TABLE 6-1-1 + 6-7(F)(3)
- DPM - ACCESS @ TABLE 322
- Pg 101 CPO-11 3-4(L)
- R-19-162 NORTH 4TH INTERIM GUIDELINES
- TABLE 5-1-2 Pg 194
  - 5-6 Pg 251 - Landscaping
  - 5-6(F) - Parking Lots
  - 5-6(F)(2)(b) - MS designation, additional requirements

# HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2019.047.2

May 14, 2020

Mr. Dan Serrano  
Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, NM 87102

RE: Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

On behalf of our client, the Rio Grande Credit Union (Applicant/Owner), High Mesa Consulting Group respectfully submits this request proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition from R-1A to MX-T, and a portion of and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-M as shown by the graphic below:



Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

### **Project Information, Background, and Context**

Specific Information regarding this request is as follows:

1. Applicant/Property Owner: Rio Grande Credit Union.
2. Agent: High Mesa Consulting Group
3. Property Addresses: 1211 4th St NW and 417 Rosemont Ave NW, Albuquerque, NM 87102
4. Location Description: Rosemont Ave NW Between 4<sup>th</sup> St. NW and 5<sup>th</sup> St. NW
5. Zone Atlas Page: J-14
6. Legal Description: Lots 1-A and 12-A, Block 5, Romero Addition
7. Area of Property: 0.97 acres (both lots)
8. Area of Proposed Change: 0.56 acres (all of Lot 12-A and a portion of Lot 1-A)
9. IDO Zone District: R-1A (Lot 12-A) and Partially R1-A and Partially MX-M (Lot 1-A)
10. Current Land Use: Lot 12-A is Undeveloped and Lot 1-A is Developed as a Credit Union.

The Rio Grande Credit Union currently owns both properties. Lot 1-A was redeveloped in 2008 as the Downtown 4<sup>th</sup> Street Branch that continues to operate and serve the area. Lot 12-A is currently undeveloped. As shown by the previous graphic, the current zone boundary does not correlate to a property line, with a portion of the developed Lot 1-A being zoned R-1A.

The purpose of this request is to 1) amend the zone map for the western portion of Lot 1-A from R-1A to MX-M to match the current development and use, and 2) amend Lot 12-A from R-1A to MX-T to provide an appropriate transition between the existing developed MX-M sites to the east, northeast, and southeast and the existing R-1A undeveloped area to the west. The change to MX-T for Lot 12-A would be consistent with the existing MX-T zoning and use to the north, and to the existing use to the south that is currently zoned R-1A, but is developed with a use permissible with MX-T (surface parking).

The property is located in a Zone of Change as designated by the Comprehensive Plan. The undeveloped R-1A property to the west was previously developed as single family residential, but is currently undeveloped with those uses having been removed around 2008.

A Pre-Application Review Team (PRT) meeting was held November 11, 2019. We contacted members of the Wells Park Neighborhood Association February 10, 2020 offering to meet to discuss what was initially planned to be a request to amend the zoning for both parcels to MX-M. Through e-mail correspondence, they expressed their belief that MX-T would be the most appropriate zone for Lot 12-A to provide a transition. They indicated that they would support a change to MX-T for Lot 12-A and a change to MX-M for the western portion of Lot 1-A.

Graeme,

Thanks for the detailed response. Given the nature of the IDO zoning in the surrounding area (mostly R-1) and the purpose of the City creating the MX-T zone we believe the most appropriate zone for the western parcel is MX-T as it is a transition corridor. We would support MX-T for the western parcel and MX-M for the western portion of the east parcel that is for some reason zoned differently.

Thanks  
Doreen  
WPNA President

They further indicated that a meeting would not be necessary provided we revise our request to match what they recommended and would support. Our current request matches what the Wells Park NA indicated they would support without a need to meet.

In addition to reaching out to the neighborhood association for initial discussions and offering to meet, we have made the required formal notifications to the neighborhood contacts for this submittal, and also to the property owners within the 100 ft buffer zone. Proof of certified mailings, e-mail notifications, and relevant communication are included within this submittal package.

### **Justification**

As described by the following, this request meets the IDO criteria for a Zoning Map Amendment – EPC because it is 1) located entirely in an Area of Change and is for less than 20 gross acres of land (0.56 acres is proposed to amend), and 2) does not create or amend any text or map of any Overlay Zone. There have not been any requests, decisions, or actions for any changes for this property within the past 12 months.

This request is well-supported by several applicable **Goals** and **Policies** of the Comprehensive Plan, meets the Review and Decision Criteria per IDO 6-7(F)(3) as described by the following:

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

Response: IDO 14-16-2-4(A) States that “the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses.” This request will provide such a transition between existing MX-M and R-1A. In addition, the proposed MX-T zone will further serve to provide a documented transition zone to ease the transition between the change in development intensity between the “Area of Change” in which it lies and the adjacent (to the west) “Area of Consistency”. This is consistent with the last paragraph of the introduction to **5.1.2** of the Comprehensive Plan to “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” and will further many applicable Policies of **Goals 5.6 and 4.1** of the Comp Plan as described by the following:

- The various commercial uses and range of residential housing options permissive under MX-T and in close proximity to the 4<sup>th</sup> Street commercial development and transit route 10, when implemented, will be consistent with and further **Policies 5.6.2(b), 5.6.2(c), and 5.6(d)** that “encourage development that expands employment opportunities”, “foster a range of housing options at various densities”, and “encourage higher density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses”, respectively.
- The various commercial uses permissive under MX-T would allow commercial mixed use with related employment opportunities, and the inherent transitional aspects of the zone would provide buffering, protect impacts on residential uses, and include related Use-Specific Standards. As such, this change would further **Policies 5.6.2(e) and 5.6.2(f)**, that “encourage job creation in business...and where adequate transitions and buffers can be provided to protect

*abutting residential uses” and “Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic”, respectively.*

- The infill development that would be promoted by the proposed change in a developed area with existing infrastructure, gridded streets, community services, and nearby transit service will further Policies **5.6.2(g)** and **5.6.2(h)** as it would “*encourage development where adequate infrastructure and community services exist*”, and “*encourage development in areas with a highly connected street grid and frequent transit service*”, respectively.
- **Policy 5.6.2(l)** references **Policy 5.6.4** for “*appropriate transitions where Areas of Change abut Areas of Consistency.*” The provision of a transition zone between an Area of Change and an Area of Consistency as proposed would further Policies **5.6.4(a)** and **5.6.4(b)** by providing “*appropriate transitions between uses of different intensity or density and between non-residential and single-family neighborhoods to protect the character and integrity of existing residential areas*”, and would “*minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic*”, respectively.

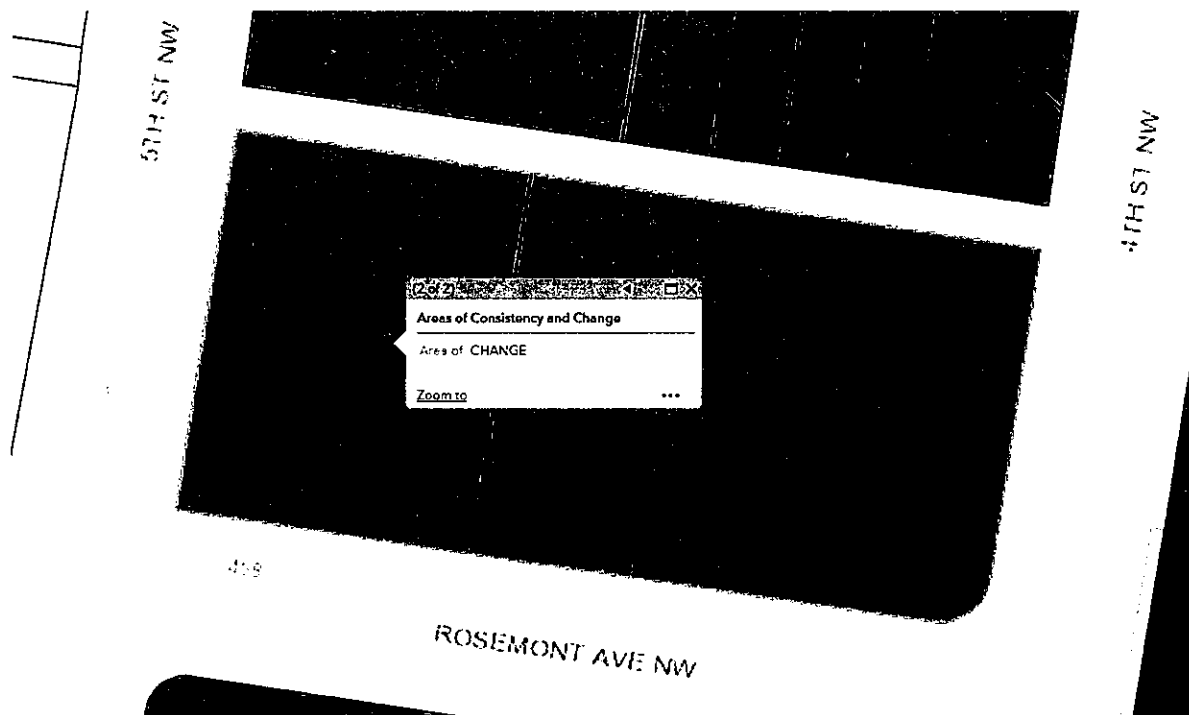
In addition to the aforementioned Policies from **Goal 5.6**, this request will also further Comprehensive Plan **Goal 4.1** to “*Enhance, protect, and preserve distinct communities*” as follows:

- The proposed MX-T zone would allow a variety of appropriate uses to serve as a transition to protect the residential zoning to the west. The various residential and commercial uses permissive under MX-T along with the transitional aspects and related Use-Specific Standards would complement the surroundings and further Policies **4.1.2** and **4.1.4** by serving to “*Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design*”, and to “*Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.*”, respectively.

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

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

Response: As shown by the following, this does not apply as the site is located entirely within an “Area of Change”, and not an “Area of Consistency”.



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

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

Response: With respect to Criterion 1, it appears that there may have been an error when the existing R1-A was applied to the western portion of Lot 1-A given that the existing Credit Union with drive-through teller use was already developed at that time. The proposed change to MX-M for the requested portion of Lot 1-A would result in a condition appropriate and consistent with the existing land use, and thereby more advantageous to the community (Criterion 3). The requested amendment to MX-T for Lot 12-A would be more advantageous to the community (Criterion 3) by furthering **Goals 5.6 and 4.1** as described by the preceding response to **6-7(F)(3)(a)**.

If approved, the proposed amendment would be more advantageous to the community by encouraging the promotion and implementation of infill development in a manner consistent with the surrounding patterns of land use, development intensity, and by providing a transition zone for protection of the R-1A zoning to the west.

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

Response: The proposed zone changes are consistent with the surrounding zoning and uses and do not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. IDO 14-16-2-4(A) States that *“the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses.”* The proposed MX-T zoning would enhance the surrounding property, neighborhood, and community by providing a transition zone separating MX-M from R-1A along with the protection it affords. Furthermore, the Use-Specific Standards will reinforce and assure that additional protection, restrictions, and review procedures are met, as they may apply to future development.

***6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:***

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

Response: This is an infill site. The surrounding public streets are fully developed with curb and gutter, sidewalks, and utilities. As demonstrated by the TIS form included with this submittal, this change does not warrant traffic study or potential subsequent improvements. The City's existing infrastructure will serve the site well and have adequate capacity (Criterion 1). Any additional requirements that may result from future plan review will be addressed by the developer at no cost to the City.

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

Response: This justification is not completely based upon the property's location on a major street. As demonstrated by the preceding sections, there are several ways in which the requested change will further Comp Plan Goals and Policies.

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

Response: This justification is not completely or predominantly based upon the cost of land or economic considerations. In addition to providing an appropriate transition zone for Lot 12-A, the applicant's goals for this request are to 1) apply to correct designation to the current use of developed Lot 1-A, and to 2) provide are suitable zoning uses for their adjacent undeveloped Lot 12-A. Although we recognize that this is not binding or a condition or consideration in the evaluation of this zone map amendment request, the applicant's current plan is to eventually construct a surface parking lot on Lot 12-A to serve their existing site and nearby office spaces. This use would be less intense (and less profitable) than many or most of the permissive uses under MX-T.



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

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

Response: The request does not apply a zone district different from surrounding zone districts to one small area or premises or to a strip of land along a street. As such, it does not constitute a “spot zone” or a “strip zone”. Rather, it provides an appropriate transition zone consistent with the surrounding neighborhood that furthers the previously cited goals and policies of the Comp Plan.

### **Summary and Conclusion**

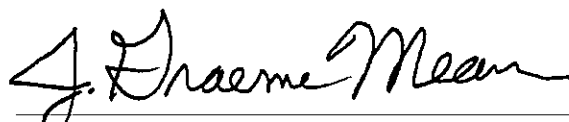
On behalf of our client, the Rio Grande Credit Union, we respectfully submit this request proposing an amendment to the current zoning map to change **all of Lot 12-A, Block 5, Romero Addition from R-1A to MX-T, and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-M.** As articulated by the preceding justification and responses, this change would further several Goals and Policies of the Comprehensive Plan related to Areas of Change, transitions between Areas of Change and Areas of Consistency, infill development, and the protection and preservation of neighborhood character.

Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

Sincerely,

**HIGH MESA CONSULTING GROUP**



J. Graeme Means, P.E.  
Principal

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

**From:** Carmona, Dalaina L.  
**To:** Graeme Means  
**Subject:** 1211 4th St NW Public Notice Inquiry  
**Date:** Friday, February 7, 2020 10:17:11 AM  
**Attachments:** image001.png  
image002.png  
image003.png  
image004.png  
image005.png  
IDOZoneAtlasPage\_3-14-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	NM	87102	5202052420	5202052420
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	NM	87102		5056152937

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



**Dalaina L. Carmona**

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Wednesday, February 05, 2020 2:47 PM  
**To:** Office of Neighborhood Coordination <gmeans@highmesacg.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

**Public Notice Inquiry For:**

Environmental Planning Commission

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

Contact Name

Graeme Means

Telephone Number

505-345-4250

Email Address

[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

Company Name

High Mesa Consulting Group

Company Address

6010-B Midway Park Blvd. NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 12-A BLK 5 PLAT OF LTS 1-A & 12-A BLK 5 ROMERO ADDN(BEING A REPLAT OF LTS 1 THRU 12 BLK 5) CONT  
.3588 AC

LT 1-A BLK 5 PLAT OF LTS 1-A & 12-A BLK 5 ROMERO ADDN(BEING A REPLAT OF LTS 1 THRU 12 BLK 5) CONT  
.6174 AC

Physical address of subject site:

1211 4th St NW, Albuquerque, NM 87102

Subject site cross streets:

4th St and Rosemont Ave NW

Other subject site identifiers:

Rio Grande Credit Union

This site is located on the following zone atlas page:

J-14

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** Graeme Means  
**To:** "cmexal@gmail.com"; "doreenmcknightnm@gmail.com"  
**Cc:** "Mike Athens"  
**Subject:** Proposed Amendment to Zoning Map - 1211 4th Street NW  
**Date:** Monday, February 10, 2020 4:39:00 PM  
**Attachments:** [Site Exhibit.pdf](#)  
[IDOZoneAtlasPage J-14-Z.pdf](#)

---

Dear Neighborhood Association Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss an Amendment to Zoning Map - Environmental Planning Commission request proposed in or near your neighborhood before we submit an application. This would be an informal meeting where we would present the proposal, and we could discuss any ideas or concerns you may have.

On behalf of our client, the Rio Grande Credit Union, we will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. Attached herewith are exhibits showing the site location and current zoning designation.

Please review this information to help you determine whether you have concerns that warrant a Neighborhood Meeting or whether you are satisfied that this specific request does not pose any concerns. If you would like to meet, please provide a few alternative dates that fall within 30 days of your response to this e-mail.

**Contact Information**

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

**Project or Development Proposal**

Rio Grande Credit Union  
1211 4<sup>th</sup> Street NW  
Amendment to Zoning Map - Environmental Planning Commission

**Per the IDO, you have 15 days from this date (02/10/2020) to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application as soon as possible.

Before submitting our actual application to the City, we will again send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be formally reviewed by the City.

Sincerely,

Graeme Means, agent.



**J. Graeme Means, P.E., LEED AP BD+C**  
Principal

6010-B Midway Park Blvd. NE

Albuquerque, NM 87109

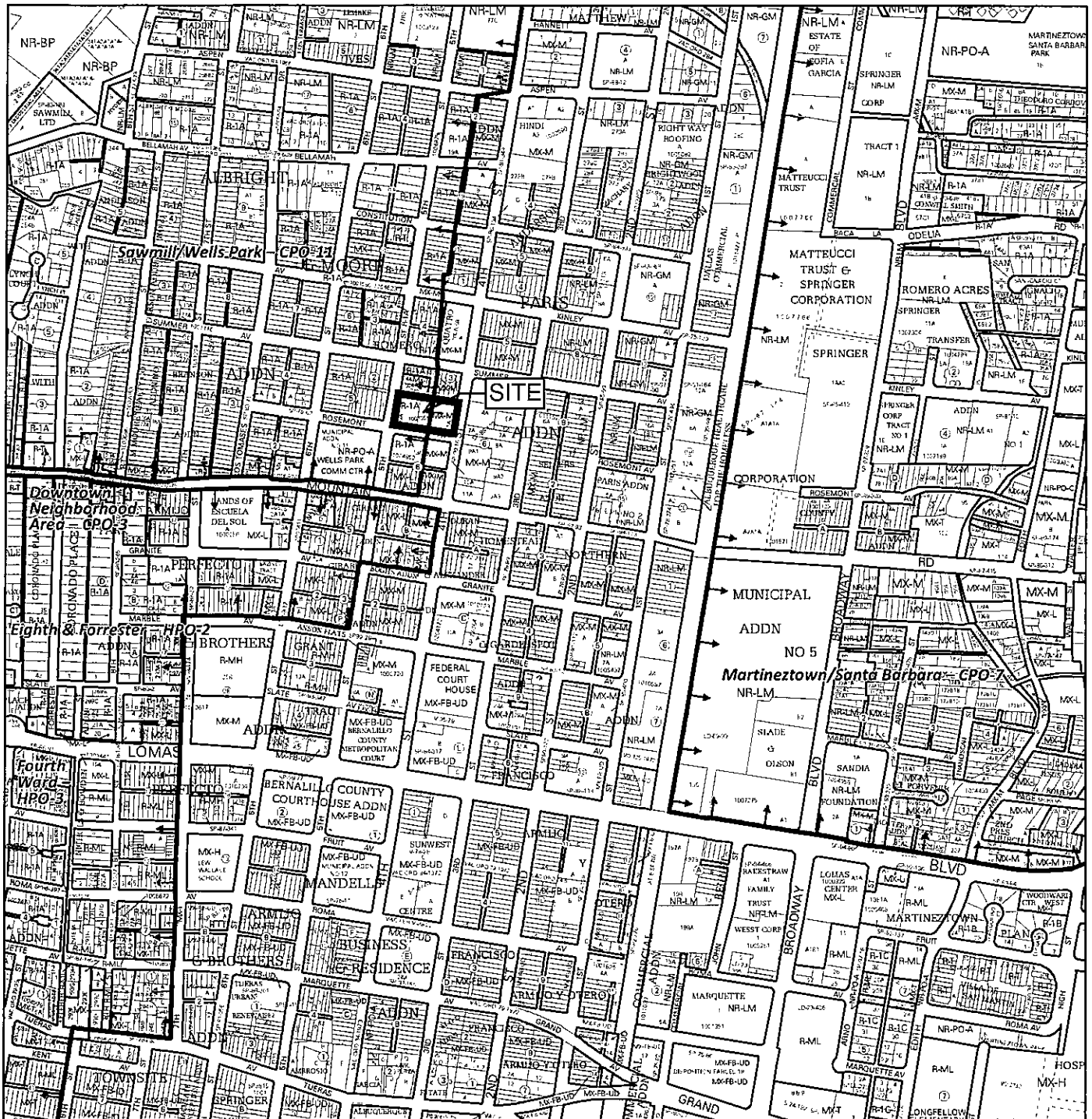
[www.highmesacg.com](http://www.highmesacg.com)

Office: 505-345-4250

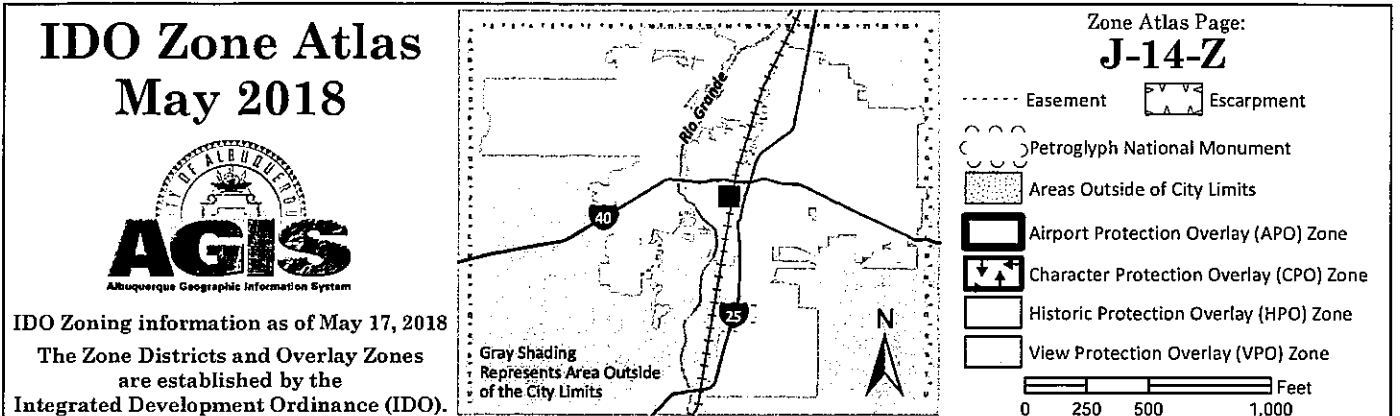
Cell: 505-328-9064

[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

**Engineers, Surveyors & Subsurface Utility Consultants**



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





# Rio Grande Credit Union

Proposed Change to  
MX-M

150	0	75	150 Feet
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1: 901

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/10/2020  
© City of Albuquerque

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Legend

- Easements**  
**City Parcels**  
**IDO Zoning**
- ☐ R-A  
☐ R-1A  
☐ R-1B  
☐ R-1C  
☐ R-1D  
☐ R-T  
☐ R-MC  
☒ R-ML  
☒ R-MH  
☐ MX-T  
☒ MX-L  
☒ MX-M  
☒ MX-H  
☒ MX-FB-ID  
☒ MX-FB-FX  
☒ MX-FB-ID  
☒ NR-C  
☒ NR-BP  
☒ NR-LM  
☒ NR-GM  
☒ NR-SU  
☒ NR-PO-A  
☒ NR-PO-B  
☒ NR-PO-C  
☒ NR-PO-D  
☐ PD  
☒ PC  
☐ UNCL

## Notes



# HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2019.047.2

March 24, 2020

Wells Park Neighborhood Association (Via Certified Mail and e-mail Transmittal)  
c/o Doreen McKnight  
1426 7<sup>th</sup> Street NW  
Albuquerque, NM 87102

RE: Public Notice of Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K-2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. The application will be reviewed and decided by the Environmental Planning Commission (EPC). Attached herewith are a zone atlas page showing the project location and an exhibit depicting the proposed amendment. Specific Information regarding this request is as follows:

1. Property Owner: Rio Grande Credit Union.
2. Agent: High Mesa Consulting Group
3. Property Address: 1211 4th St NW, Albuquerque, NM 87102
4. Location Description: Rosemont Ave NW Between 4<sup>th</sup> St. NW and 5<sup>th</sup> St. NW
5. Zone Atlas Page: J-14
6. Legal Description: Lots 1-A and 12-A, Block 5, Romero Addition
7. Area of Property: 0.9726 acres
8. IDO Zone District: R-1A (Lot 12-A) and Partially R1-A and Partially MX-M (Lot 1-A)
9. Current Land Use: Lot 12-A is Undeveloped and Lot 1-A is Developed as a Credit Union.

The anticipated public hearing for this request will be on May 14, 2020 at 8:30 a.m. in the Hearing Room (Basement Level) of Plaza del Sol, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

Principals: Charles G. Cala, Jr., P.S. - Juan M. Cala - Joseph M. Solomon, Jr., P.S. - J. Graeme Means, P.E. - Joseph E. Gonzales

Page 2 of 2  
2019.047.2  
March 24, 2020

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

**HIGH MESA CONSULTING GROUP**

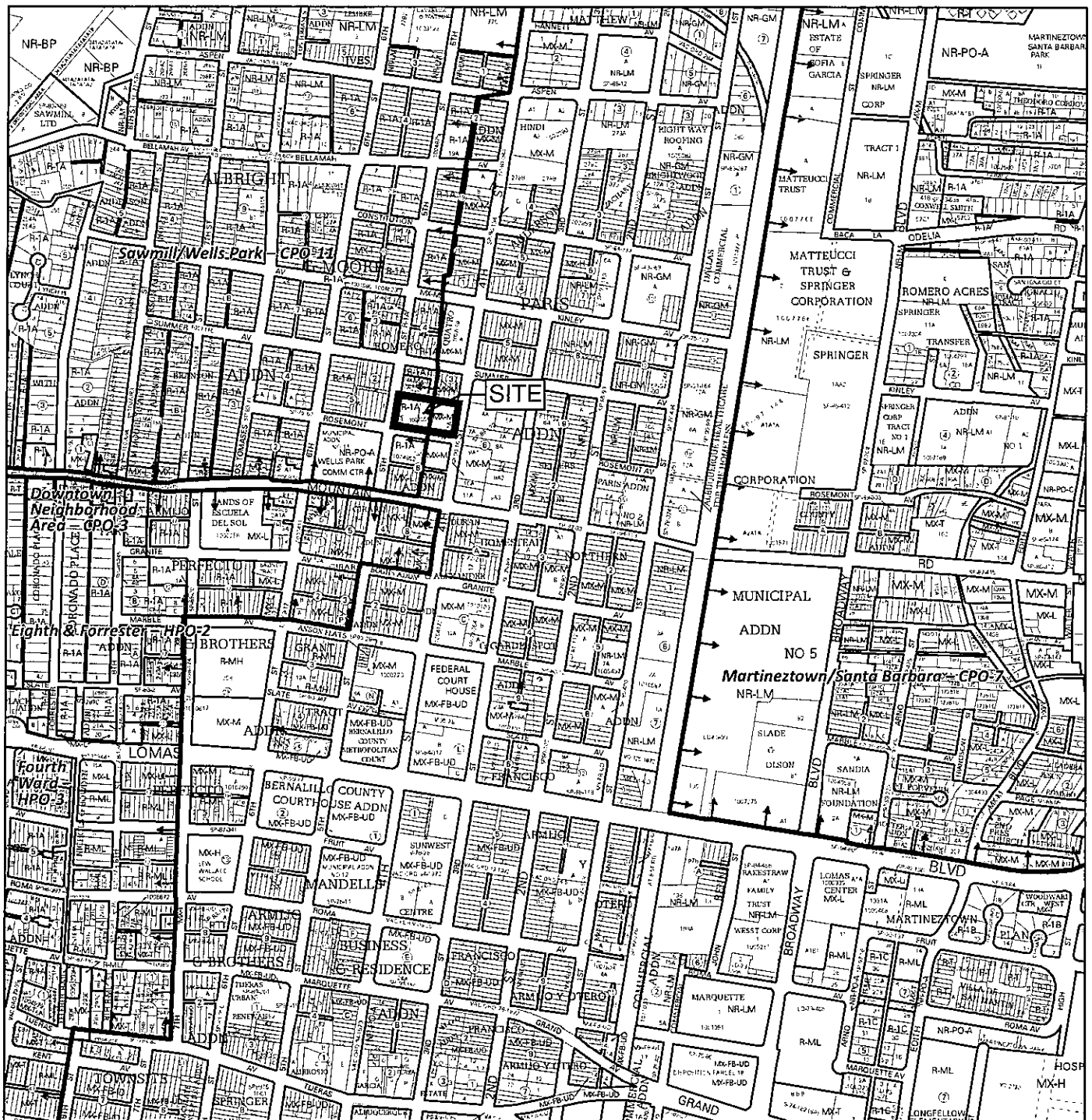
A handwritten signature in black ink, reading "J. Graeme Means". The signature is written in a cursive, flowing style. The first name "J." is small and followed by a large "G". The last name "Means" is written in a more standard cursive script.

---

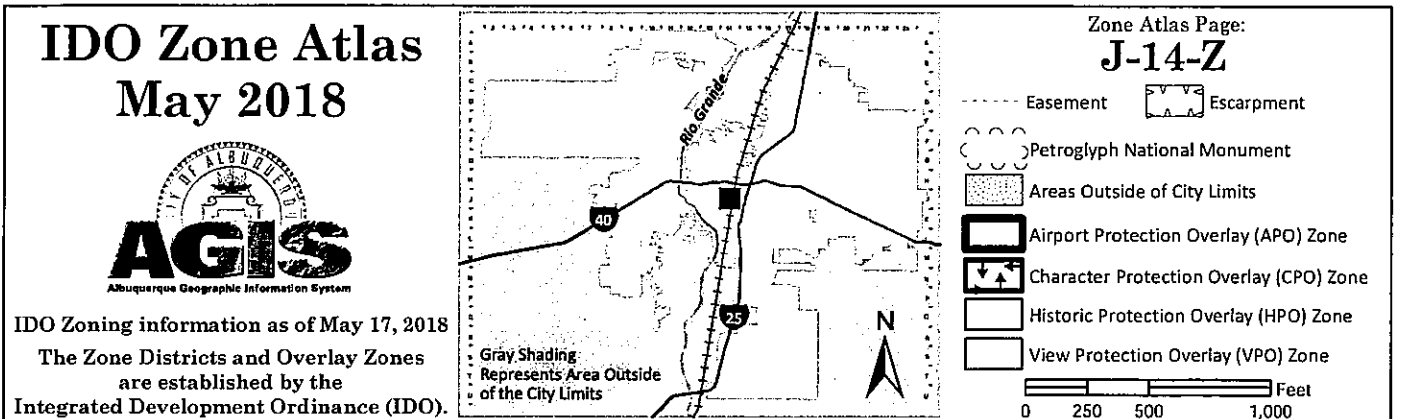
J. Graeme Means, P.E.  
Principal

Enclosures

xc: Mike Athens, RGCU



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





# Rio Grande Credit Union



## Legend

- Easements
- City Parcels
- IDO Zoning
  - R-A
  - R-1A
  - R-1B
  - R-1C
  - R-1D
  - R-1T
  - R-MC
  - R-ML
  - R-MH
  - MX-T
  - MX-L
  - MX-M
  - MX-H
  - MX-FB-ID
  - MX-FB-FX
  - MX-FB-JD
  - NR-C
  - NR-BP
  - NR-LM
  - NR-GM
  - NR-SU
  - NR-PO-A
  - NR-PO-B
  - NR-PO-C
  - NR-PO-D
  - PD
  - PC
  - UNCL

## Notes



150 0 75 150 Feet

WGCS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1: 901

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2019.047.2  
May 5, 2020

Wells Park Neighborhood Association (Via 1<sup>st</sup> Class Mail)  
c/o Catherine Mexal  
1404 Los Tomasos NW  
Albuquerque, NM 87102

RE: **REVISED** Updated Hearing Information for Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K-2) Mailed Public Notice, you were previously notified that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition from R-1A to MX-T and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-M. The application will be reviewed and decided by the Environmental Planning Commission (EPC).

**The public hearing for this request was originally scheduled for May 14, 2020 at 8:30 a.m. Due to City notification issues, the hearing has been pushed back one week to May 21. The time and Zoom meeting information is unchanged.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference. Members of the public may attend via the web at <https://cabq.zoom.us/j/993370335> or by calling 1-301-715-8592 and entering Meeting ID: 993 370 335**

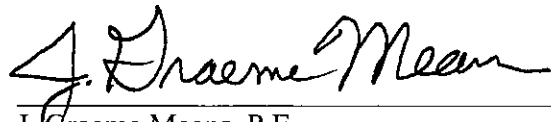
Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

**HIGH MESA CONSULTING GROUP**

A handwritten signature in black ink, reading "J. Graeme Means". The signature is fluid and cursive, with the first name "J." and last name "Means" clearly legible.

---

J. Graeme Means, P.E.  
Principal

# HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2019.047.2  
March 24, 2020

Wells Park Neighborhood Association (Via Certified Mail and e-mail Transmittal)  
c/o Catherine Mexal  
1404 Los Tomasos NW  
Albuquerque, NM 87102

RE: Public Notice of Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K-2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. The application will be reviewed and decided by the Environmental Planning Commission (EPC). Attached herewith are a zone atlas page showing the project location and an exhibit depicting the proposed amendment. Specific Information regarding this request is as follows:

1. Property Owner: Rio Grande Credit Union.
2. Agent: High Mesa Consulting Group
3. Property Address: 1211 4th St NW, Albuquerque, NM 87102
4. Location Description: Rosemont Ave NW Between 4<sup>th</sup> St. NW and 5<sup>th</sup> St. NW
5. Zone Atlas Page: J-14
6. Legal Description: Lots 1-A and 12-A, Block 5, Romero Addition
7. Area of Property: 0.9726 acres
8. IDO Zone District: R-1A (Lot 12-A) and Partially R1-A and Partially MX-M (Lot 1-A)
9. Current Land Use: Lot 12-A is Undeveloped and Lot 1-A is Developed as a Credit Union.

The anticipated public hearing for this request will be on May 14, 2020 at 8:30 a.m. in the Hearing Room (Basement Level) of Plaza del Sol, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

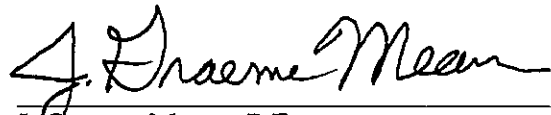
Principals: Charles G. Cala, Jr., P.S. - Juan M. Cala - Joseph M. Solomon, Jr., P.S. - J. Graeme Means, P.E. - Joseph E. Gonzales

Page 2 of 2  
2019.047.2  
March 24, 2020

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

**HIGH MESA CONSULTING GROUP**

A handwritten signature in black ink, reading "J. Graeme Means". The signature is written in a cursive style with a horizontal line underneath.

J. Graeme Means, P.E.  
Principal

Enclosures

xc: Mike Athens, RGCU







# Rio Grande Credit Union



- Legend**
- Easements
  - City Parcels
  - IDO Zoning
  - R-A
  - R-1A
  - R-1B
  - R-1C
  - R-1D
  - R-1T
  - R-1C
  - R-1M
  - R-1L
  - R-1H
  - MX-T
  - MX-L
  - MX-M
  - MX-H
  - MX-FB-UD
  - MX-FB-FX
  - MX-FB-UD
  - NR-C
  - NR-BP
  - NR-LM
  - NR-GM
  - NR-SU
  - NR-PO-A
  - NR-PO-B
  - NR-PO-C
  - NR-PO-D
  - PD
  - PC
  - UNCL

Notes



150 0 75 150 Feet

WGSS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/10/2020 © City of Albuquerque

1: 901

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**HIGH MESA Consulting Group**  
 6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109



Wells Park Neighborhood Association  
 c/o Catherine Mexal  
 1404 Los Tomasos NW  
 Albuquerque, NM 87102



**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Wells Park Neighborhood Association  
 c/o Catherine Mexal  
 1404 Los Tomasos NW  
 Albuquerque, NM 87102

2. Article Number  
 (Transfer from service label)  
 7017 2680 0000 6090 1920

3. Service Type  
☐ Registered Mail  
☐ Registered Mail - Return Receipt for Merchandise  
☐ Certified Mail  
☐ Priority Mail Express  
☐ Restricted Delivery? (Extra Fee)  
☐ Yes ☐ No

4. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent

B. Received by (Printed Name) ☒ Addressed

C. Date of delivery

D. If YES, enter delivery address below: ☐ Yes ☐ No

**Domestic Return Receipt**  
 PS Form 3811, July 2013

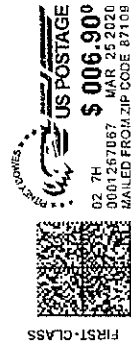
# HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109



7002 3150 0005 7420 4974

Wells Park Neighborhood Association  
c/o Doreen McKnight  
1426 7<sup>th</sup> Street NW  
Albuquerque, NM 87102



PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

1. Article Addressed to:  
Wells Park Neighborhood Association  
c/o Doreen McKnight  
1426 7<sup>th</sup> Street NW  
Albuquerque, NM 87102

2. Article Number (Transfer from shipping label):  
9590 9402 3452 7275 8174 47

3. Service Type:  
☒ Registered Mail  
☐ Registered Mail Restricted  
☐ Registered Mail Express  
☐ Priority Mail Express  
☐ Registered Mail Restricted Delivery  
☐ Registered Mail Restricted Delivery Signature Confirmation  
☐ Registered Mail Restricted Delivery Signature Confirmation Restricted Delivery

4. Signature:  
☒ Signature  
☐ Agent  
☐ Address

5. Received by (Printed Name):  
C. Date of Delivery

6. Is delivery address different from item 1? ☐ Yes ☒ No

7. Attach this card to the back of the mailpiece, so that we can return the card to you. Print your name and address on the reverse.

8. Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

7002 3150 0005 7420 4974

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Postage	\$ .50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90
Sent To Wells Park Neighborhood Association c/o Doreen McKnight 1426 7 <sup>th</sup> Street NW Albuquerque, NM 87102	

7017 2680 0000 6090 1920

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT (Domestic Mail Only)	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90
Sent To Wells Park Neighborhood Association c/o Catherine Mexal 1404 Los Tomasos NW Albuquerque, NM 87102	

**From:** Graeme Means  
**To:** "Doreen McKnight"; Catherine Mexal  
**Cc:** Mike Athens  
**Subject:** Notice of Request for Zoning Map Amendment - EPC - Rio Grande Credit Union  
**Date:** Tuesday, March 24, 2020 8:24:00 PM  
**Attachments:** 2 - EPC Neighborhood Notice Letter - McKnight.pdf  
3 - EPC Neighborhood Notice Letter - Mexal.pdf  
1 - Description, Explanation, and Justification Letter.pdf  
Site Exhibit.pdf  
IDOZoneAtlasPage J-14-Z.pdf

---

Wells Park Neighborhood Association (Via e-mail Transmittal)  
c/o Doreen McKnight and Catherine Mexal

RE: Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

Doreen and Catherine,

Thank you again for our prior correspondences regarding this request.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(4) Electronic Mail**, we are notifying you as a Neighborhood Association Representative that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. The application will be reviewed and decided by the Environmental Planning Commission (EPC). Attached herewith are a zone atlas page showing the project location, an exhibit depicting the proposed amendment, a copy of the proposed justification, and copies of the notification letters that will be sent to you via certified mail. Specific Information regarding this request is as follows:

1. Property Owner: Rio Grande Credit Union.
2. Agent: High Mesa Consulting Group
3. Property Address: 1211 4th St NW, Albuquerque, NM 87102
4. Location Description: Rosemont Ave NW Between 4<sup>th</sup> St. NW and 5<sup>th</sup> St. NW
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6. Legal Description: Lots 1-A and 12-A, Block 5, Romero Addition
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Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

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Sincerely,

Graeme Means



**J. Graeme Means, P.E., LEED AP BD+C**  
Principal

6010-B Midway Park Blvd. NE      Office: 505-345-4250  
Albuquerque, NM 87109      Cell: 505-328-9064  
[www.highmesacg.com](http://www.highmesacg.com)      [gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)  
**Engineers, Surveyors & Subsurface Utility Consultants**

*HMCG COVID-19 Impacts: Due to the restrictions put in place by the State and Federal governments, and the impact they have on our business operations and our employees, HMCG is re-assessing our workload, taking into consideration the necessary deferral of non-essential projects, and prioritizing the various medical and institutional projects that are essential to our clients. In doing so, there may be delays in our mobilization to certain projects, as well as delays in our routine analysis and evaluation of subsurface utility, surveying and engineering endeavors. We understand that all of our clients and the owners that we serve are taking similar steps without historic context to help guide us through these difficult times. We will keep you apprised of our capabilities on a project by project basis and we also look forward to your insights on the state of affairs as they relate to our projects.*

*If you have questions about the work that we are performing for you, please get in direct contact with the appropriate HMCG Principal that you are working with.*

*HMCG Office Phone # 505-345-4250*

*Chuck Cala Cell # 505-249-8605*

*John Cala Cell #505-249-7480*

*Graeme Means Cell # 505-328-9064*

*Joe Solomon Cell # 505-220-1715*

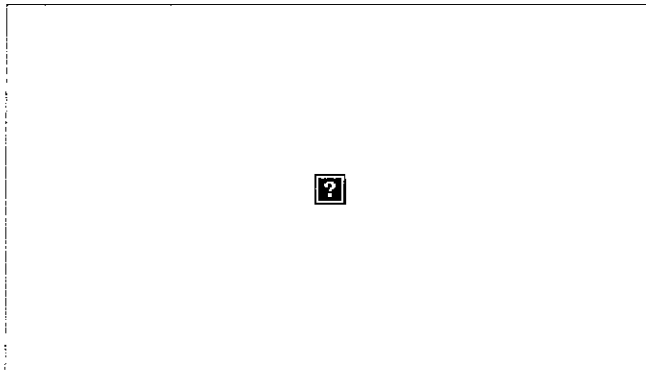
*Joe Gonzales Cell # 505-681-9278*

**From:** [Graeme Means](#)  
**To:** ["Doreen McKnight"](#)  
**Cc:** [Catherine Mexal](#); [Mike Athens](#)  
**Subject:** RE: Proposed Amendment to Zoning Map - 1211 4th Street NW  
**Date:** Monday, February 17, 2020 8:46:00 AM  
**Attachments:** [image001.jpg](#)

---

Yes. We will request MX-T for the western lot, and MX-M for the western part of the eastern lot to match the lot line.

Thank you.



**From:** Doreen McKnight <doreenmcknightnm@gmail.com>  
**Sent:** Monday, February 17, 2020 8:12 AM  
**To:** Graeme Means <gmeans@highmesacg.com>  
**Cc:** Catherine Mexal <cmexal@gmail.com>; Mike Athens <Mike@riograndecu.org>  
**Subject:** Re: Proposed Amendment to Zoning Map - 1211 4th Street NW

Yes, I do not think we need a meeting at this time. However, per your earlier response to Catherine it sounded as though you are willing to alter your zone map request to the zoning designations we support as stated in my email?

Doreen

On Mon, Feb 17, 2020, 8:01 AM Graeme Means <[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)> wrote:

Doreen,

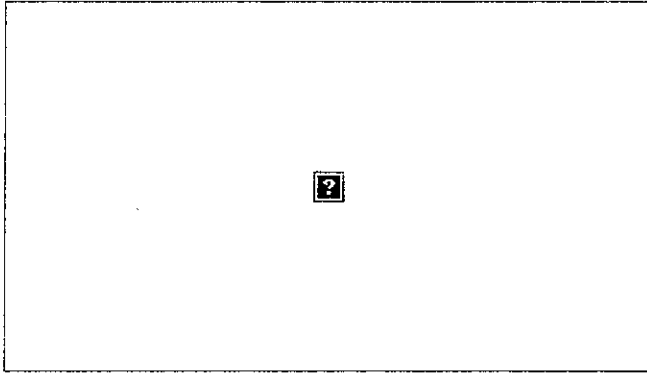
Thank you. Does this mean you will not be requesting a meeting prior to us submitting our application? You will of course receive formal notification at the time we make application as part of that process.

Please confirm and let us know if you have any questions.



Thank you,

Graeme Means



**From:** Doreen McKnight <[doreenmcknightnm@gmail.com](mailto:doreenmcknightnm@gmail.com)>

**Sent:** Sunday, February 16, 2020 5:42 PM

**To:** Graeme Means <[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)>

**Cc:** Catherine Mexal <[cmexal@gmail.com](mailto:cmexal@gmail.com)>; Mike Athens <[Mike@riograndecu.org](mailto:Mike@riograndecu.org)>

**Subject:** Re: Proposed Amendment to Zoning Map - 1211 4th Street NW

Graeme,

Thanks for the detailed response. Given the nature of the IDO zoning in the surrounding area (mostly R-1) and the purpose of the City creating the MX-T zone we believe the most appropriate zone for the western parcel is MX-T as it is a transition corridor. We would support MX-T for the western parcel and MX-M for the western portion of the east parcel that is for some reason zoned differently.

Thanks

Doreen

WPNA President

On Tue, Feb 11, 2020, 3:33 PM Graeme Means <[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)> wrote:

Catherine,

Thank you for your quick reply and catching the inconsistency in our inquiry. The proposed change was intended to be to MX-M.

The goal for the site is surface parking to serve the site and also offices across the street to the south.

The reason we were planning to request MX-M as opposed to MX-T is because MX-T does not allow drive-up which the bank needs to the drive up teller aspect.

As you can see - the current zone line does not match the lot lines as shown below from the

exhibit I sent on Monday. With the proposed use for the western undeveloped parcel being surface parking (allowed in MX-T), it may make sense to instead have our request be to just change just the western portion of the eastern lot from R-1A to MX-M to match the lot line and existing development, and change the western parcel to MX-T which as you suggest is more in keeping with the surroundings and intent.

FYI – the initial thinking and proposed development scheme is shown below. It includes modification to the existing site circulation to shift the drive-up teller lanes to the east. We are not proposing access to 5<sup>th</sup> street. Much of the overlap area would be landscaping.

Please review this information and let us know what you think about this approach with the western lot being MX-T and the eastern lot being MX-M to match the lot lines.

Thank you,

Graeme Means

**From:** Catherine Mexal <[cmexal@gmail.com](mailto:cmexal@gmail.com)>

**Sent:** Tuesday, February 11, 2020 8:25 AM

**To:** Graeme Means <[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)>

**Cc:** [doreenmcknightnm@gmail.com](mailto:doreenmcknightnm@gmail.com); Mike Athens <[Mike@riograndecu.org](mailto:Mike@riograndecu.org)>

**Subject:** Re: Proposed Amendment to Zoning Map - 1211 4th Street NW

Good morning, Graeme.

We need some clarification before any meeting is requested. Your email says you're requesting a zone change to MX-T but the map says "Proposed change to MX-M". MX-T might be appropriate since the lot is in a "transition" area to residential and the two lots north of it are MX-T. However, MX-M, even though the credit union is zoned MX-M, is not appropriate. The credit union is on 4th which has historically been commercial while 5th St is a mix of residences and businesses (MX-T).

Please let us know which zone you're requesting. Also, what is the goal for the site: parking lot or structure?

Thank you!

Catherine

On Feb 10, 2020, at 4:39 PM, Graeme Means <[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)> wrote:

Dear Neighborhood Association Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss an Amendment to Zoning Map - Environmental Planning Commission request proposed in or near your neighborhood before we submit an application. This would be an informal meeting where we would present the proposal, and we could discuss any ideas or concerns you may have.

On behalf of our client, the Rio Grande Credit Union, we will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. Attached herewith are exhibits showing the site location and current zoning designation.

Please review this information to help you determine whether you have concerns that warrant a Neighborhood Meeting or whether you are satisfied that this specific request does not pose any concerns. If you would like to meet, please provide a few alternative dates that fall within 30 days of your response to this e-mail.

**Contact Information**

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

**Project or Development Proposal**

Rio Grande Credit Union  
1211 4<sup>th</sup> Street NW  
Amendment to Zoning Map - Environmental Planning Commission

**Per the IDO, you have 15 days from this date (02/10/2020) to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application as soon as possible.

Before submitting our actual application to the City, we will again send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be formally reviewed by the City.

Sincerely,

Graeme Means, agent.

<image001.jpg>

<Site Exhibit.pdf><IDOZoneAtlasPage\_J-14-Z.pdf>



To learn what's there, draw a shape on the map. Double-click/tap to finish. Note: Buffering is active. A buffer of 100 Feet (ft) will be applied.



Buffer Map – Rio Grande Credit Union





2019.047.2  
May 5, 2020

1121 4TH STREET LLC  
1121 4TH ST NW SUITE 1-A  
ALBUQUERQUE NM 87102

RE: **REVISED** Updated Hearing Information for Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

Dear 1121 4TH STREET LLC,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K-2) Mailed Public Notice, you were previously notified that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition from R-1A to MX-T and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-M. The application will be reviewed and decided by the Environmental Planning Commission (EPC).

**The public hearing for this request was originally scheduled for May 14, 2020 at 8:30 a.m. Due to City notification issues, the hearing has been pushed back one week to May 21. The time and Zoom meeting information is unchanged.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference. Members of the public may attend via the web at <https://cabq.zoom.us/j/993370335> or by calling 1-301-715-8592 and entering Meeting ID: 993 370 335**

You can check the agenda for the relevant decision-making body online at any time here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

---

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

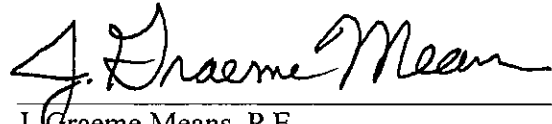
---

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Sincerely,

**HIGH MESA CONSULTING GROUP**

A handwritten signature in black ink, reading "J. Graeme Means". The signature is written in a cursive style with a large, stylized "J" and "M".

---

J. Graeme Means, P.E.  
Principal

# HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2019.047.2  
March 25, 2020

1121 4TH STREET LLC  
1121 4TH ST NW SUITE 1-A  
ALBUQUERQUE NM 87102

RE: Public Notice of Request for Zoning Map Amendment - EPC  
Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition  
Rio Grande Credit Union

Dear 1121 4TH STREET LLC,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K-2) Mailed Public Notice**, we are notifying you as a nearby property owner that we, High Mesa Consulting Group, on behalf of our client, the Rio Grande Credit Union, will be proposing an amendment to the current zoning map to change all of Lot 12-A, Block 5, Romero Addition and a portion of Lot 1-A, Block 5, Romero Addition from R-1A to MX-T. The application will be reviewed and decided by the Environmental Planning Commission (EPC). Attached herewith are a zone atlas page showing the project location and an exhibit depicting the proposed amendment. Specific Information regarding this request is as follows:

1. Property Owner: Rio Grande Credit Union.
2. Agent: High Mesa Consulting Group
3. Property Address: 1211 4th St NW, Albuquerque, NM 87102
4. Location Description: Rosemont Ave NW Between 4<sup>th</sup> St. NW and 5<sup>th</sup> St. NW
5. Zone Atlas Page: J-14
6. Legal Description: Lots 1-A and 12-A, Block 5, Romero Addition
7. Area of Property: 0.9726 acres
8. IDO Zone District: R-1A (Lot 12-A) and Partially R1-A and Partially MX-M (Lot 1-A)
9. Current Land Use: Lot 12-A is Undeveloped and Lot 1-A is Developed as a Credit Union.

The anticipated public hearing for this request will be on May 14, 2020 at 8:30 a.m. in the Hearing Room (Basement Level) of Plaza del Sol, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at:

J. Graeme Means, PE  
High Mesa Consulting Group (agent)  
505-345-4250  
[gmeans@highmesacg.com](mailto:gmeans@highmesacg.com)

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

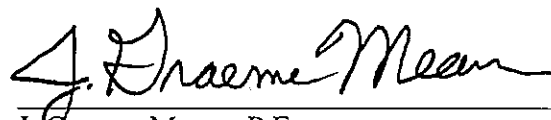
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Page 2 of 2  
2019.047.2  
March 25, 2020

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

**HIGH MESA CONSULTING GROUP**

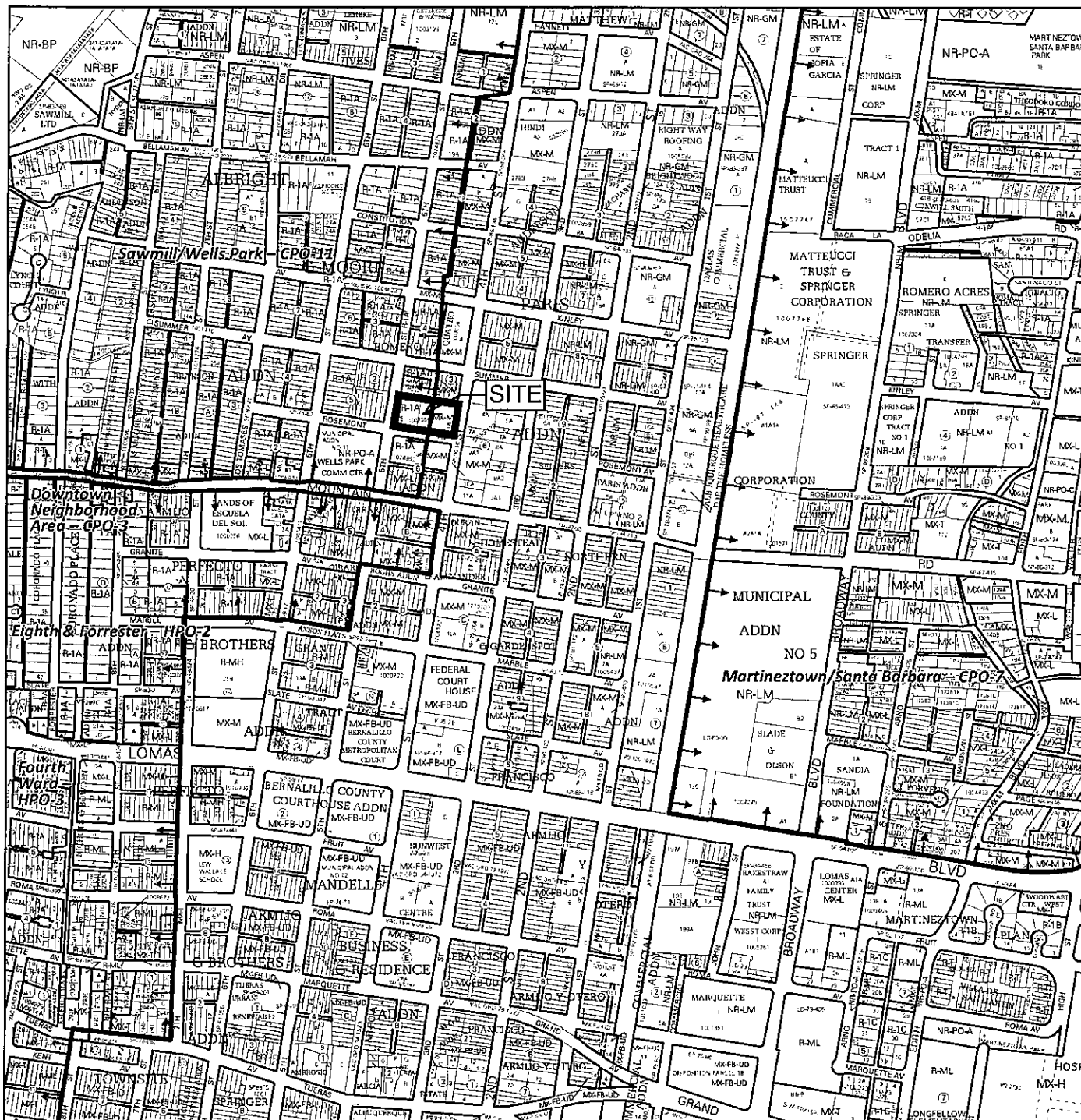
A handwritten signature in black ink, reading "J. Graeme Means". The signature is written in a cursive, flowing style. The first letter "J" is large and loops around the first part of the name. The last name "Means" is written in a similar cursive style.

---

J. Graeme Means, P.E.  
Principal

Enclosures

xc: Mike Athens, RGCU

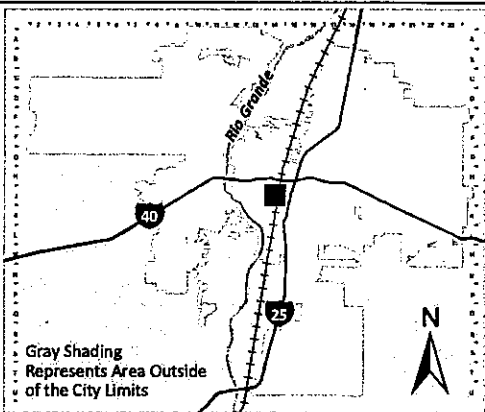


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:

**J-14-Z**

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

0 250 500 1,000 Feet

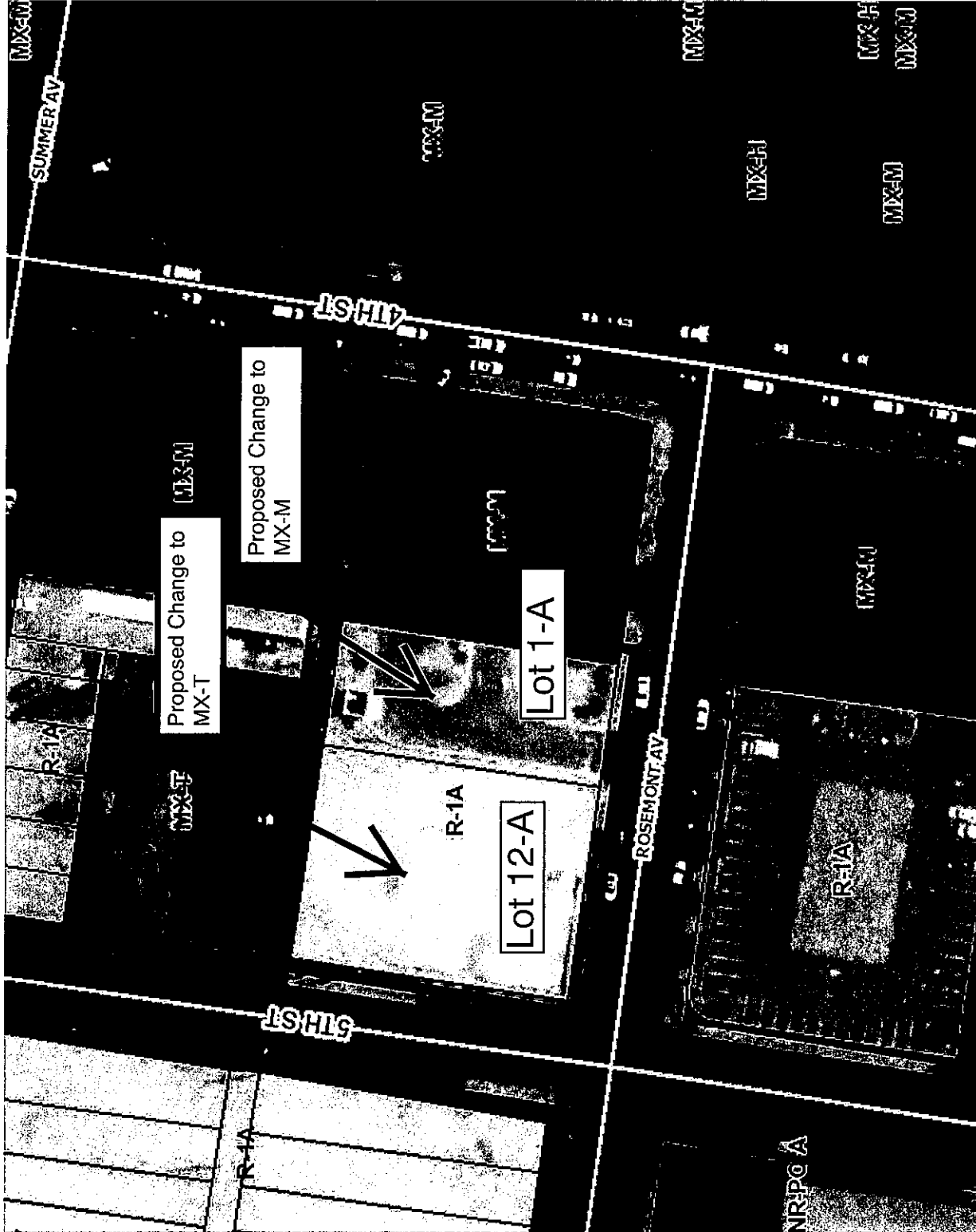


# Rio Grande Credit Union



- Legend**
- Easements
  - City Parcels
  - IDO Zoning
  - R-A
  - R-1A
  - R-1B
  - R-1C
  - R-1D
  - R-1T
  - R-MC
  - R-ML
  - R-MH
  - MX-T
  - MX-L
  - MX-M
  - MX-H
  - MX-FB-ID
  - MX-FB-FX
  - MX-FB-UD
  - NR-C
  - NR-BP
  - NR-LM
  - NR-GM
  - NR-SU
  - NR-PO-A
  - NR-PO-B
  - NR-PO-C
  - NR-PO-D
  - PD
  - PC
  - UNCL

Notes



150 0 75 150 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1: 901

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Sent To: 1217 LLC  
 Street, Apt. No., or PO Box No.: 3101 Old Pecos Trl, Unit 404  
 City, State, ZIP+4: Santa Fe, NM 87505-9091

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Sent To					
St. Martin's Hospitality Center					
Street, Apt. No., or PO Box No. POB 27258					
City, State, ZIP+4 Albuquerque, NM 87102					

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Return Receipt Fee (Endorsement Required)	2.85				
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$ 6.90				
Sent To					
City of Albuquerque					
Street, Apt. No., or PO Box No. POB 1293					
City, State, ZIP+4 Albuquerque, NM 87103-2248					

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Return Receipt Fee (Endorsement Required)	2.85				
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$ 6.90				
Sent To					
Kinsella Patrick L Sunwest Bldg.					
Street, Apt. No., or PO Box No. POB 27590					
City, State, ZIP+4 Albuquerque, NM 87125-7590					

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Certified Fee	3.55				
Return Receipt Fee (Endorsement Required)	2.85				
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$ 6.90				
Sent To					
115-119 LLC					
Street, Apt. No., or PO Box No. 3101 Old Pecos Trl, Unit 404					
City, State, ZIP+4 Santa Fe, NM 87505-9091					

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Postage	\$ .50	Postmark Here			
Certified Fee	3.55				
Return Receipt Fee (Endorsement Required)	2.85				
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$ 6.90				
Sent To					
LLR Development LLC					
Street, Apt. No., or PO Box No. 1205 3rd St. NW					
City, State, ZIP+4 Albuquerque, NM 87102					

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Postage	\$ 0.50	Postmark Here			
Certified Fee	3.55				
Return Receipt Fee (Endorsement Required)	2.85				
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$ 6.90				
Sent To					
Emerald Building Development Co LLC					
Street, Apt. No., or PO Box No. 4509 Alameda Blvd NE, Suite B					
City, State, ZIP+4 Albuquerque, NM 87113-1705					



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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: 1201 LLC Street, Apt. No., or PO Box No.: 3101 Old Pecos Trl, Unit 404 City, State, ZIP+4: Santa Fe, NM 87505-9091			
PS Form 3800, June 2002		See Reverse for Instructions	

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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: 1212 LLC Street, Apt. No., or PO Box No.: 3101 Old Pecos Trl, Unit 404 City, State, ZIP+4: Santa Fe, NM 87505-9091			
PS Form 3800, June 2002		See Reverse for Instructions	

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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: First California Invesements Street, Apt. No., or PO Box No.: 104 Tiburon Blvd Suite 100 City, State, ZIP+4: Mill Valley, CA 94941			
PS Form 3800, June 2002		See Reverse for Instructions	

7002 3150 0005 7420 4769

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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: First California Invesements Street, Apt. No., or PO Box No.: 104 Tiburon Blvd Suite 100 City, State, ZIP+4: Mill Valley, CA 94941			
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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: Marissa J Carbone Street, Apt. No., or PO Box No.: 10409 Guadalajara Ave NE City, State, ZIP+4: Albuquerque, NM 87111			
PS Form 3800, June 2002		See Reverse for Instructions	

7002 3150 0005 7420 4691

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Postage	\$ .50	Postmark Here	
Certified Fee	3.55		
Return Receipt Fee (Endorsement Required)	2.85		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.90		
Sent To: LLaves Investment LLC Street, Apt. No., or PO Box No.: 9016 Berryessa RD NE City, State, ZIP+4: Albuquerque, NM 87122			
PS Form 3800, June 2002		See Reverse for Instructions	

7002 3150 0005 7420 4721

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Certified Fee	3.55	
Return Receipt Fee (Endorsement Required)	2.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.90	

Sent To  
 Street, Apt. No.,  
 or PO Box No. Rio Grande Credit Union  
 1401 San Pedro NE  
 City, State, ZIP+4 Albuquerque, NM 87110

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Postage	\$ .50	Postmark Here
Certified Fee	3.55	
Return Receipt Fee (Endorsement Required)	2.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.90	

Sent To  
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 104 Tiburon Blvd Suite 100  
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Postage	\$ .50	Postmark Here
Certified Fee	3.55	
Return Receipt Fee (Endorsement Required)	2.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.90	

Sent To  
 Street, Apt. No.,  
 or PO Box No. SAG Property Management Incorporated  
 1113 4<sup>th</sup> St. NW  
 City, State, ZIP+4 Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$ .50	Postmark Here
Certified Fee	3.55	
Return Receipt Fee (Endorsement Required)	2.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.90	

Sent To  
 Street, Apt. No.,  
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 1401 San Pedro NE  
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